



### **DIRECTIONS TO 973 BALANCED ROCK ROAD**

**Note to brokers:** DO NOT give gate code out to anyone. Buyers, home inspectors and others must be escorted by you at all times on the Ranch. Thank you. The B Lazy M Ranch is a unique and special place. The concept is that owners participate in a working mountain cattle ranch. Accordingly, please drive slowly and carefully, understanding that there are cattle grazing that could be on the roads. Most of each 35 acre tract is left open and unfenced to allow grazing, and owners are taxed at agricultural tax rates (a significant annual savings to owners, while encouraging low impact ag use of the land).

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From Colorado Springs, travel west on Highway 24 to the intersection of Hwy 24 and Hwy 67 (in Woodland Park, CO.);

From the intersection of Hwy 24 and Hwy 67 (in Woodland Park, CO.), travel west on Hwy 24 for 8.0 miles to intersection of Hwy 24 and Hwy 67 (in Divide, CO.);

From the intersection of Hwy 24 and Hwy 67 (in Divide, CO.), travel west on Hwy 24 for 1.5 miles to CR 42 (Lower Twin Rock Road);

Turn left onto CR42 for 5.5 miles to T-intersection with Teller County Road 1;

Turn left onto Teller 1 for 3.7 miles to Deer Mountain Road;

Turn left onto Deer Mountain Road (begin gravel road) for 0.5 miles to Whitetail Lane;

Turn left onto Whitetail Lane 0.2 miles to B Lazy M Ranch gate. Enter gate code 3198 to open the gate, then continue 0.2 miles to intersection with Old Ranch Road;

Turn right onto Old Ranch Road for 0.2 miles to Balanced Rock Road;

Turn right onto Balanced Rock Road for 0.1 to house (first house on right).

**CONGRATULATIONS! YOU ARE NOW HOME!**