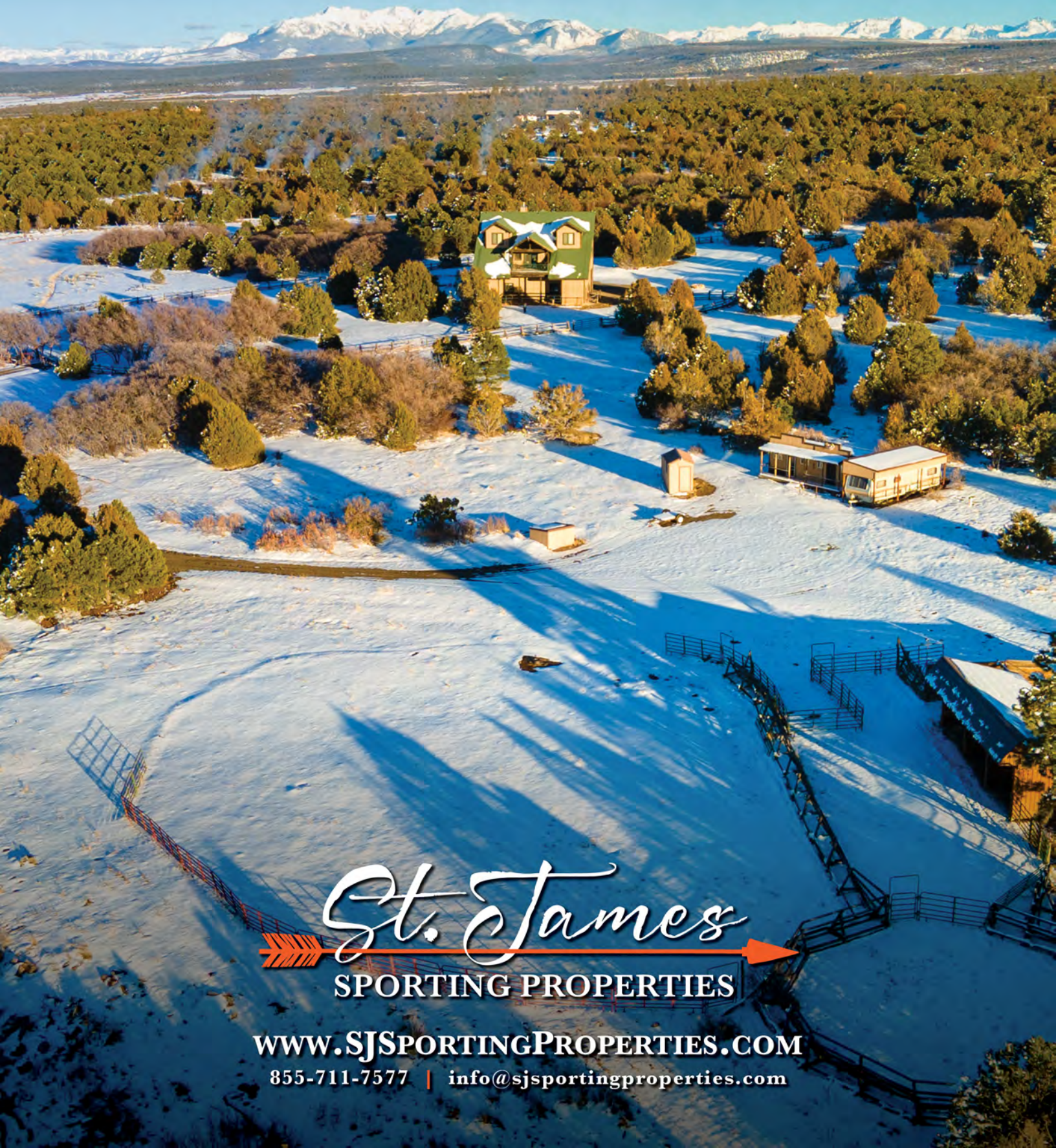


# J2F RANCH

NORWOOD, COLORADO | \$2,500,000 | 359± ACRES



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# J2F RANCH

**NORWOOD, COLORADO | \$2,500,000 | 359± ACRES**

Located just 2.5 miles from the town of Norwood in the heart of western Colorado, the J2F Ranch offers a rare combination of privacy, usable acreage, and immediate access to large blocks of public land. The 359± acre property borders approximately 25,000 acres of National Forest and 9,500 acres of BLM, creating exceptional opportunities for hunting, horseback riding, and backcountry recreation while remaining within easy reach of Telluride and Montrose. Direct access to these surrounding public lands significantly expands the usable footprint of the ranch.

