



Y4 RANCH

LA JUNTA, COLORADO | 35,654 ACRES | \$10,500,000

Situated in the wide-open ranchlands of southeastern Colorado, Y4 Ranch is a rare opportunity to own over 35,654± acres of productive native grass, a livestock production ground spanning deeded land, state lease, and U.S. Forest Service allotments. With a landscape defined by rolling shortgrass prairie, overlooking Purgatoire Canyon with dramatic sandstone ridges, the ranch offers both functional cattle country and striking high plains beauty. Designed for serious livestock production, it supports an owner-rated capacity of 600 head, supported by a well-distributed water system with over 30 miles of buried pipeline and multiple wells feeding concrete tanks.

Y4 Ranch is anchored by two well-established headquarters, each with its own home, barns, and infrastructure. The property has been managed for long-term sustainability, with a portion placed in conservation easement to preserve the native prairie ecosystem and features flexible grazing options across federal and state leases. Positioned just outside La Junta, Colorado—a historic trade town along the Santa Fe Trail—the ranch offers a balance of solitude, utility, and proximity to services. Whether your goals are production, land stewardship, or a multi-generational family operation, Y4 Ranch delivers a scale and setting that are increasingly hard to find.



LOCATION

Located just 12 miles southeast of La Junta, the county seat of Otero County, 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.

ACREAGE SUMMARY

- 12,498± Deeded Acres
- Including 3,260.58± Acres under Conservation Easement
- 1,920± Colorado State Land Board Lease Acres
- 394 AUMs | 2023 Lease Payment: \$6,136.28
- State lease assignment subject to Colorado State Land Board approval
- 21,236.58± Acres of U.S. Forest Service Grazing Allotments via the Timpas Grazing District
- Crooked Arroyo Allotment: 136 head/year
- Rock Falls Allotment: 137 head/year + 100 head for 52 days
- 2023 Grazing Fee: \$1.35/head/month

HISTORY & CULTURAL SIGNIFICANCE

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.



WATER RIGHTS & RESOURCES

- Three Permitted Wells (Permit Numbers: #26322, #25629, #287674A, and one additional domestic/ag well)
- Over 30 miles of buried water pipeline feeding concrete 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.

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.



IMPROVEMENTS

North Headquarters:

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

South Headquarters:

- 2,890 sq ft adobe-style home with 7 bedrooms and 1 bath
- Functional for seasonal cowboys, workforce housing, or extended family use
- Additional working corrals and support structures







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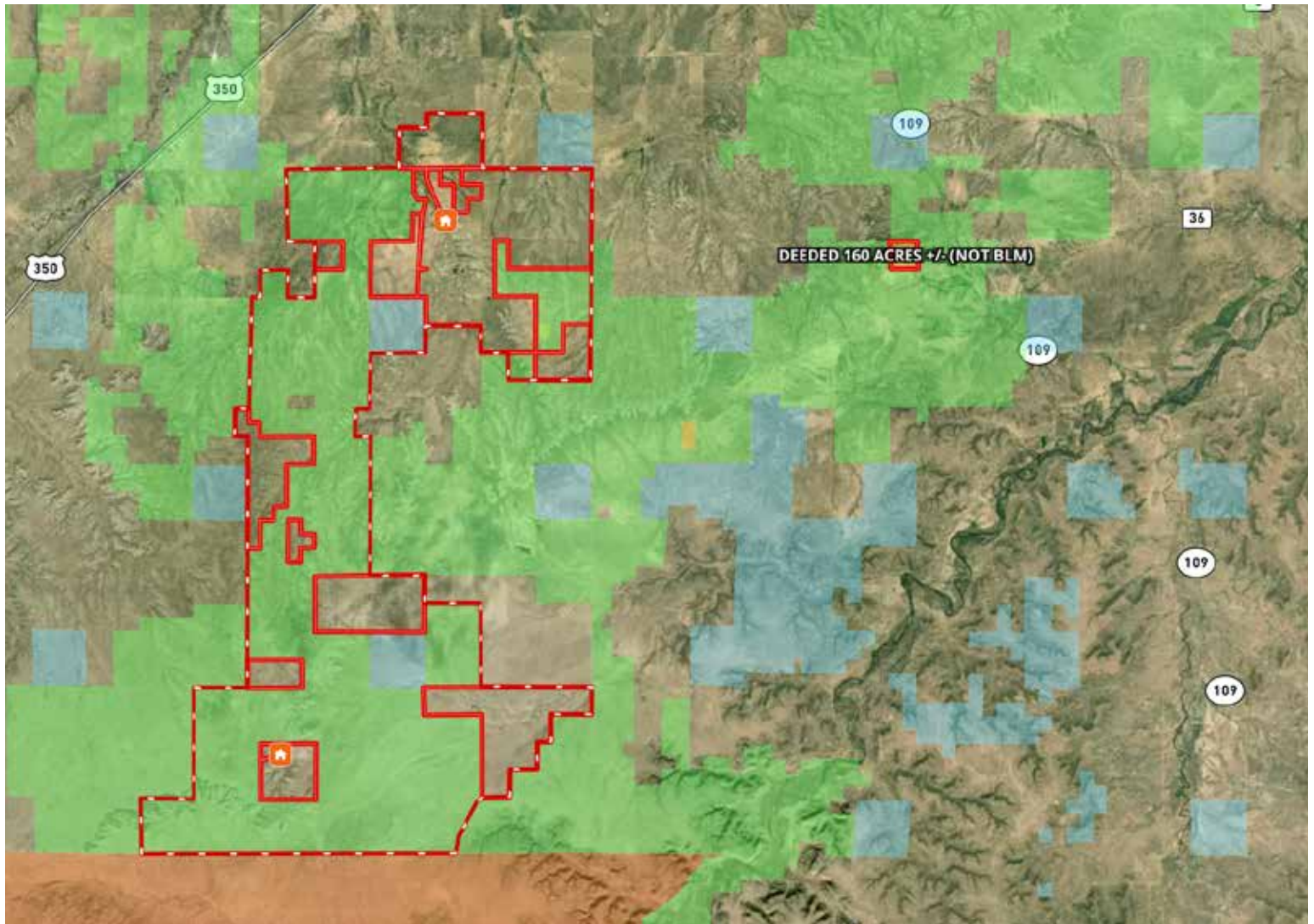
RECREATION & NATURAL AMENITIES

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 35,000 mostly contiguous acres of deeded, leased, and federally permitted grazing ground, Y4 Ranch is a true working ranch with unmatched scale and resources in southeastern Colorado. From its dependable water infrastructure and historical setting to its healthy grazing ecosystem and housing for labor or family, Y4 Ranch is an ideal setup for experienced cattle producers and landowners who value open space, capability, and opportunity.



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