

FOSS RANCH | ±160 ACRES WITH HISTORIC CHAPEL & CABINS

3800 LAKOTA ROAD, INDIAN HILLS, CO 80454

ESTATE FOR SALE



PROPERTY DESCRIPTION

Foss Ranch is a rare ±160-acre foothills estate combining historic character, development-ready infrastructure, and long-term potential just 35 minutes from Denver. Once a beloved mountain retreat and chapel site, the property includes four legal parcels, underground utilities, nearly half a mile of paved roads, two thoughtfully restored Cabins, and the original 1940 Foss Chapel – all set within a scenic mix of open meadows, wooded ridgelines, and panoramic views.

Zoned A-2 in unincorporated Jefferson County, the property allows for single-family residential use and limited agricultural activity by right, with additional potential for short-term rental or special event use subject to county approval. With all key infrastructure in place, the property is ready to support a variety of private, recreational, or conservation-oriented visions.

Foss Ranch is well-suited for a family compound, wellness or retreat buyer, or conservation investor seeking scale, beauty, and seclusion with full Front Range access.

LOCATION DESCRIPTION

The Foss Ranch Estate offers a unique combination of privacy, natural beauty, and regional connectivity just 35 minutes from Denver. This ±160-acre sanctuary borders over 4,000 acres of protected parkland, including Little Park and Lair o' the Bear, and sits just minutes from Evergreen and Morrison in the foothills of Indian Hills, CO. Despite its seclusion, the property is highly accessible to Front Range amenities like Red Rocks Amphitheater, Evergreen Lake, DIA, and several Ski Resorts.

With buried utilities, internal roads, and restored historical structures in place, Foss Ranch is positioned as an ideal investment for a conservation-minded buyer or family office seeking scale, flexibility, and legacy value in Colorado's Front Range corridor.

OFFERING SUMMARY

Sale Price:	\$6,250,000
Lot Size:	160 Acres

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Sweeping Views across Foss Ranch's 160 acres of meadows, ridgelines, and forested privacy



A spiritual and architectural anchor- ideal for reflection, gathering, or heritage preservation



The historic 1940 Foss Chapel- original Heinz clay tile, stained glass, and stonework preserved

PROPERTY HIGHLIGHTS

- ±160 acre legacy estate in Indian Hills, CO
- Historic estate with exceptional stewardship including extensive fire mitigation, addition of half a mile of paved internal roads offering easy year-round access, and buried utilities preserving open views
- Two fully restored historic Cabins: Hilltop House (1,204 SF) and Foss Cabin (813 SF)
- Original 1940 Foss Chapel – offering unique preserved character such as Heinz clay tiles, stained glass, and stone architecture- a potential centerpiece for gatherings, ceremonies, retreats, or quiet reflection
- 2,100 SF insulated/heated utility building with 4 bays, 240V power, and propane heat
- Underground electricity, internet, and multiple build-ready sites with transformers
- Rolling open meadows, sweeping views, and mature tree lines offer multiple potential homesites and vantage points
- Eligible for Landowner Preference Program hunting tags (160+ ac minimum)
- Bordered by 4,000 acres of public lands with direct access to Denver Mountain Parks trail systems, enhancing privacy and recreational access
- Home to abundant wildlife and adjacent to miles of protected habitat
- Current A-2 zoning allows for single-family homes, limited agricultural uses, and potential for short-term rentals or small events (with county approval)
- No HOA or covenants – flexible use and design options
- Private road with gated access
- Ideal for legacy estate creation or for a conservation-minded buyer/family office seeking scale, flexibility, and legacy value in Colorado's Front Range corridor.
- **A century of stewardship. A future of possibility.**

