

# NORTH YUMA COUNTY PASTURE/DRYLAND

YUMA COUNTY, COLORADO



1,138.5±

TOTAL ACRES

YUMA COUNTY, CO



*Pasture & dryland acres 16± miles southeast of Holyoke, CO, east of Highway 385.*

**For More Information:**

**Marc Reck**, Broker  
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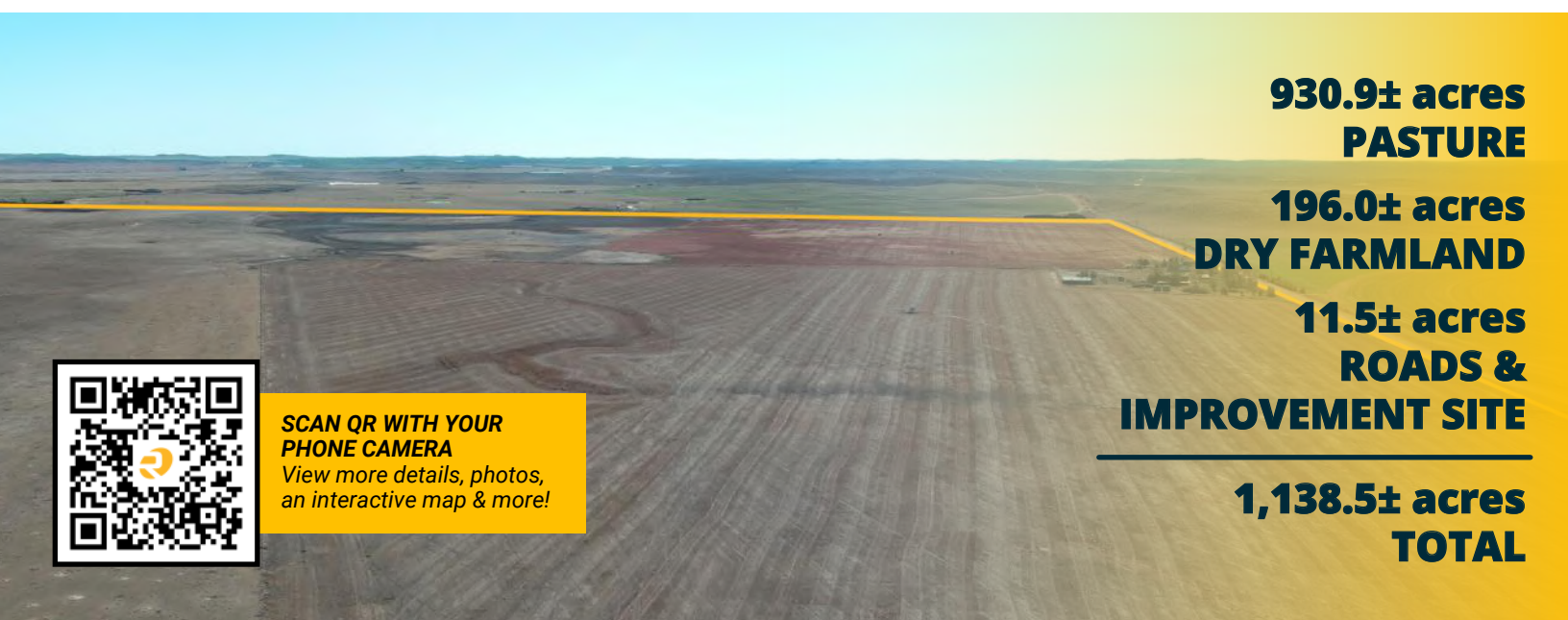
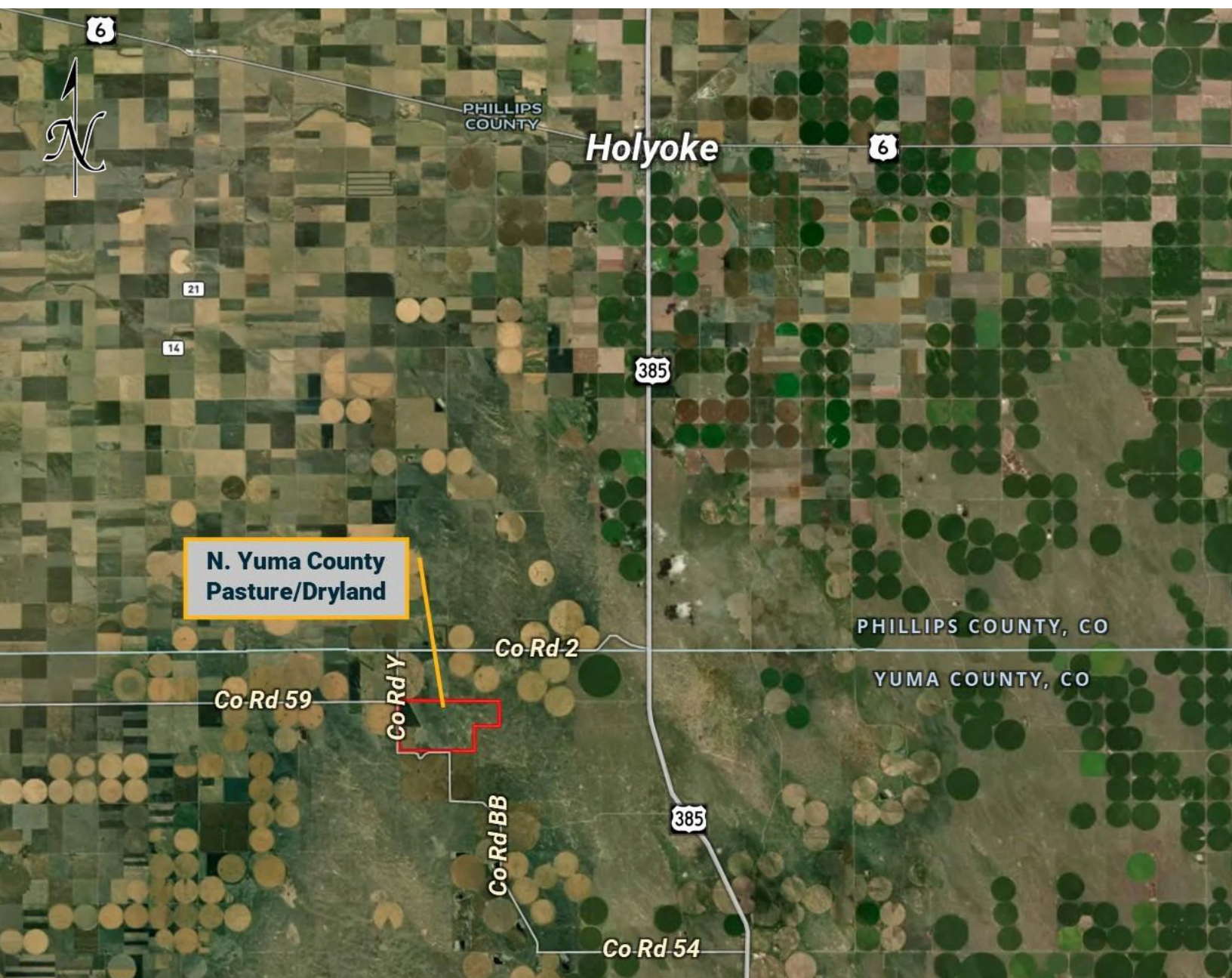
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# Location Map + Acres



