

\$1,595,000 - 6168 County Rd 40, Granby

MLS® #25-1193

\$1,595,000

0 Bedroom, 0.00 Bathroom,
Land on 34.41 Acres

C LAZY U CHIMENY ROCK CABINS, Granby,
CO

Rare opportunity at C Lazy U Ranch! Lot 9 in Chimney Rock Cabins is the last available parcel in Chimney Rock and the only one without a home. Unmatched views of the Continental Divide, Willow Creek Reservoir, and the ranch's hay meadows and 200+ horse herd. Chimney Rock is the closest community to the ranch and the only one allowing short-term rentals managed by C Lazy U. HOA-managed shared water/septic systems reduce building costs. Ownership includes access to the ranch's exclusive membership program and turnkey second-home lifestyle.

Essential Information

MLS® #	25-1193
Price	\$1,595,000
Bathrooms	0.00
Acres	34.41
Type	Land
Sub-Type	Vacant Land/Acreage
Status	Active

Community Information

Address	6168 County Rd 40
Area	Granby Area
Subdivision	C LAZY U CHIMENY ROCK CABINS
City	Granby
County	Grand



State	CO
Zip Code	80446

Amenities

Amenities	Game Room, Horseback Riding, Spa/Hot Tub, Lodge, Restaurant, Hunting
View	Lake, Mountain(s)

School Information

Elementary	Granby
Middle	East Grand
High	Middle Park

Additional Information

Date Listed	August 19th, 2025
HOA Fees	844
HOA Fees Freq.	Monthly

© 2025 Grand County Board of REALTORS®. All rights reserved. IDX information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.
Listing information last updated on October 22nd, 2025 at 9:45pm MDT