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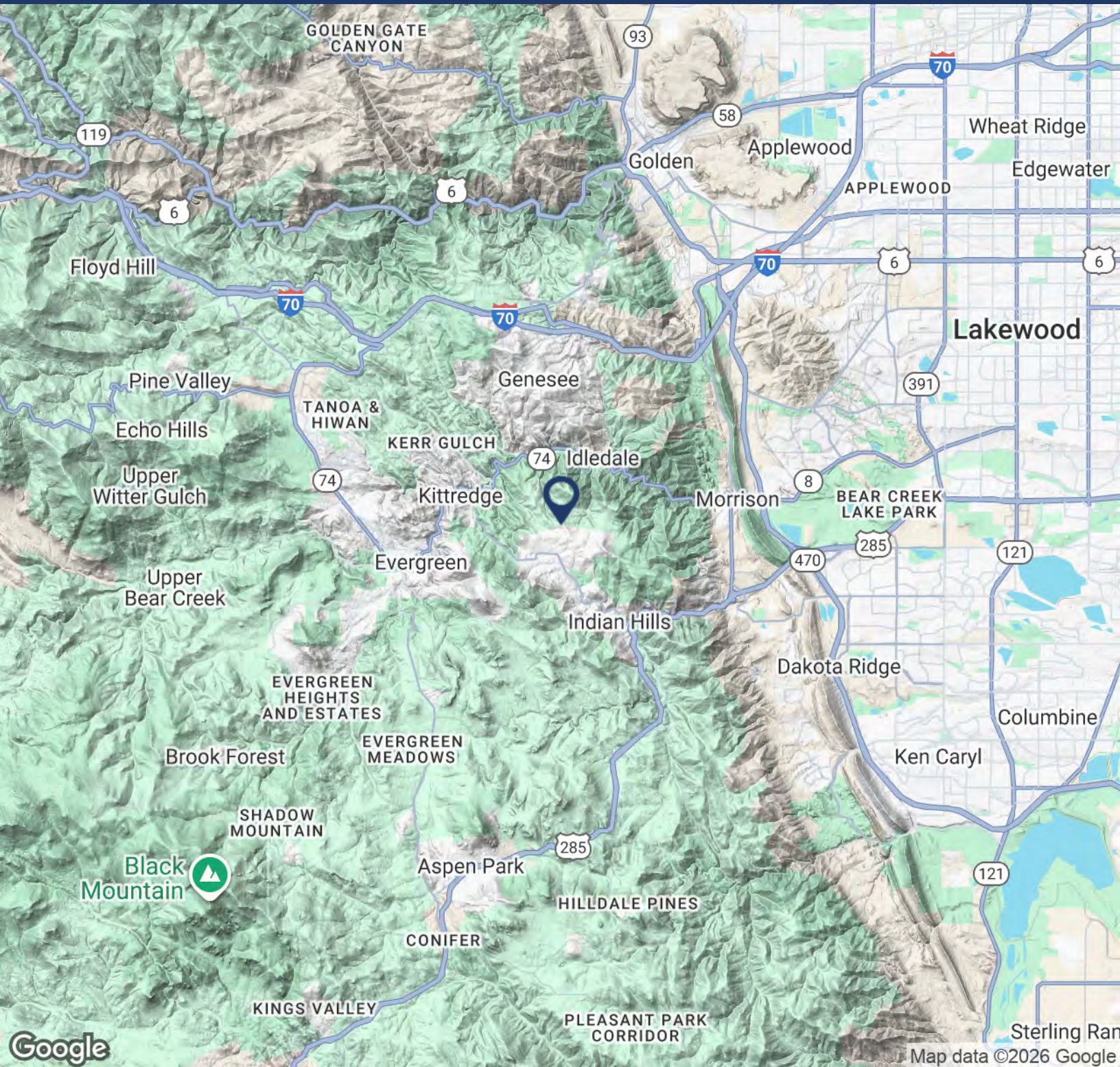
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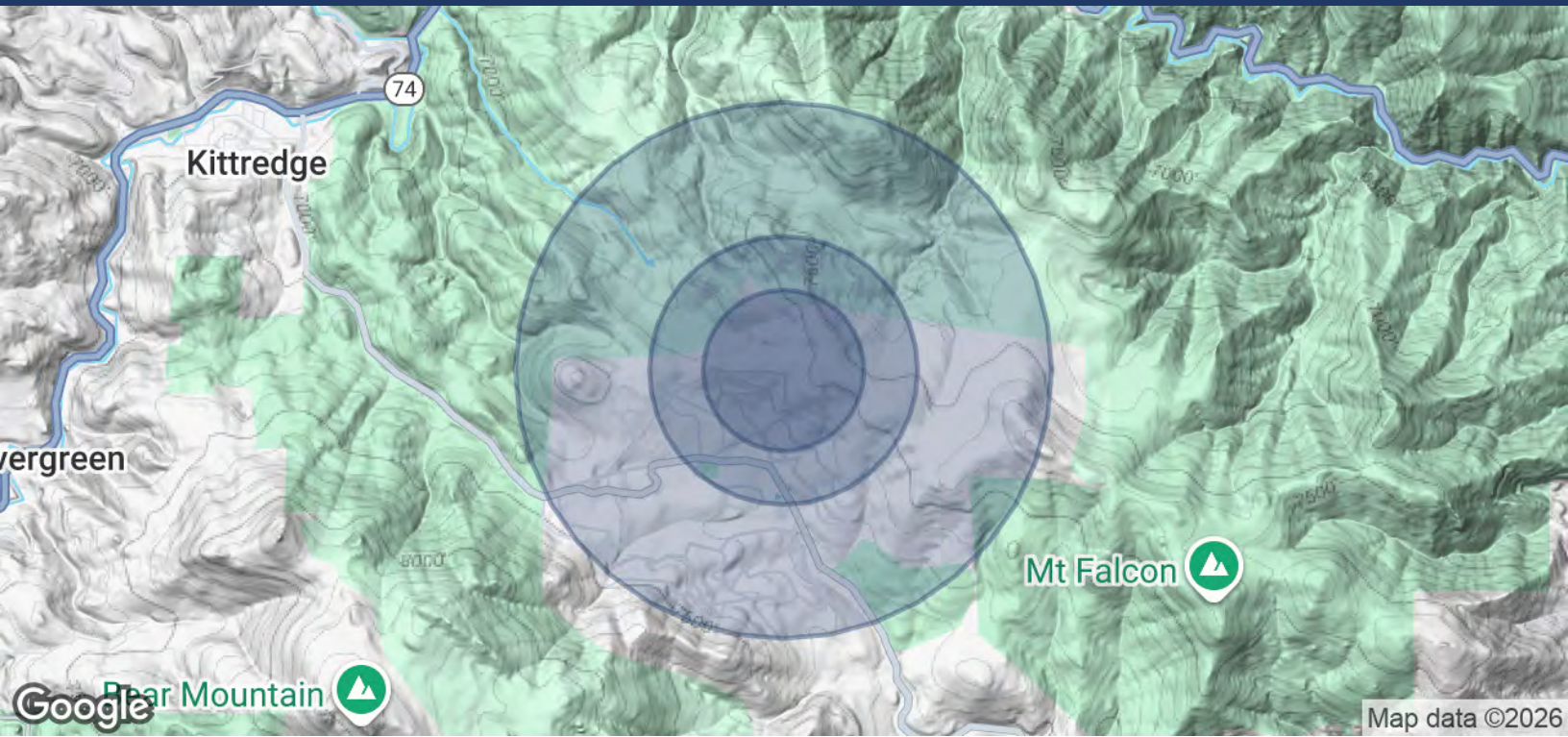
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	65	213	792
Average Age	47	48	48
Average Age (Male)	47	48	47
Average Age (Female)	48	49	48
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	85	319
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$196,990	\$178,487	\$187,782
Average House Value	\$978,805	\$1,024,097	\$1,001,344

Demographics data derived from AlphaMap

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