

LAZY J2 Ranch Estate South 432 ac

**17.8 Building Envelope currently contains a charming 1500 sq foot one bedroom house with all Electric Kitchen - Full Bath - Wrap around Screen Porch
Fireplace - Air Conditioning - Heat Pump - Ramada - Shop & Storage - Enclosed Hay & Grain
16x20 Block Tack Room - Attached Full Bath - All Pipe Corrals - 60' Sand Round Pen
Wi-Fi - Satellite TV - Multiple Phone Lines - Cell Service**



Lazy J2 South House under moonlight

**Mature Trees - Lawn & Perennial Flowers - Timed Sprinkler & Drip Irrigation Systems 50x50 Fenced
Vegetable Garden - Fruit Trees - 2 Water Wells and working Windmills**



J2 South House & Ramada in the green of summer monsoons



Dressed in the golden grass of Fall - house & corrals



J2 South HOME PASTURE looking SW toward the Patagonia Mountains



Horses grazing under cottonwoods, Huachuca Mtns. In the background

All photos were taken on the property included in Lazy J2 Ranch Estate SOUTH

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Hot Air Balloon view of Lazy J2 house and 432acs looking east



Summer time field of daisies in Home pasture



Grasslands overlooking cottonwood trees lining the Santa Cruz River



A Classic Summer Day with Montezuma Pass in the distance



September field of Golden Eye in the FARM - all part of Lazy J2 Ranch Estate South

The large building envelope allows for additional structures or new construction. The property is contiguous to hundreds of thousands of acres of the Coronado National Forest known for its multiple use opportunities. Mountain biking, horse back riding, hiking, wildlife photography, camping are available year round. At 4900 feet the climate is temperate and ranges from 50 to 90 degree daytime temperatures. The majority of rainfall comes between July and September with the occasional winter storm and every once in a while snowfall of 3-4 inches that last a few days.



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In addition to the paddocks around the headquarters these are the large pastures included in Lazy J2 South Ranch Estate:

From the front porch you can see **"The Farm"**, approximately 79 acres that stretch out to the north. There is a cienega at the far north end which offers seasonal water close to the ground and natural irrigation for winter grasses. Fall brings a splash of vibrant orange as the golden eye blooms.



The Farm

The first pasture east of the house is called **"Home Pasture"** and is around 340 ac and includes a tributary that runs seasonally that feeds into the Santa Cruz River. There are magnificent oaks and towering cottonwood trees dotted throughout the pasture. The softly rolling grassland undulates into gentle ridges and broad protected swales. An easy two mile hike or running path runs through the pasture from riparian area to stunning sweeping vistas. Home Windmill is approximately 160' deep with static water at 12'.



Reliable Home Windmill supplies water to the house and irrigation system



Sweeping vista from SE corner of Home Pasture

Furthest east is **"PONs Pasture"** and 136 acres. Settled by the Pon's family in the late 1800s under the Home Stead Act one can detect where the house overlooked the broad open pasture and once stood atop a mesa above the A Bar Draw creek bed. Pon's windmill supplies water to a large open ring tank as well as a livestock/wildlife drinker in both Pon's pasture and the east end of Home Pasture.



Pon's Windmill with Canello Hills in the background



Blue Huachuca Mountains rise to 9000+ feet at the east end of the San Rafael Valley