

THE LAZY ET RANCH

2,020 ACRES | ROUTT COUNTY, COLORADO



HAYDEN
OUTDOORS
REAL ESTATE



HAYDEN
OUTDOORS[™]
REAL ESTATE

A scenic landscape of a ranch. In the foreground, a wooden fence runs along a grassy slope. A small pond with a rocky edge is visible. The middle ground shows a vast green field. In the background, there are rolling hills and mountains under a clear blue sky.

OVERVIEW

LANDSCAPE

HUNTING & FISHING

BUILDINGS & IMPROVEMENTS

CATTLE & RANCH OPERATION

LOCATION & AREA AMENITIES

MAPS

OVERVIEW





QUICK FACTS

2,020 Acres

Residential

Vacant Land

Farms

Ranches for Sale

Homes

Cabin

Recreational

WELCOME TO THE LAZY ET RANCH

The Lazy ET Ranch is a beautiful property overlooking the Colorado River basin just outside the small mountain town of McCoy, Colorado. Rich in history, this legacy property combines multiple old homesteads and still has preserved cabins and remnants from the late 1800s while bringing modern comforts and amenities to this first-class, turn-key working mountain ranch.

Views from this ranch are astounding because it is primarily secluded and surrounded by long-range mountain landscapes. The Main Lodge tucks back off the main road and overlooks the valley of hay fields, a spring-fed pond, and open skies.

