



PRAIRIE ROOTS RANCH

JOES, COLORADO | 316 ACRES | \$1,320,000

Prairie Roots Ranch is a thoughtfully developed 316+/- deeded acre ranch near Joes, Colorado, offering the ideal blend of productive agriculture, regenerative grazing, and authentic rural living. Featuring two well-appointed homes, extensive equestrian and livestock improvements, quality native grass pastures managed for rotational grazing, workshops, gardens, greenhouse, and income-producing CRP acreage, the property is perfectly suited for horse enthusiasts, cattle producers, or multigenerational families seeking a self-sufficient lifestyle on Colorado's eastern plains. With exceptional infrastructure, productive land, and room to live, work, and grow together, Prairie Roots Ranch embodies the enduring values of stewardship, independence, and the Western way of life.

Located in the heart of Colorado's eastern plains, Joes is a close-knit agricultural community in Yuma County where farming, ranching, and strong rural values have shaped the landscape for generations. Known for its wide-open skies, fertile farmland, productive native grasslands, and welcoming small-town atmosphere, the area offers an authentic country lifestyle centered on agriculture and land stewardship. Residents enjoy the peace and privacy of rural living while remaining within convenient driving distance of larger communities such as Wray, Yuma, and Burlington for shopping, healthcare, and additional services. With excellent opportunities for livestock production, dryland farming, outdoor recreation, and abundant wildlife, the Joes area continues to attract those seeking productive land, self-sufficiency, and the enduring appeal of Colorado's rural heritage.



NORTH PARCEL

The north parcel is centered around a beautifully remodeled two-story farmhouse, where a classic wraparound porch overlooks mature shade trees and established landscaping that create a welcoming country setting. Offering five bedrooms and two-and-a-half bathrooms, the home has been thoughtfully renovated to combine modern comforts with timeless rural charm. The open-concept kitchen, dining, and living areas provide an inviting space for gathering, while the main-level primary suite, office, generous pantry, and laundry room deliver the functionality today's ranch families value.

Designed with both productivity and practicality in mind, the improvements support a wide range of agricultural and equestrian pursuits. A spacious metal shop and implement building with overhead doors provides excellent equipment storage, complemented by a detached garage, tack room, feed room, open-front storage shed, pipe corrals, multiple paddocks, livestock shelters, and a well-appointed riding arena. An additional outbuilding is being transformed into a dedicated canning and cooking facility, enhancing the property's established gardens and utility building for those seeking a more self-reliant lifestyle.

The native grass pasture has been carefully developed for regenerative, rotational grazing with perimeter and cross fencing that divides the ranch into multiple grazing cells. Each pasture is connected to a centralized watering system supplied by an electric well, creating an efficient setup that maximizes forage utilization while promoting long-term grass health. The pastures are in exceptional condition, providing abundant, high-quality forage for horses or cattle and supporting a productive, sustainable livestock operation.