The ranch sits at approximately 7,300 feet in elevation and features a mix of rolling hills, timbered ridges, and a scenic canyon corridor. Vegetation includes pinyon and juniper, ponderosa pine, and oakbrush, along with approximately 26 acres of irrigated pasture. Views extend to the San Juan Mountains, Lone Cone, and the distant La Sal Mountains.

Water is a strong feature of the ranch. Two ponds provide dependable water for wildlife and livestock, while a seasonal creek runs through the canyon portion of the property. Flood irrigation supports the irrigated pasture and overall productivity of the ranch. The property includes six shares of Lone Cone Ditch Company water supporting the irrigation system.

Located in Colorado GMU 70, the property supports mule deer, turkey, elk, and bear. Deer and turkey are commonly seen across the ranch, while elk and bear move through the canyon corridor between the surrounding public lands and nearby private ranches. The unit offers over-the-counter elk hunting as well as landowner voucher opportunities for elk and deer.

Improvements include an approximately 2,768 square foot home with four bedrooms and five bathrooms, well-suited as a full-time residence, mountain retreat, or lodge-style base. Additional improvements include a first-floor drive-through garage with 14-foot roll-up doors, a barn, and a separate cabin.

Livestock use is a defining feature of the property. The ranch includes horse facilities with a built-in pen and tack shed adjacent to the home, along with additional livestock facilities, fencing, and infrastructure supporting grazing operations.

Utilities include power, septic, two wells, and two 1,500-gallon cisterns. Propane service is provided by a 1,000-gallon and a 500-gallon tank. The property is accessed via county road and offers year-round access.



Recreation opportunities surround the ranch. Immediate access to the National Forest and BLM provides miles of riding and exploration. The nearby Thunder Mountain trail system is popular for mountain biking and trail riding, while the region offers hiking, hunting, and winter recreation. Telluride Ski Resort is approximately 35 miles away, and Miramonte Reservoir provides nearby fishing.

The J2F Ranch is well-suited for buyers seeking an equestrian base, private mountain retreat, or hunting property with direct access to expansive public lands. The property is commercially zoned, allowing for additional opportunities such as a lodge, guest accommodations, or short-term rental operation. With its combination of acreage, improvements, water, and proximity to Norwood and Telluride, the ranch offers a versatile Western Colorado lifestyle property.



# HUNTING

## ELK - GMU 70

- Elk utilize the property throughout the season as they travel between the surrounding National Forest, BLM land, and nearby private ranches. The canyon corridor provides a natural travel route, and the ranch offers reliable water and forage that attract elk during archery and rifle seasons. The terrain provides a good mix of open ground and timbered cover suitable for both archery and rifle hunting.
- Over-The-Counter: Archery and several rifle seasons
- Canyon travel corridor connects large blocks of public land
- Food, water, and cover attract elk to the property

## MULE DEER

- The ranch supports a strong population of mule deer that utilize the irrigated pasture, oakbrush habitat, and surrounding canyon country. The property regularly holds resident deer while additional animals move through the area seasonally.
- Landowner preference opportunities for mule deer
- Irrigated pasture provides valuable forage
- Oakbrush and timber provide bedding cover
- Mule deer are commonly seen throughout the ranch

## OTHER WILDLIFE

- Merriam turkeys are commonly present
- Black bears frequent the area
- Located within the productive big game habitat of western Colorado