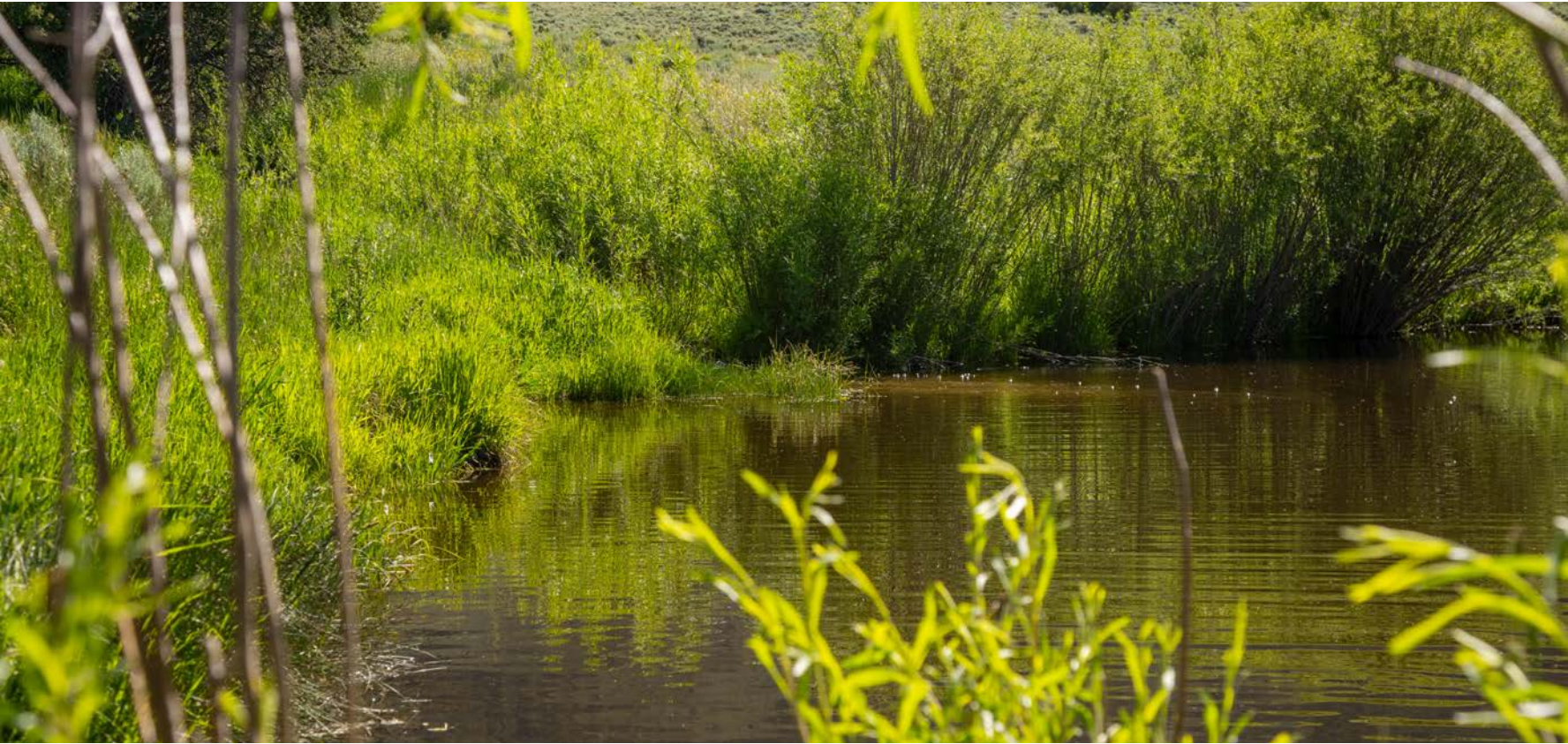
LANDSCAPE



The Lazy ET Ranch showcases all the classic landscapes of a unique mountain property. Here, the Rocky Mountains reveal themselves in every direction. Mountain springs, a large irrigation ditch, and creeks flow through the property allowing the trees, hay, alfalfa, and vegetation to flourish.



HUNTING & FISHING





This ranch lives big with the adjoining BLM land, especially when hunting the private land teeming with game. Plentiful Mule Deer, Elk, and many small varmints, including coyote, badger, grouse, and ground squirrel, inhabit this fine property.

The ranch boasts a unique small cabin in a perfect location for some of the best hunting. Located in Colorado Game Unit 15, this ranch has superior numbers of elk in an over-the-counter unit for archery, 2nd and 3rd rifle seasons. Owners can attain and transfer landowner vouchers to hunters for deer tags on the ranch. Deer tags on the ranch are available via a voucher or draw system. Additionally, Black bears, bobcats, mountain lions, moose, foxes, and turkeys have been spotted on the property and in the area.

The ranch has a small pond that was stocked with trout in the past, providing great fishing. BLM land that divides the deeded property offers access to small trout fishing on Rock Creek. For those seeking more fishing opportunities, the Colorado River is also a short drive away.

BUILDINGS & IMPROVEMENTS





The Lazy ET Ranch has everything desired for a working cattle ranch operation and the amenities of a luxury mountain getaway. The property offers multiple homes and living quarters, a lodge, equestrian facilities, and ten outbuildings, providing plenty of storage.

The Main Lodge and Compound feature a custom home with excellent quality and craftsmanship. In 2009, the Lodge underwent remodeling, giving it a classic mountain cabin feel, an open-concept kitchen, and an entertaining area perfect for large groups to dine and relax comfortably. It encompasses six guest bedrooms and seven bathrooms, a wet bar area, multiple fireplaces, a loft area, and a separate game room. Large windows showcase the mountain views, and the expansive outdoor patio allows comfortable access to the outdoors. Well thought out architecture is displayed throughout the lodge with the large custom kitchen, rock fireplaces, the private owners quarters, window views and large deck spaces. The fireplaces were constructed from rock found on the property. Every amenity and detail has been thought of to insure your friends and family enjoy this amazing retreat!



The beautifully finished Owner's Quarters are attached to the Lodge, completed in 2015. With approximately 1600 square feet of space, it includes a sizable primary suite, open kitchen and dining area, fireplace, office, pantry, laundry room, and private deck. It allows for privacy with all the home amenities when guests visit the Lodge. The current owners take great pride in ownership and have paid significant attention to detail on this fine home. The Lodge displays well-thought-out architecture, featuring a large custom kitchen, rock fireplaces, private owners' quarters, window views, and large deck spaces. The owners constructed the from rock found on the property. They have considered every amenity and detail to ensure your friends and family enjoy this fantastic retreat!



The Garage and Stable workshop has over 7000 square feet of heated space and a well-thought-out interior. It includes five garage bays with plenty of room for tractors, RVs, ATVs, snowmobiles, and all the toys and tools, along with an additional lofted storage area. The meat processing room boasts commercial features, including a walk-in refrigerator, stainless steel tables, and a sink. The main floor also boasts five horse stalls, a tack room, and a 90' drive-through, creating a beautiful and convenient equestrian facility. The second floor houses a lovely two-bedroom, 1bathroom caretaker's apartment with a full kitchen, a great open room, and two decks/patios with stunning views. A substantial heated bonus room is attached to the caretaker's apartment.

The western section of the ranch includes the Ranch Manager's House, which consists of a three-bedroom bath home, an older horse barn and corral, and a large metal storage building for tractors and equipment.

The Cabin, which was originally homesteaded in the late 1800s and has been restored with modern conveniences, is heated by a wood stove. It features two-bedrooms, one-bath, and receives power from a portable generator, providing electricity, running water, and a kitchenette.



