

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:

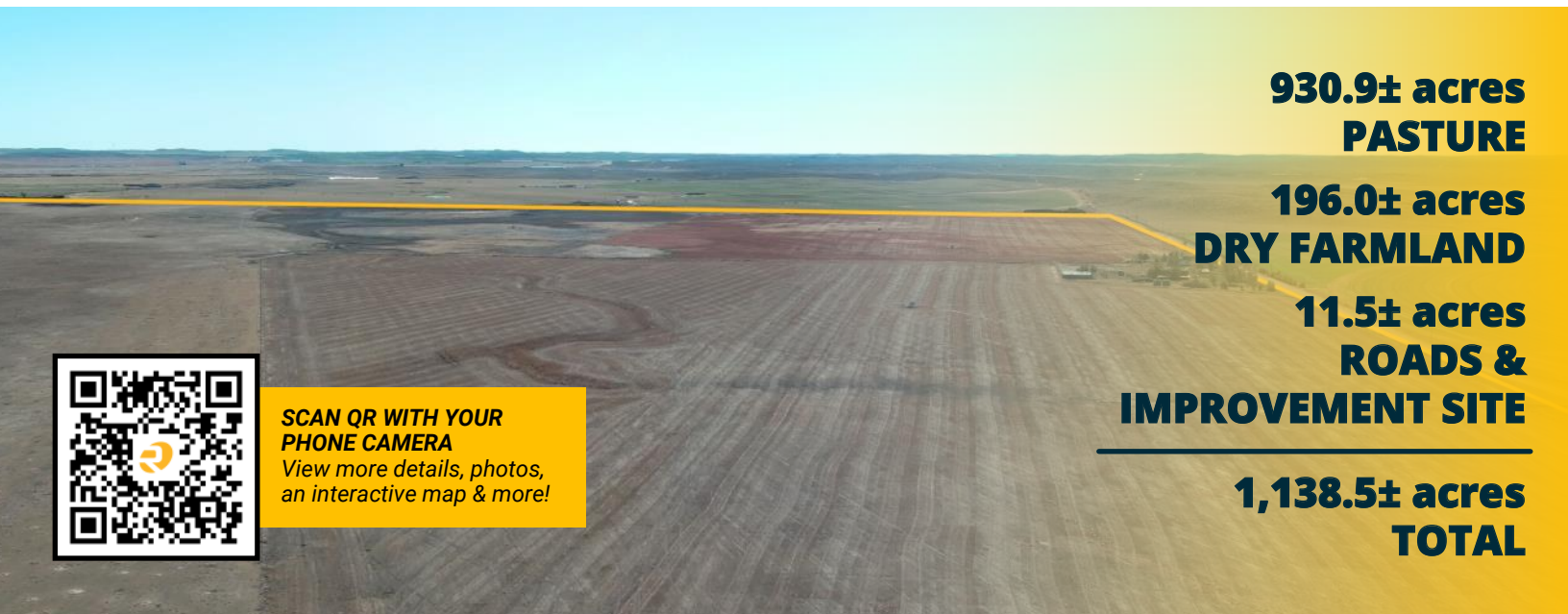
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Location Map + Acres



**930.9± acres
PASTURE**

**196.0± acres
DRY FARMLAND**

**11.5± acres
ROADS &
IMPROVEMENT SITE**

**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

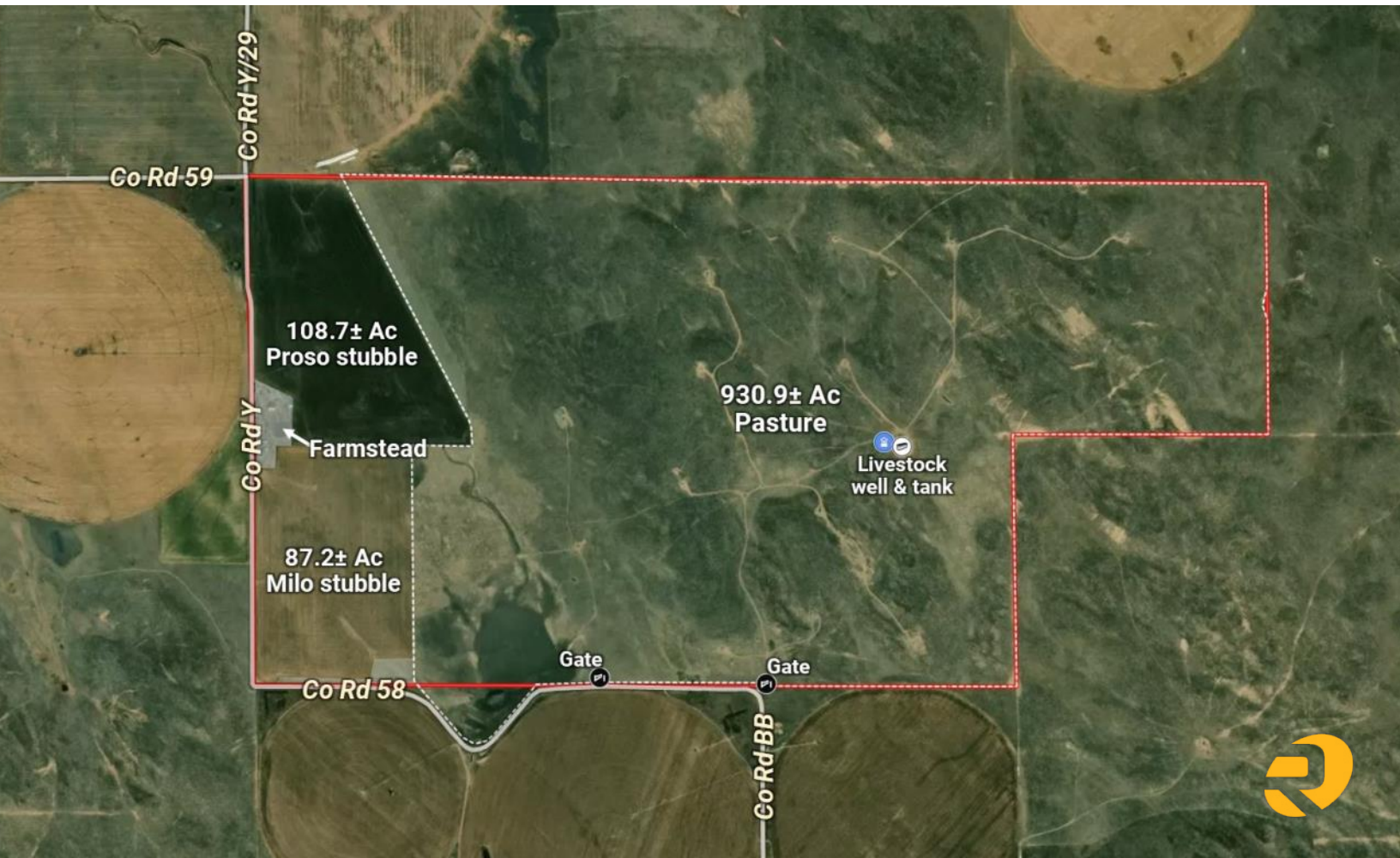
Dryland currently in 108.7± ac proso stubble
& 87.2± ac milo stubble

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.