**930.9± acres  
PASTURE**

**196.0± acres  
DRY FARMLAND**

**11.5± acres  
ROADS &  
IMPROVEMENT SITE**

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**1,138.5± acres  
TOTAL**



**SCAN QR WITH YOUR  
PHONE CAMERA**  
*View more details, photos,  
an interactive map & more!*

# Property Description & Aerial Map

**1,138.5± acres - 1,120.0± acres (taxed)**

930.9± ac pasture, 11.5± ac rds & improvement site,  
196.0± ac dry farmland

Directions from Holyoke, CO – 10 mi S, 5 mi W, 1 mi S  
Co Rd Y (west boundary) & Co Rd 58 (south), Yuma Cty  
1 livestock well & tank

Seller to convey all OWNED mineral rights

Available for 2025 grazing and farming season

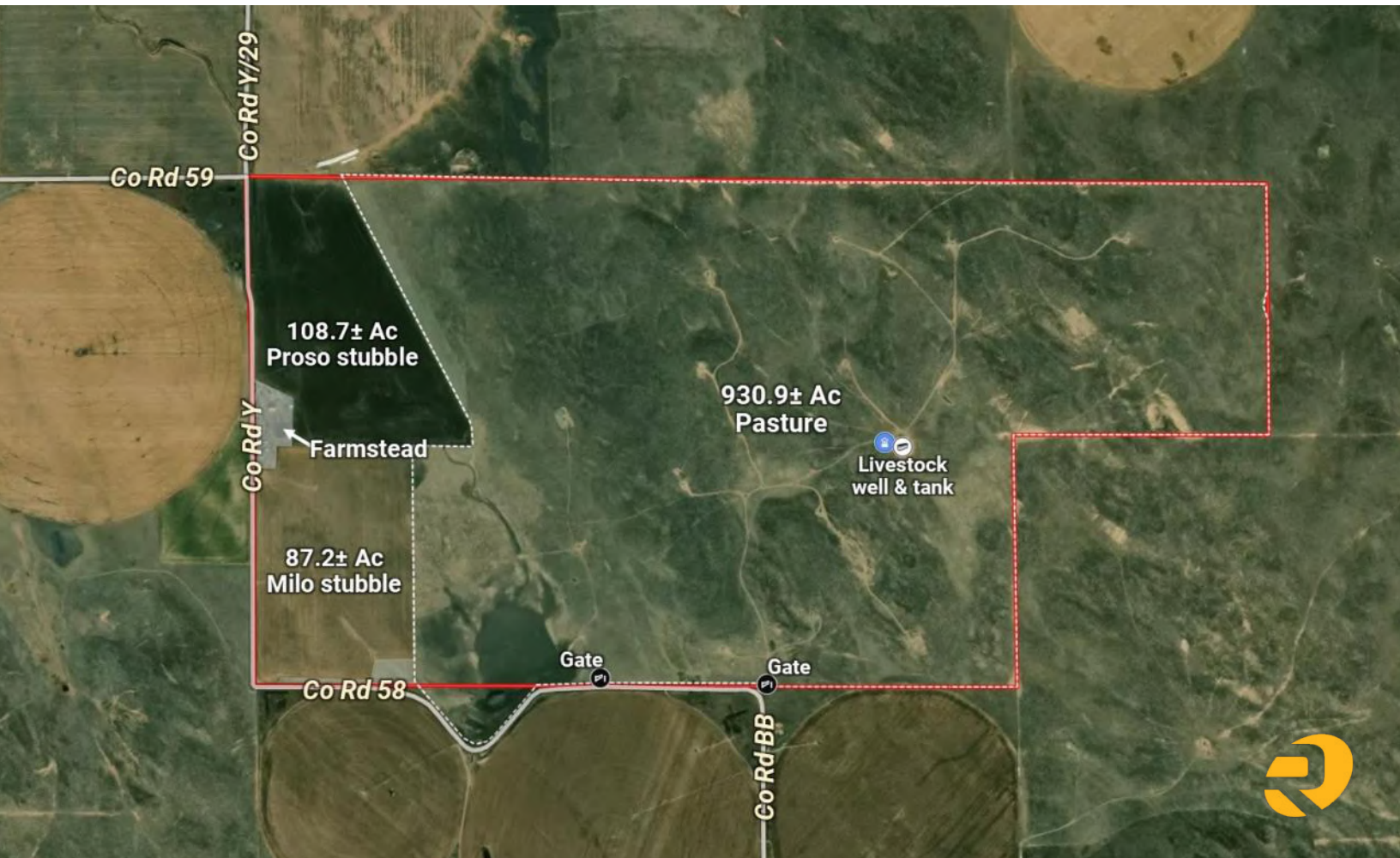
Dryland currently in 108.7± ac proso stubble  
& 87.2± ac milo stubble

FSA Base: 95.1 Ac wheat w/ 33 bu PLC yield

Legal: All of Sec 9 & W½ & NE¼ of Sec 10, T5N, R45W

R/E Taxes: \$1,222.98 (2023)

**ASKING \$975,000**



## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**921,792**

total acres sold

**422**

successful auctions

**18,511**

auction attendees

**1,978**

transactions



# North Yuma County Pasture/Dryland

1,138± Total Acres | Yuma County, CO

Combination of 930± acres pasture with 196± acres dryland, located in northern Yuma County, one mile south of the Phillips County line. Available for the 2025 grazing & farming season with one livestock well & tank. County road access along west & south sides with old farmstead.

