

0 S St Vrain Rd., Lyons, Colorado, United States



Category: for sale

Price: \$419,000.00

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## Basic Facts

MLS#: 825011

Bedrooms: 0

Taxes: 9373

Acreage: 70.46

Bathrooms:

Electricity:

Total sq ft: 0

Garage spaces:

Gas:

Finished sq ft: 0

Built In:

Water:

Basement sq ft: 0

Zoning:

Water Rights:

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## Description:

Fishermen, and women, and outdoor enthusiasts. Only 15 minutes from Lyons you get to own 1200ft of exclusive river frontage and 1000ft of one bank. Includes the confluence of the Middle- and S St Vrain Creeks! 70 acres to build two cabins on. Backs to National Forest. Excellent access from the Highway is constructed, including a high-level bridge that was unaffected by the floods. Save \$100,000 right there.

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## Neighbourhood:

High School: Lyons

Middle School: Lyons

Elementary School: Lyons

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## Features:

Features:

- Wooded lot
- Steep lot
- Rock out-croppings
- Mountains
- Abuts stream / creek / river

- Abuts National Forest