CATTLE & RANCH OPERATION



The Lazy ET Ranch operates as a working cattle ranch. Currently, the ranch holds grazing leases on neighboring BLM and Forest Service lands totaling approximately 16,500 acres. The ranch possesses excellent senior water rights of the Kayser Mutual Ditch. It operates about 220 acres of irrigated alfalfa, ideal for cows and wildlife.

The ranch possesses a tremendous historic barn and manager's home that fulfill the needs of the ranch operation. The current owner holds an agriculture and grazing lease with an excellent tenant and neighbor. This long-time family in the area knows their business, which shows on the ranch.



LOCATION & AREA AMENITIES



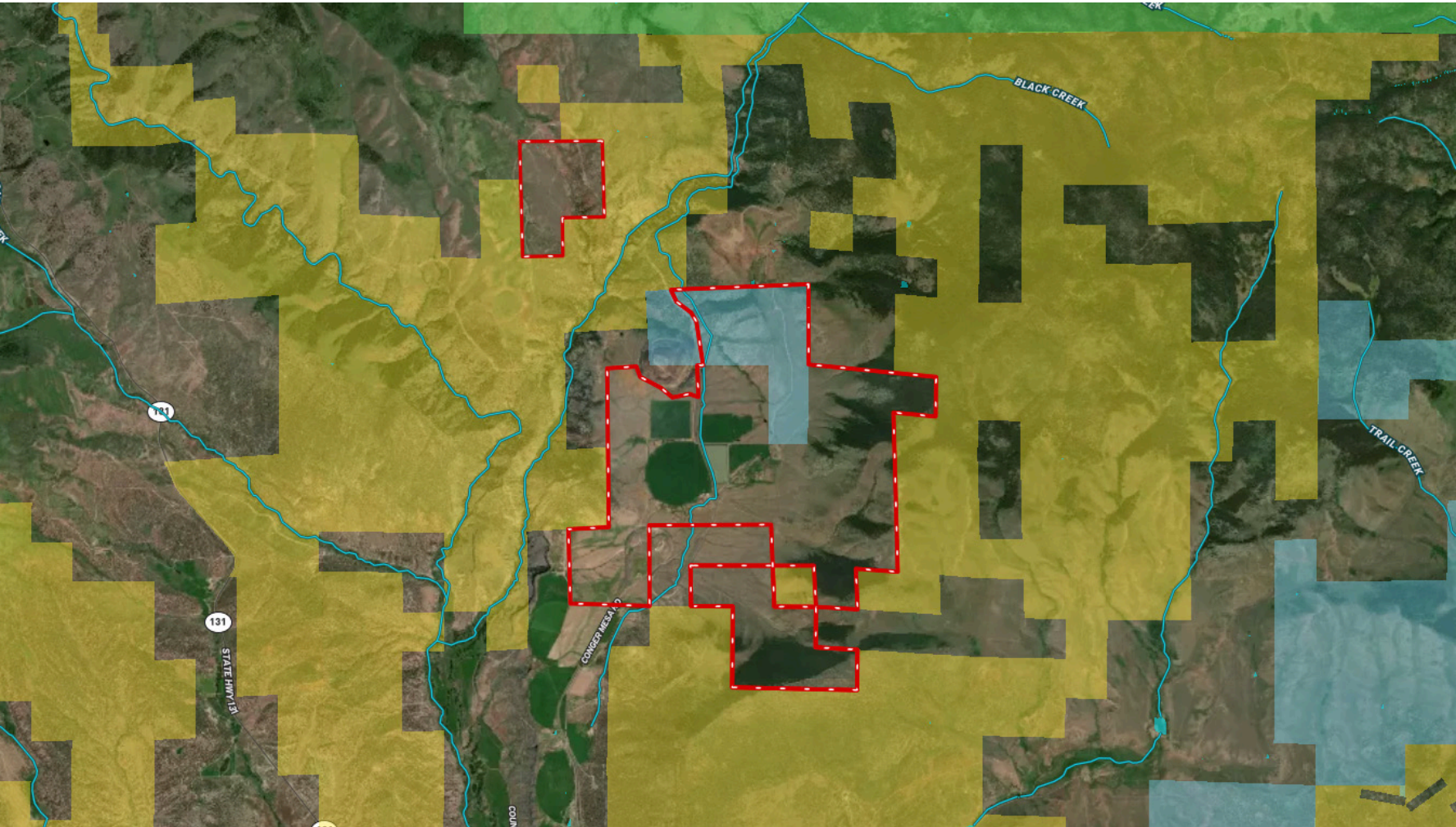
The Lazy ET Ranch is just 45 minutes from I-70 Vail Airport. With all the Vail amenities within an hour's drive, this location allows for year-round recreation. To the North, Steamboat Springs is just about an hour's drive away. Steamboat Springs and Vail are known for fantastic restaurants, shopping, and world-class skiing. Other outdoor activities include mountain biking, hiking, camping, and more.

