

~LAZY J H RANCH~

KIM, COLORADO

2,440 Acres +/-

\$3,660,000



This southern Colorado ranch has it all!! It features lower irrigated meadows, canyons and rims, elk, deer, bear, turkey lion and even some waterfowl.

This 2,440 acre +/- ranch is the perfect property to get away or full time ranching operation, located at the end of a maintained county road just south of Kim Colorado.

Ranch improvements include a modest ranch style, three-bedroom one bath house which has many updates in the recent past. Also includes barns and corrals.

This ranch has 2 irrigation wells and a 1.5cfs water right on the West Carrizo Creek with an appropriation date of 6/1/1945. Approximately 2.5 miles of the Carrizo Creek runs through the ranch providing and excellent source for the local wildlife, a pipeline system which provides water to several drinkers. Large enough to be a valid hunting and cattle ranch, however small enough to be affordable!

Don't let this one pass you by!!

Ranch Home



This ranch style home offers over 1,287 square feet of living area with 2 bedrooms, 1 bath, kitchen, two living room areas. Also, an extra room off one of the bedrooms that can be used for storage or even can be remodeled to use as an additional bathroom one day!

The main living area offers many windows so that you can overlook the amazing land and have the natural light flow in.







Contact Jarrod Tortorelli for more information.

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