Lazy J Ranch

38.64 Acres | La Plata County, CO | \$489,000





Activities & Amenities:

ATV/Off Road Cattle/Ranch

Equestrian/Horse Property

House/Cabin

Hunting - Big Game & Predator/Varmint

Irrigation

Outbuilding/Barn/Shed/Shop

Pond/Lake Propane

Skiing/Snowmobiling/Snow Sports

Water View/Waterfront

Water Rights

Water Shares (different from water rights)

State Hunting Unit: GMU 75

Land Details:

Address: 8257 St Hwy 172, Ignacio, Colorado 81137, USA

Closest Town: Ignacio Total/Deeded Acres: 38.64

Zoning: Res/AG **Elevation:** 6625

Topography: Level/Rolling **Pasture/Irrigated Acres:** 30

Water Rights: Yes 3-1/2 shares ditch rights Wastewater rights

Estimated Taxes: \$569 - 2024 **Source of lot size:** Assessor/Tax Data

Building Details

Homes: 1

Style of Home(s): Ranch Finished Sq. Ft.: 1,536

Bedrooms: 2 Full Bathrooms: 1

Electricity Provider: LPEA Gas Provider: Basin Coop Water Provider: Private Well Parking Types: Detached Garage Types of Outbuildings: Detached Garage, Workshop & Storage Shed

Fence Type: Barbed Wire Heating Systems: Radiant

Waterfront Features: Year Around Pond Appliances: Dishwasher, Garbage Disposal, Refrigerator, Hot Water Heater & Oven

About This Property

Stick built home on nearly 40 acres with irrigation, pond and no covenants. This property has a ton of potential with all of the water rights and year around pond plus big La Plata Mountain views. The 2BR, 1 BA home has been partially remodeled and is very livable right now, with a little more work it has the potential to be a great home. Free Propane for the home as long as the natural gas well in the SW corner of the property is producing.

Land

The property consists of 38+ acres with approximately 30 acres of irrigable hay fields and pasture. There is lots of space to have horses, raise cattle or any other types of farm animals. The property has a year around pond to keep the livestock watered or to create your own water feature. The property has produced hay in years past, but it has not been hayed in the last 2 seasons. The property has ditch rights as well as wastewater rights.

Improvements

Then ranch has a home that has a good start on getting updated with lot's of potential to put your own touches to it. There is a large detached garage lots of parking for cars, toys and equipment. There is also a nice sized workshop for your working on all of your projects.

Water/Mineral Rights & Natural Resources

3-1/2 shares of ditch rights plus wastewater rights.

Location

The property is conveniently located off paved Hwy 172 and is set back from the road to minimize highway noise. The property is only about 5 minutes from Ignacio, 15 minutes from Bayfield and 20 minutes from Durango.

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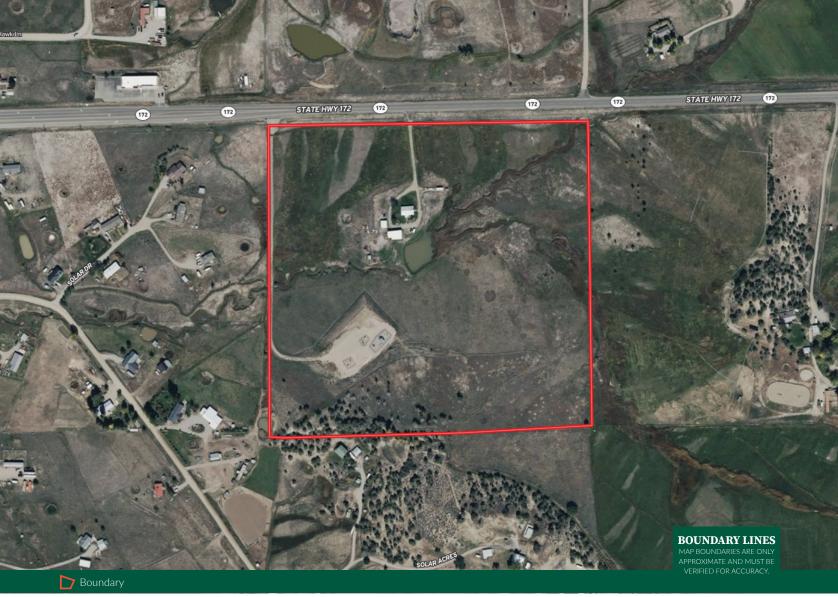








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