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SOUTH PARCEL

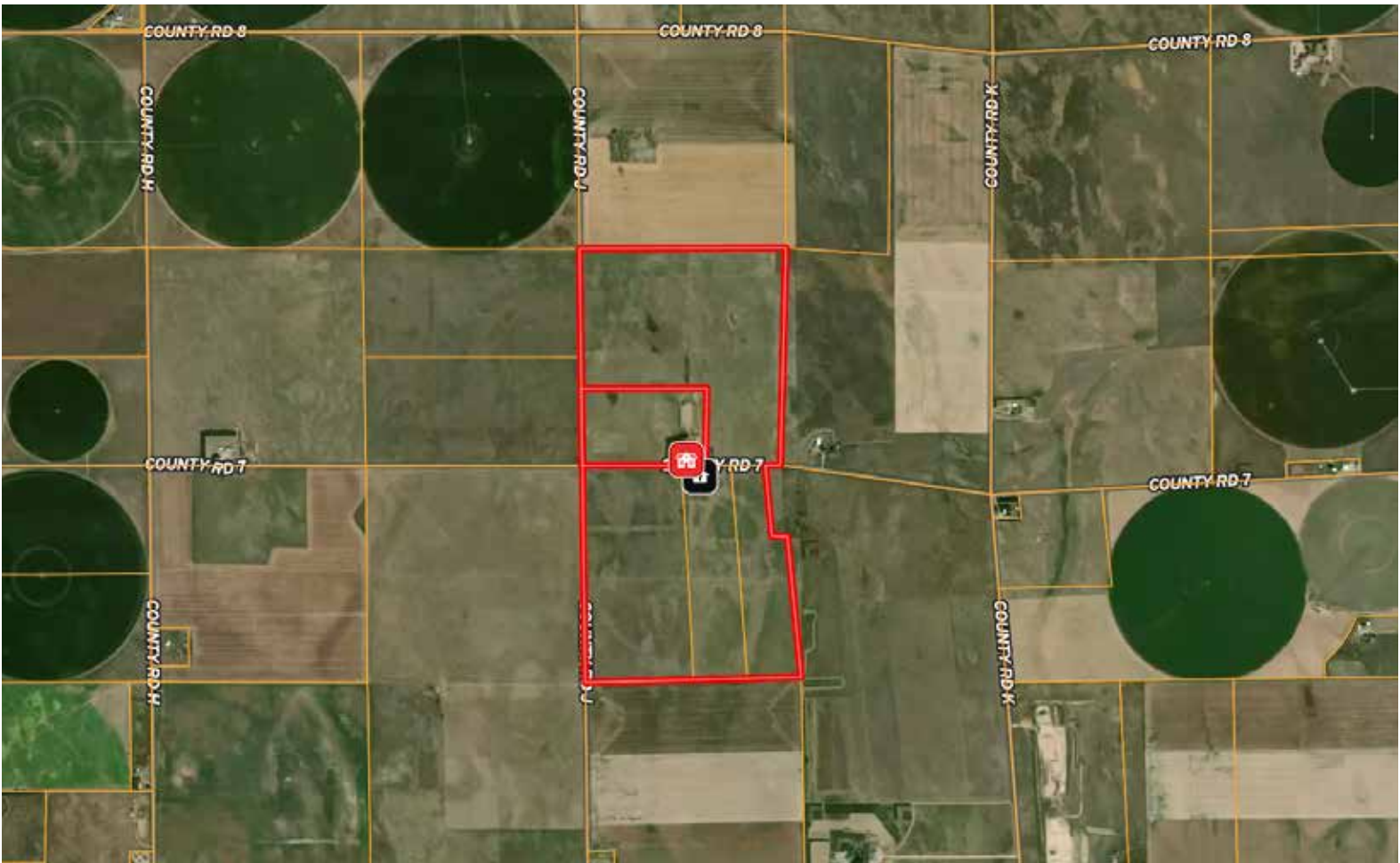
The south parcel further enhances the functionality of Prairie Roots Ranch with a second homesite, offering an ideal setup for extended family, ranch employees, or on-site management. The comfortable three-bedroom, two-bath residence includes a 1,280-square-foot addition and is complemented by an exceptional collection of improvements. Attached to the home is an expansive 1,800-square-foot shop featuring concrete floors and overhead doors at both ends, including a 14-foot door for larger equipment and trailers. An adjoining 800-square-foot workshop with an automotive paint room, along with an open-faced storage shed, provides outstanding space for equipment maintenance, storage, and a variety of ranch operations.

Surrounded by mature trees that provide privacy and protection from the prairie winds, the homesite offers a peaceful setting with established gardens and a greenhouse for those pursuing a more self-sufficient lifestyle. The surrounding native grass pastures have been thoughtfully developed for regenerative rotational grazing, with perimeter and cross fencing dividing the ranch into multiple grazing cells, each supplied by a centralized watering system powered by an electric well. This efficient grazing system maximizes forage production while supporting healthy pasture conditions for both cattle and horses. Adding to the property's value, approximately 29 acres are enrolled in a Grassland CRP contract that generates supplemental annual income.

Whether operated as a productive cattle ranch, an equestrian property, or a multigenerational family operation, the south parcel provides the infrastructure, grazing resources, and flexibility to support a wide range of agricultural pursuits. Combined with its comfortable improvements and self-sustaining amenities, it represents an exceptional opportunity to embrace the independence, stewardship, and rewarding lifestyle that define rural Colorado.







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