



LOCATION

La Junta, Colorado

ACRES

19,734

PRICE

\$5,700,000

CONTACT

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NORTH Y4 RANCH

PROPERTY HIGHLIGHTS

- 19,734± Total Acres of expansive ranchland
- Mostly Contiguous Acreage in southeastern Colorado
- Productive Native Grass Pastures for cattle grazing
- Deeded, State-Leased & Federal Grazing Land
- Extensive Water Infrastructure with miles of buried pipeline
- Over Two Years of Grazing Rest supporting pasture recovery
- Competitive Price Per Animal Unit for livestock producers
- Established Working Cattle Ranch with substantial operational scale
- Conservation Easement protecting portions of the native prairie
- Two Wells supplying the ranch's water system
- Spring-Fed & Runoff Ponds throughout the property
- 2,203 square foot Ranch Residence with three bedrooms
- Two Functional Barns for livestock and equipment storage
- 12 Miles Southeast of La Junta with convenient access to services



OVERVIEW

Situated in the wide-open shortgrass prairie of southeastern Colorado near La Junta, North Y4 Ranch encompasses 19,734+/- acres of mostly contiguous deeded, state-leased, and federally permitted grazing land, offering exceptional scale, productivity, and long-term agricultural investment potential. Supported by an extensive water system with miles of buried pipeline, healthy native grass pastures, and flexible grazing opportunities, the ranch is well-equipped for efficient livestock production. With no grazing pressure for more than two years, the property is positioned for renewed cattle operations. Thoughtful stewardship, including a conservation easement on a portion of the ranch, helps preserve its natural prairie ecosystem. Offering a highly competitive price per animal unit, North Y4 Ranch presents a rare opportunity to acquire a substantial working cattle ranch that combines operational efficiency, sustainable land management, and lasting generational value.

ACREAGE SUMMARY

- 8,412± Deeded Acres
- Including 3,260.58± Acres under Conservation Easement
- 1,280± Colorado State Land Board Lease Acres. Colorado State Land Board annual lease payments are subject to periodic adjustment by the State Board of Land Commissioners
- State lease assignment subject to Colorado State Land Board approval
- 10,042± Acres of U.S. Forest Service Grazing Allotment via the Timpas Grazing District (Crooked Arroyo Allotment). Current grazing assessments are approximately \$2.69 per head month, consisting of \$1.69/head month Forest Service grazing fee plus \$1.00/head month Timpas Grazing District assessment, subject to adjustment.

Total Operational Footprint: 19,734± Acres

LOCATION

Located about 12 miles southeast of La Junta, the county seat of Otero County, North Y4 Ranch offers easy access to markets, equipment dealers, veterinary services, and feed supply. La Junta, a town with deep agricultural roots and historical significance, also provides rail access and a regional airport. The ranch's location benefits from a low population density and wide-open terrain, yet remains logistically sound for a working cattle outfit.



WATER RESOURCES

- Two Wells on deeded land (Permit Number: #25629 and one additional domestic/ag well near headquarters)
- Several miles of buried water pipeline feeding livestock tanks across pastures
- Adequate distribution system to support rotational grazing and livestock health year-round
- Additional spring fed/runoff ponds scattered throughout – some of which hold water throughout the season

MINERALS

All Minerals owned by Seller of said property, will convey at time of closing with acceptable purchase price.

HISTORY & CULTURAL SIGNIFICANCE

North Y4 Ranch sits in the path of the historic Santa Fe Trail, which served as a vital commercial and military trade route from Missouri to New Mexico in the 1800s. This region is steeped in cowboy heritage and frontier lore, where Native American, Hispanic, and Western ranching cultures all converge. Nearby landmarks such as Bent's Old Fort and Comanche National Grasslands preserve and celebrate this rich legacy, while the land itself continues to support the enduring tradition of Western livestock grazing.



IMPROVEMENTS

- 2,203 sq ft, 3-bedroom, 1¾-bath residence
- 24' x 40' insulated barn
- 40' x 50' equipment barn



CLIMATE & ENVIRONMENT

Located in Colorado's semi-arid high plains, the ranch lies within a shortgrass prairie ecosystem that thrives on native forage adapted to minimal rainfall. The area receives an average annual rainfall of approximately 11.5 inches and about 18 inches of snowfall each year. Summer temperatures typically reach the mid-90s°F, while winter lows can drop into the teens. The growing season lasts around 150 days. Precipitation is most concentrated from late spring through summer, which supports native grasses such as blue grama and buffalo grass, both ideal for cow-calf operations.