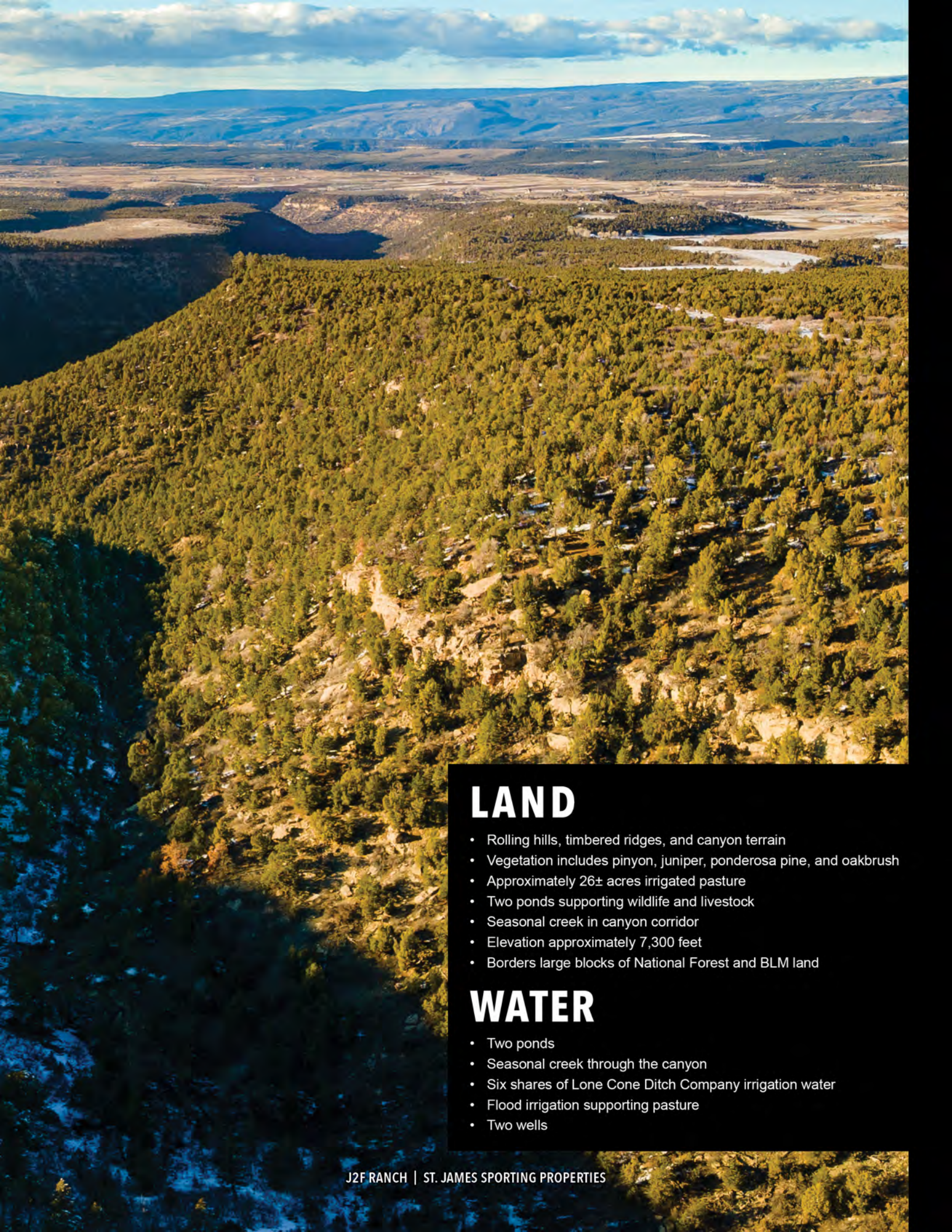
# RECREATION

- Immediate access to thousands of acres of National Forest and BLM
- Nearby Thunder Trails for mountain biking and trail riding
- Horseback riding directly from the property onto public land
- Telluride Ski Resort is approximately 35 miles away
- Miramonte Reservoir nearby for fishing and boating
- Year-round recreation, including hunting, hiking, biking, and winter sports





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## LAND

- Rolling hills, timbered ridges, and canyon terrain
- Vegetation includes pinyon, juniper, ponderosa pine, and oakbrush
- Approximately 26± acres irrigated pasture
- Two ponds supporting wildlife and livestock
- Seasonal creek in canyon corridor
- Elevation approximately 7,300 feet
- Borders large blocks of National Forest and BLM land

## WATER

- Two ponds
- Seasonal creek through the canyon
- Six shares of Lone Cone Ditch Company irrigation water
- Flood irrigation supporting pasture
- Two wells



