

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



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

LAZY J2 Ranch Estate South 432 ac



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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IMPROVEMENTS:

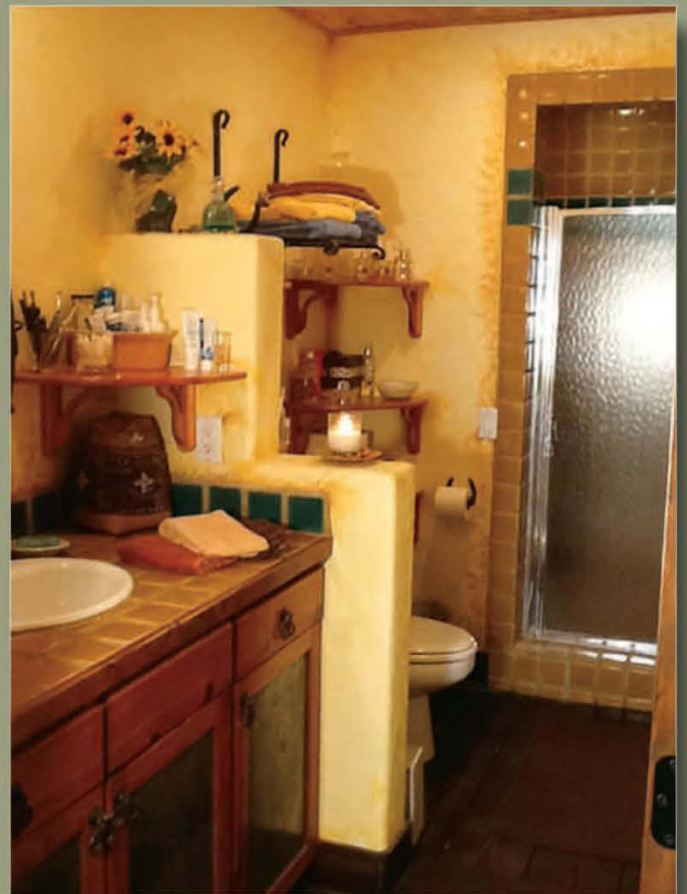
Lazy J2 South – 432 Ac [cont.]

- 5 Headquarter Paddocks – 3 Large Pastures
- Mature Trees – Lawn & Perennial Flowers
- Timed Sprinkler & Drip Irrigation Systems
 - 50 x 50 Vegetable Garden – Fruit Trees
 - Spacious Shop & Storage
 - Enclosed Hay & Grain Room
- 16 x 20 Tack Room with Hot & Cold Water
 - Flood Light coverage
 - Attached Full Bathroom & Shower
- All Pipe Corrals – Semi Loading Chute
 - Squeeze Chute - Alley & Calf Pen
- 60' Sand bedded "John Lyons Round Pen"
- 2 Registered Wells & Working Windmills fitted with Submersible Pumps & 1 Solar Water Tower
- RV Site 50 Amp – Water – Telephone
 - Seasonal Stream & Cottonwoods
 - Underground Utilities required
- Uni-Source Elec & Century Link Telephone
 - Septic System
- 2 large cased wells – water production & general condition is unknown and never used by current owner.









LAZY J2 NORTH 520 AC

Homesite 20 Ac

J2 EAST - SOLD

Homesite 17.8 Ac

LAZY J2 SOUTH 432.1 AC

SEC 11, SEC 12, SEC 13, SEC 14, N 1/2, S 1/2, E 1/4, SW 1/4, SE 1/4, LOT 1, LOT 2, LOT 3, LOT 4, PARCEL 1, PARCEL 2, PARCEL 3, 60' EASEMENT, APACHE PASTURE, HEADQUARTERS, SAN RAFAEL DE LA ZANJA LAND GRANT, Kl-He-Kah Ranch

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