

Slash J Slash
1943 County Road 42
Granby, CO 80446

\$8,900,000
880± Acres
Grand County



Slash J Slash
Granby, CO / Grand County

SUMMARY

Address

1943 County Road 42

City, State Zip

Granby, CO 80446

County

Grand County

Type

Ranches, Hunting Land, Recreational Land,
Residential Property

Latitude / Longitude

40.195 / -105.912

Taxes (Annually)

319

Dwelling Square Feet

3500

Bedrooms / Bathrooms

3 / 2

Acreage

880

Price

\$8,900,000

Property Website

<https://www.mossyoakproperties.com/property/slash-j-slash-grand-colorado/20248/>



PROPERTY DESCRIPTION

Slash J Slash Granby Colorado This 880-acre working ranch is CONSERVATION EASMENT FREE price reduced from \$10,900 to \$8,900,000. Pre 1900 water rights have a current valuation of over \$7,000,000 from BBA, Bishop Brogden Assoc. Water Consultants. Slash J Slash ranch is one of the most picturesque ranches in all of Colorado, located near the entrance to Rocky Mountain National Park. SJS boasts the migratory elk route and borders national forest with snowmobile trails north into Wyoming. The purchase price includes the 1800s senior water rights that are first in time and first in line with that account for approximately 80% of the ranches value. There are excellent trout fishing opportunities on the year-round stream, irrigation ditches, and pond. In addition to abundant elk population, moose and deer inhabit the ranch and neighboring national forest. There are substantial federal and state tax benefits for a new owner as the ranch has not been placed in a conservation easement. The ranch produces around 600 tons per year of very high-quality hay. With the \$2,000,000 price reduction, it is competitively priced for an immediate sale.



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Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Divide, CO 80814

NOTES

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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