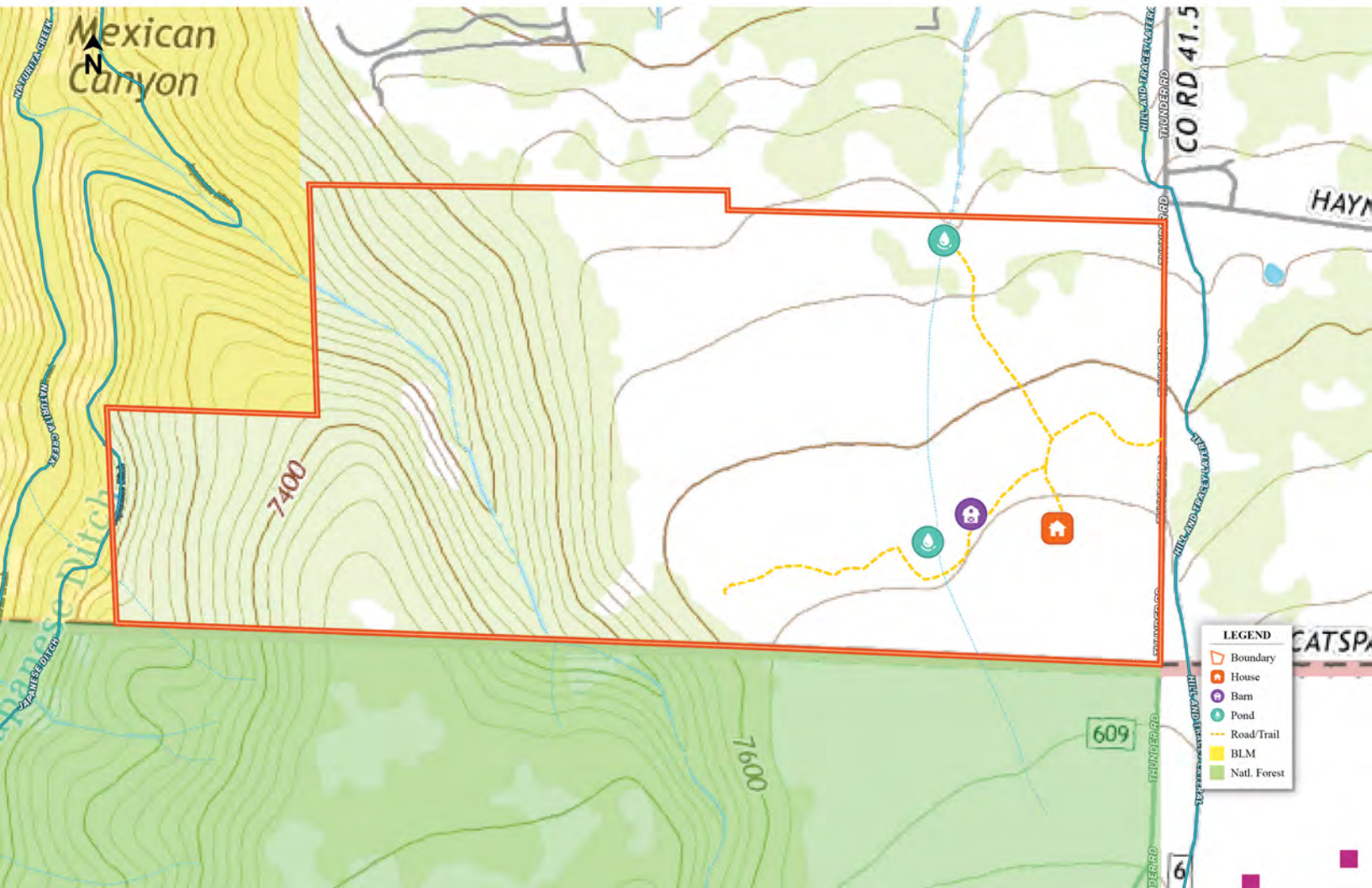
