

FOR SALE

Lazy D Grazing Association

Animal Units





The Ranch Headquarters is located about 10 miles south of Cheyenne , Wyoming or about 36 miles north of Greeley, Colorado on Highway 85.

The Ranch consists of a little over 35,000 acres.

24,640 Acres Deeded in Colorado

5,220 Acres Deeded in Wyoming

30,860 Total Deeded Acres

3,360 Acres of Colorado State Land

1,600 Acres of Wyoming State Land

4,960 Total Acres of State Lands



Lazy D Grazing Association is registered with the State of Colorado as a “C” Corporation. The association is owned by 17 members, each holding Animal Units Certificates for their membership. There are a total of 1639 Animal Units Certificates representing the membership.



The ranch and its membership are governed by the BY-LAWS of the Lazy D Grazing Association. The following are some of the requirements to be an eligible member of the association.

1. United States Citizen
2. Eighteen years of age
3. Actively involved in a farming or livestock operation
(a corporation actively involved in farming or livestock operation may be eligible)
4. Membership headquarters to be within 100 mile of Lazy D
5. Membership to be at least 50 Animals Units and not more than 150 Animals Units.

Board of directors will qualify eligibility of membership



The Lazy D is a beautiful ranch with the Highest and Best Use being livestock summer grazing. The Ranch was established in 1965 with 19 members and has been used for summer grazing ever since. The ranch has been well maintained over the years. Plus new fences, additional water well, new tanks, etc. Parts of the ranch is sprayed to improve the quality of the grass.



Although this is a great ranch for grazing livestock, it is hard to not notice some of the other attributes of this One of Kind Ranch. Even though this ranch has little or no Mineral Rights, it has a lot of surface right. This becomes apparent with the Cheyenne Hub for natural gas being located in the middle of the ranch and all the easement needed for the pipelines. Even oil wells will pay surface damage.



There are no wind towers on any Lazy D deeded property, only on one Colorado State Land section that the Lazy D leases. Wind towers are a real potential for the deeded lands. There is a WAPA electrical transmission line going through the property from north to south.



Wildlife is very abundant on the ranch. There are White Tail Deer, Mule Deer, lots of Antelope, and even Elk have been, making an ideal hunting location. Even a Conservative Easement would be a possibility for this ranch.





The ranch is located on the south side of Cheyenne, US Highway 85 goes right through the middle of the ranch, from south to north, making property values on part of the ranch greatly enhanced.



This ranch style brick home is part of the ranch. Lazy D is lucky to have a great range rider with a family, who has been with us a number of years. Members are encouraged to check their livestock once in a while during the summer, but the majority of the care comes from our range rider and his family.



150 of these Lazy D Animal Units will be offered at Auction
Buy 50 or buy them all.

Minimum bid will start at \$5,000/unit

Time and location has not been determined, yet.

Seller: Jerry Burnett

307-631-9900