

\$8,000,000 - 5163 Independence Rd, Boulder

MLS® #8583883 Listing Office Compass Colorado, LLC - Boulder

\$8,000,000

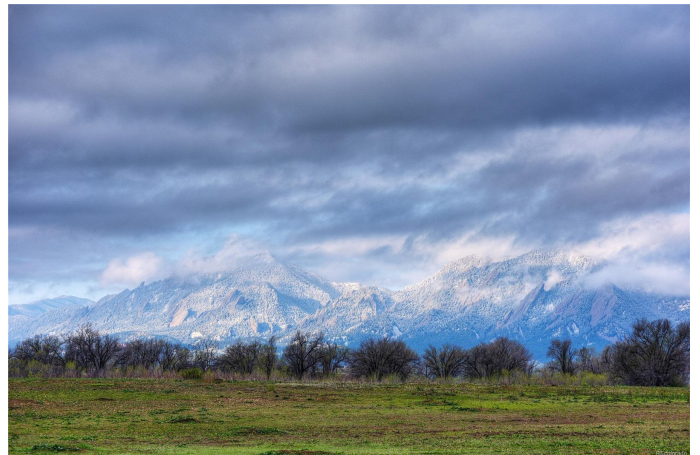
Bedroom, Bathroom, 3,178,711 sqft
Lot/Land on 73 Acres

BOULDER, Boulder, CO

RURAL LIVING MINUTES FROM DOWNTOWN Step into this 80-acre postcard setting and feel city stress melt away. Just 2.5 miles from downtown Boulder, this extraordinary land is home to owls, fox, deer, wild turkey, and eagles, with 3500 feet of lazy Four Mile Canyon Creek banks surrounded by towering cottonwoods and wild plum trees. This land has staggering panoramic views from Longâ€™s Peak to the Flatirons. Enjoy approximately 50 acres of organic farmland, 21 Class A Shares (approx 14-acre feet) of Boulder & White Rock Ditch for irrigation, senior creek water rights, hundreds of native plants/trees, wildlife habitat and access to miles of hiking trails. Current structures include farmhouse, barn, greenhouse, corral and outbuildings. Parcel may be subdividable into no more than two lots, buyer to verify if subdivision is possible. Use it for a peaceful retreat, organic farming, or a private home.



Listing Courtesy of Compass Colorado, LLC - Boulder



Essential Information

MLS® #	8583883
Price	\$8,000,000
Square Footage	3,178,711
Acres	72.97
Type	Lot/Land

Sub-Type Land
Status Active

PropertyValuationSnippet

PropertyValuationSnippet 8583883

Community Information

Address 5163 Independence Rd
Subdivision BOULDER
City Boulder
County Boulder
State CO
Zip Code 80301

Amenities

Features Borders Public Land, Water Ditch, Historical District, Irrigated, Adjacent to Open Space, Protected Watershed, Secluded, Waterfront
View Mountain View, City View, River/Lake View
Is Waterfront Yes

Exterior

Lot Description 3178711.00

School Information

District Boulder RE-2

Additional Information

Zoning RR



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