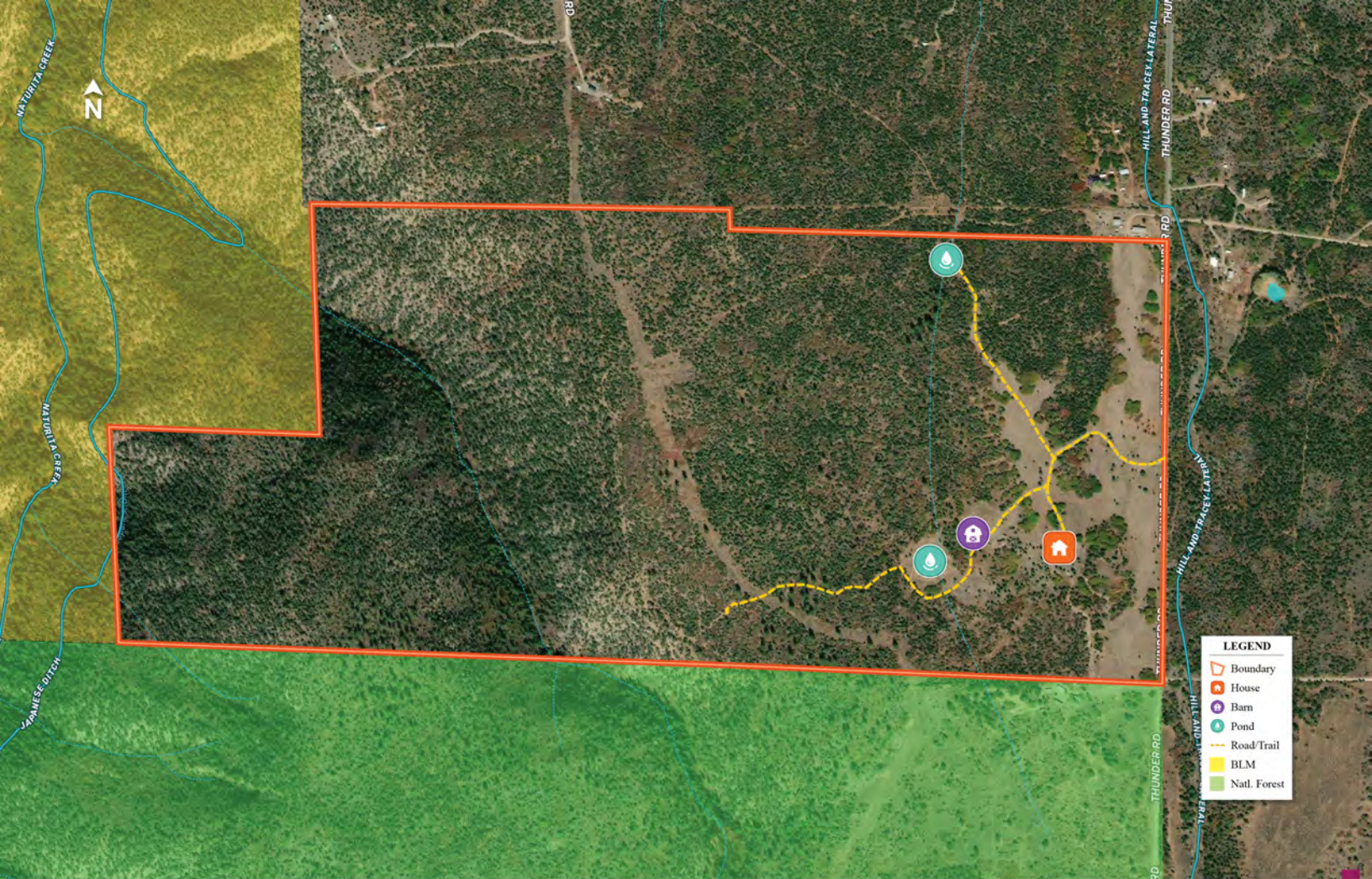