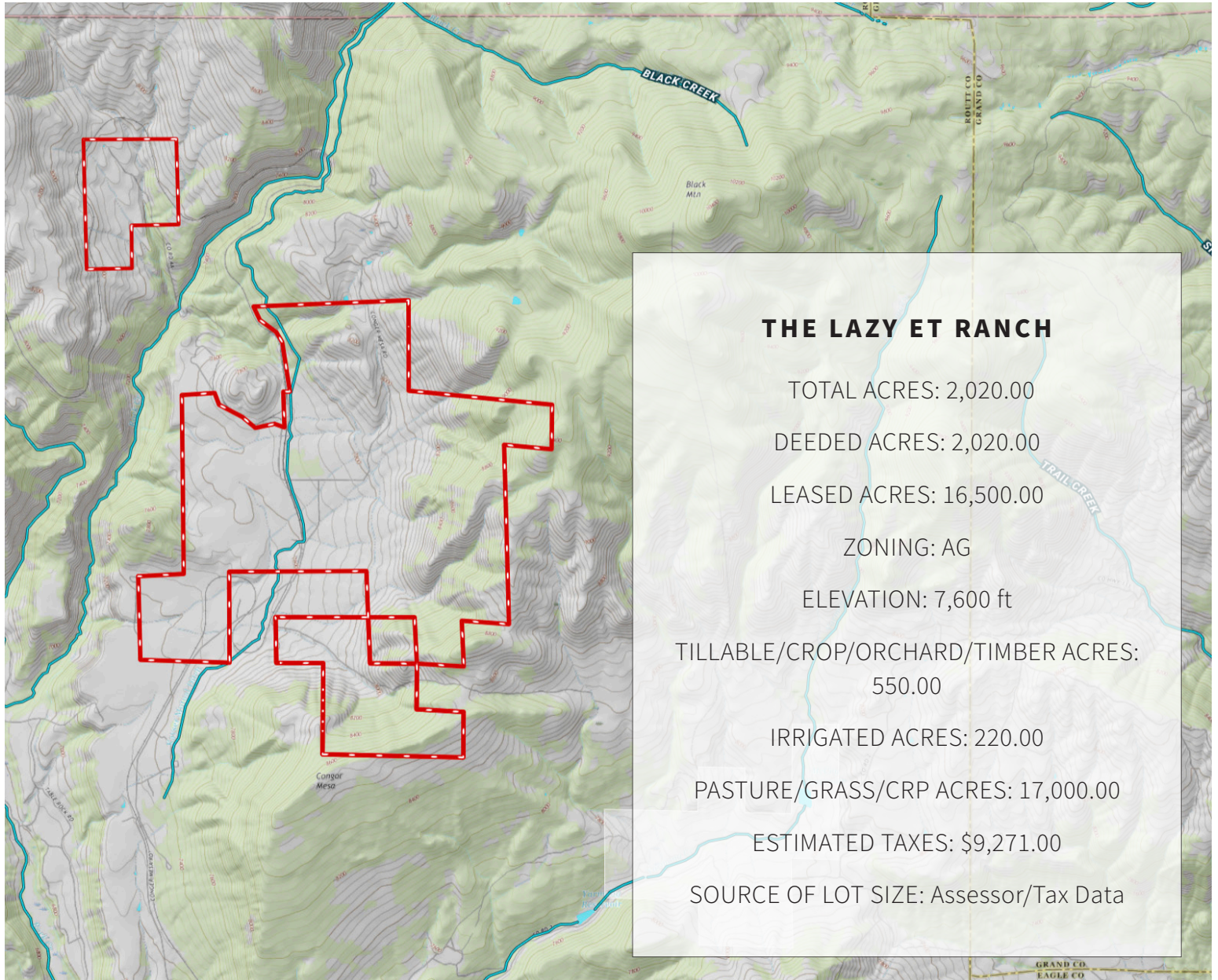
Turn-key ranches like this seldom hit the market within reach of world-class destinations like Vail, Colorado, and Steamboat Springs, Colorado!

Please Call Dax Hayden or Clay Owens for your qualified private showing of this fine offering.



MAPPING







**HAYDEN
OUTDOORS™
REAL ESTATE**

Exclusively Presented By:

DAX HAYDEN

Broker Partner

LICENSED IN CO, KS, NM, OK, WY & NE

303.619.6774

Dax@HaydenOutdoors.com

CLAY OWENS

LICENSED IN CO, NE, & WY

308.882.8171

Clay@HaydenOutdoors.com

www.HaydenOutdoors.com