

# \$1,495,000 - 9648 E Highway 36, Lyons

MLS® #IR1021411

Listing Office: Hayden Outdoors - Windsor

**\$1,495,000**

0 Bedroom, 0.00 Bathroom,  
Land on 156 Acres

None, Lyons, CO

The Little Thompson River Homestead (approximately 156 acres) is rich in history and a unique opportunity for some lucky buyer. Stretching beyond the banks of the Little Thompson River, with year-round access via Highway 36, it is conveniently located 15-20 minutes from Estes Park and Lyons, CO, and 35 minutes to Boulder, CO. This area is an excellent base for recreational opportunities. The creek meanders through the full length of the property, with a year-round flow that supports small trout and is a great water source for local wildlife. Several locations along the creek make great camping sites. The property is comprised of a diverse landscape with a broad elevation range. The terrain includes north facing healthy pine, fir and aspen groves, creek bottom, and south facing open hillsides, all of which are beneficial to wildlife. Remnants of the old historic road to Estes Park remain, providing access through the property and along the creek. Two old homestead outbuildings stand beside a primitive cabin, which could be updated and adapted to modern living. For those wanting to build your dream home, the river makes for a picturesque setting with multiple accessible building locations and electrical power and a well is already in place. The property is bordered by National Forest on three sides, so is surrounded by natural beauty. Elk, mule deer, bear, big horn sheep, and turkeys call this area home. Recreational activities are endless in this part of Colorado and include



REcolorado

hiking, mountain biking, fishing, hunting, horseback riding, ATV riding, and so much more. This original homestead property, whose size and character are rarely found in this area. With easy proximity to Boulder, the quaint towns of Lyons and Estes Park, only about 1 hours to the Denver airport and with year-round accessibility, this type of property is a rare find in todays market.

RE COLORADO

**Listing Courtesy of Hayden Outdoors - Windsor**

**Essential Information**

MLS® #	IR1021411
Price	\$1,495,000
Bathrooms	0.00
Acres	156.00
Type	Land
Sub-Type	Improved Land
Status	Active

**Community Information**

Address	9648 E Highway 36
Subdivision	None
City	Lyons
County	Larimer
State	CO
Zip Code	80540

**Amenities**

Utilities	Electricity Available
View	Mountain(s), Water
Is Waterfront	Yes
Waterfront	Stream

**Exterior**

Lot Description	Borders National Forest, Rock Outcropping
-----------------	---

**School Information**

District	Other
Elementary	Other
Middle	Other
High	Other

**Additional Information**

Date Listed	October 28th, 2024
Zoning	Res

RECOLORADO® Terms and Conditions: The content relating to real estate for sale in this Web site comes in part from the Internet Data eXchange ("IDX") program of METROLIST, INC., DBA RECOLORADO® Real estate listings held by brokers other than RE/MAX Professionals are marked with the IDX Logo. This information is being provided for the consumers personal, non-commercial use and may not be used for any other purpose. All information subject to change and should be independently verified.

Copyright 2025 METROLIST, INC., DBA RECOLORADO® -- All Rights Reserved 6455 S. Yosemite St., Suite 500 Greenwood Village, CO 80111 USA

Listing information last updated on July 10th, 2025 at 2:03am MDT