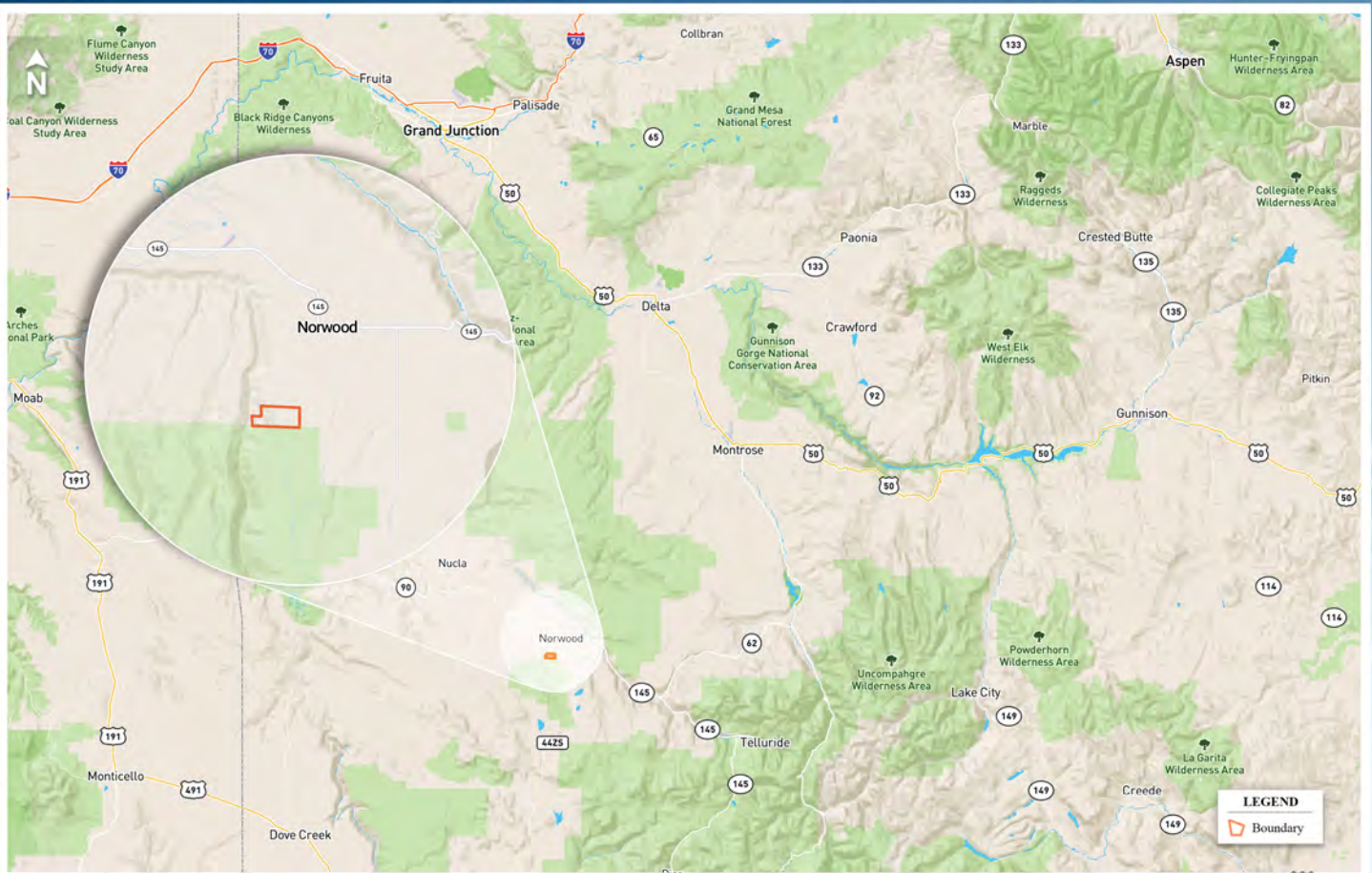
## IMPROVEMENTS

- Main Residence: 2,768± sq ft - 4 bedrooms, 5 bathrooms
- Well-suited for residence, retreat, or lodge-style use
- First-floor drive-through garage with 14' roll-up doors
- Separate cabin
- Barn and additional ranch structures
- Horse facilities with pen and tack shed adjacent to the home
- Livestock facilities and fencing
- Property fenced for livestock and ranch use



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## LOCATION

- **Norwood, CO:** 2.5 miles - Groceries, fuel, restaurants, local services
- **Telluride, CO:** 35 miles - Skiing, dining, festivals, year-round recreation
- **Montrose, CO:** 70 miles - Regional airport, hospitals, shopping
- **Miramonte Reservoir** - Nearby fishing
- **Surrounded by extensive National Forest and BLM recreation areas**



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