

Lazy J Ranch

38.64 Acres

La Plata County, CO

\$489,000



HAYDEN  OUTDOORS.

Lazy J Ranch

TOTAL ACRES:

38.64

PRICE:

\$489,000

COUNTY:

La Plata County

CLOSEST TOWN:

Ignacio, CO

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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BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary



Wendell Qualls

📍 Associate Broker, Licensed in CO

✉ Wendell@HaydenOutdoors.com

📞 970.946.6755


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