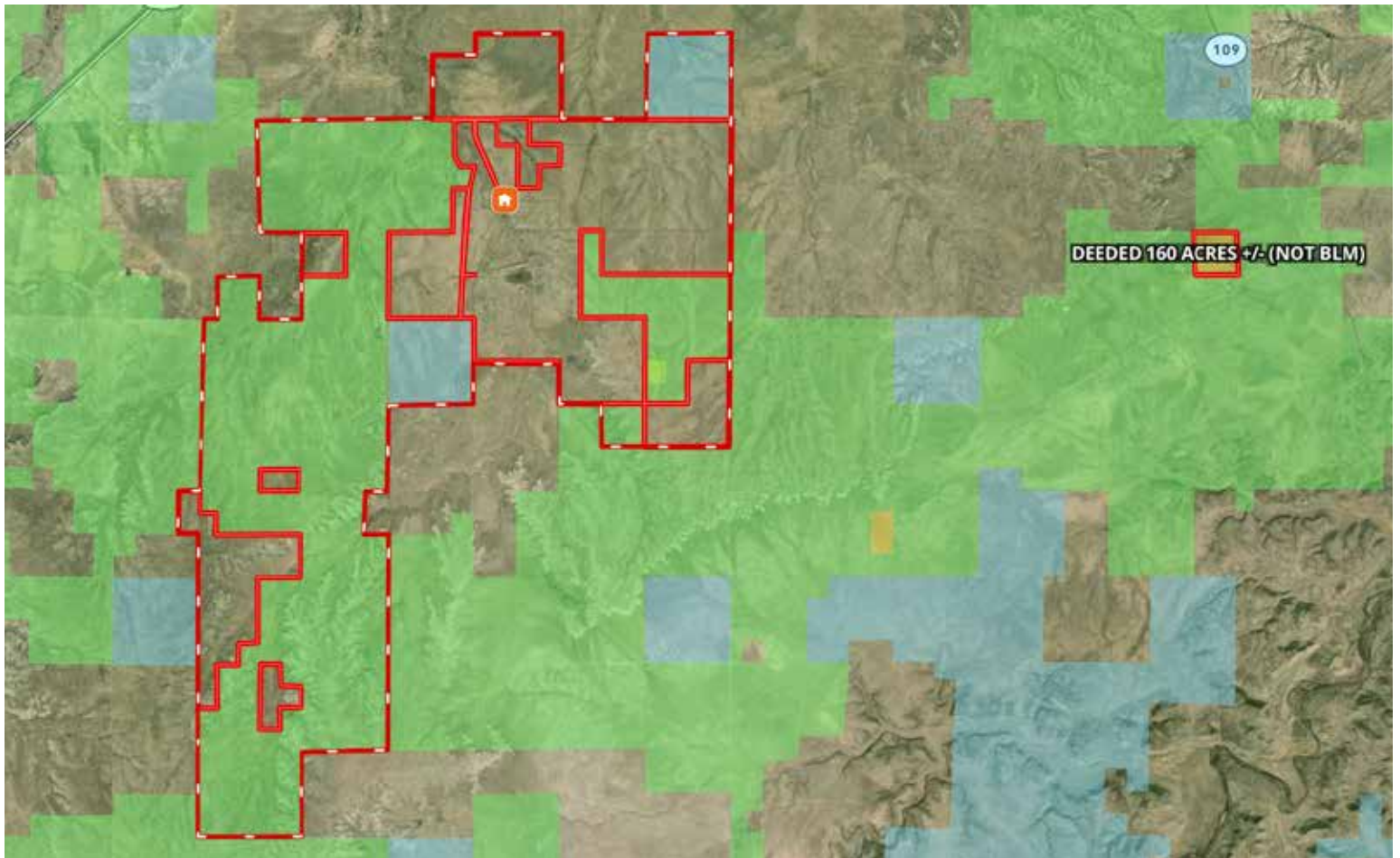
RECREATION & NATURAL AMENITIES

In addition to its strong production value, the ranch is surrounded by a variety of unique public lands and cultural assets. Nearby is Bent's Old Fort National Historic Site, a fully reconstructed 1840s fur trade outpost offering a glimpse into early frontier life. To the south lies the Piñon Canyon Maneuver Site, a vast 235,896-acre military training area used by Fort Carson.

Outdoor enthusiasts will appreciate the nearby Picketwire Canyonlands, home to thousands of Jurassic-era dinosaur tracks, as well as the expansive Comanche National Grasslands, which offer 443,000 acres of public access for hunting, horseback riding, and hiking. The area is rich in wildlife, including deer, pronghorn, dove, quail, coyotes, and migratory birds. At night, the minimal light pollution allows for stunning, uninterrupted views of the star-filled sky.

SUMMARY

With over 19,700 mostly contiguous acres of deeded, leased, and federally permitted grazing ground, North Y4 Ranch is a true working livestock ranch with unmatched scale and resources in southeastern Colorado. From its dependable water infrastructure and historical setting to its healthy, diverse grazing ecosystem, North Y4 Ranch is an ideal setup for experienced livestock producers and landowners who value open space, capability, and opportunity.



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