

Yuma County Breaks

596.00 Acres | Yuma County, CO | \$850,000



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game, Predator/Varmint,
Small Game, Turkey, Upland Birds
Outbuilding/Barn/Shed/Shop
Solar
State Hunting Unit: Unit 102

Land Details

Address: 26899 County Road RR,
Laird, Colorado 80758, USA
Closest Town: Wray
Total Acres: 596.00
Zoning: Agriculture
Elevation: 3400-3640
Topography: Canyons and
moderate rolling terrain
Vegetation: native grasslands
Tillable/Crop/Orchard Acres: 123
Pasture Acres: 596
Estimated Taxes: \$661 - 2024
Source of lot size: Assessor/Tax Data
Water Provider: Domestic well
Fence Type: barbed wire



Property Summary

Beautiful 596± acre hunting and grazing property in Yuma County, Colorado, located in famed Unit 102, renowned for exceptional trophy mule deer hunting. The land offers productive native grass, two water wells, and borders public land, providing excellent habitat, added access, and outstanding recreational and agricultural value and is just a short 3 hour drive from Denver and the Front Range.





Land

This remarkable 596± acre property in Yuma County, Colorado, offers a rare combination of outstanding wildlife habitat, productive grazing land, and scenic topography in the heart of Game Management Unit 98, a region celebrated for its exceptional mule deer hunting opportunities. The landscape is defined by dramatic canyons and diverse terrain that transitions from expansive open grasslands to deep draws with dense cover, creating an ideal setting for both big game and livestock.

The north canyon of the property features a beautiful hardwood bottom, where mature cottonwoods and other native trees create a lush riparian corridor that anchors wildlife activity. This hardwood bottom not only adds visual appeal but also provides critical shelter, water retention, and a natural travel corridor for deer and other species throughout the seasons. In contrast, the south canyons are characterized by open breaks with pockets of brush that are exceptionally well suited for wildlife habitat. These breaks and brushy draws offer excellent bedding and foraging areas, giving big game species the protective cover they seek and enhancing hunting potential year after year.

Surrounding the canyons are large expanses of native grass pastures that support healthy grazing for livestock while also contributing to the property's overall ecological diversity. The native grasses are well established and adapted to the local climate, making them ideal for cattle operations while also providing open terrain that encourages wildlife movement. This balance of open pasture, rugged canyon country, and brushy cover creates a versatile landscape that serves both recreational and agricultural purposes.

Water resources on the property are a valuable asset. Two wells provide dependable water for livestock and wildlife, supporting year-round use and improving overall land functionality. Reliable water is a critical feature in this region of northeastern Colorado and significantly enhances the long-term value and usability of the property.

The ranch is well fenced with good perimeter fencing, offering clear boundary definition and effective livestock control. The existing fencing contributes to the property's readiness for immediate use without the need for major improvements.

Access is excellent, with direct frontage on a county-maintained road, allowing for easy, year-round entry. This convenient access supports ranching operations, hunting activities, and recreational use, and makes the property practical for future improvements such as a home site, shop, or hunting lodge.

An additional highlight is the property's border with public land, which expands recreational opportunities and enhances hunting access. This adjacency allows landowners and guests to enjoy the benefits of both private ownership and nearby public acreage, a highly desirable feature in Unit 98 where land availability is limited.

Overall, this 596± acre property represents a classic Yuma County ranch with exceptional habitat diversity, hardwood bottoms, open native grasslands, scenic canyons, reliable water, solid fencing, and outstanding access, all located in one of Colorado's most sought-after mule deer hunting units.



Recreation

This 596± acre property in Yuma County, Colorado, located in highly sought-after Game Management Unit 102, offers outstanding recreational value highlighted by exceptional mule deer hunting. Unit 102 is widely recognized for producing high-quality, mature mule deer thanks to its strong genetics, limited pressure, and ideal blend of food, cover, and water. The property's diverse terrain—featuring hardwood bottoms, big canyons, open grasslands, and brush-filled breaks—creates prime habitat that consistently attracts and holds deer throughout the season. Additionally there are good numbers of Whitetail deer and turkeys for hunters looking for multiple critters to pursue.

The north canyon's hardwood bottom serves as a natural travel corridor and staging area, while the south canyons provide open breaks with brush pockets ideal for bedding and escape cover. These features combine to create excellent ambush locations and varied hunting setups, whether bow or rifle. The balance of open visibility and secure cover allows hunters to pattern deer movement effectively and enjoy a high-quality hunting experience.

Beyond mule deer, the property supports strong populations of upland game and predators. The native grass pastures, brushy draws, and canyon edges provide excellent habitat for pheasants, quail, and prairie birds, offering additional recreational opportunities outside of big game seasons. Predator hunting for coyotes and other varmints is also excellent, with expansive sightlines and varied terrain well suited for calling and long-range setups.

A standout feature of this property is its direct border with public land on two sides, significantly expanding hunting and recreational access. This adjacency allows seamless transition between private and public ground, increasing usable acreage and enhancing long-term hunting value. Combined with good access, reliable water, and diverse habitat, this property represents a rare opportunity to own a premier recreational ranch in one of Colorado's most respected mule deer units.





Agriculture

This 596± acre property offers strong grazing quality with a well-balanced mix of native grass pastures and productive terrain suited for livestock operations. The native grasses are well established and adapted to the local climate, providing dependable forage throughout the grazing season. A notable feature of the ranch is the former 123 acres of dryland farmland that has been planted back to pasture grass and is now well established. This area adds to the overall forage base and blends seamlessly with the surrounding grasslands, supporting consistent grazing and range health.

The land has a proven history of agricultural use, and the quality of the soils and terrain reflect that heritage. Should a future owner choose to return a portion of the property to dryland farming, the potential remains, offering flexibility for diversified agricultural operations. Combined with reliable water, good access, and solid pasture condition, this property provides both immediate grazing value and long-term agricultural versatility.

Region & Climate

Yuma County, Colorado sits on the high plains of northeastern Colorado and experiences a cold semi-arid climate with wide temperature swings and relatively low precipitation. Summers are warm to hot, with average highs reaching into the upper 80s to low 90s °F in July and comfortable, cooler nights in the 60s. Winters are cold, with average lows often in the 20s °F and highs in the 40s. Spring and fall bring mild, pleasant conditions with plenty of sunshine. Annual precipitation in the region averages around 16–18 inches, most of which falls as rain in late spring and summer, and snowfall is modest but typical through winter months. The semi-arid climate supports native grasslands and brush, making the region well suited for grazing and wildlife habitat while offering long, sunny days and a distinct four-season weather pattern. (weather-atlas.com)

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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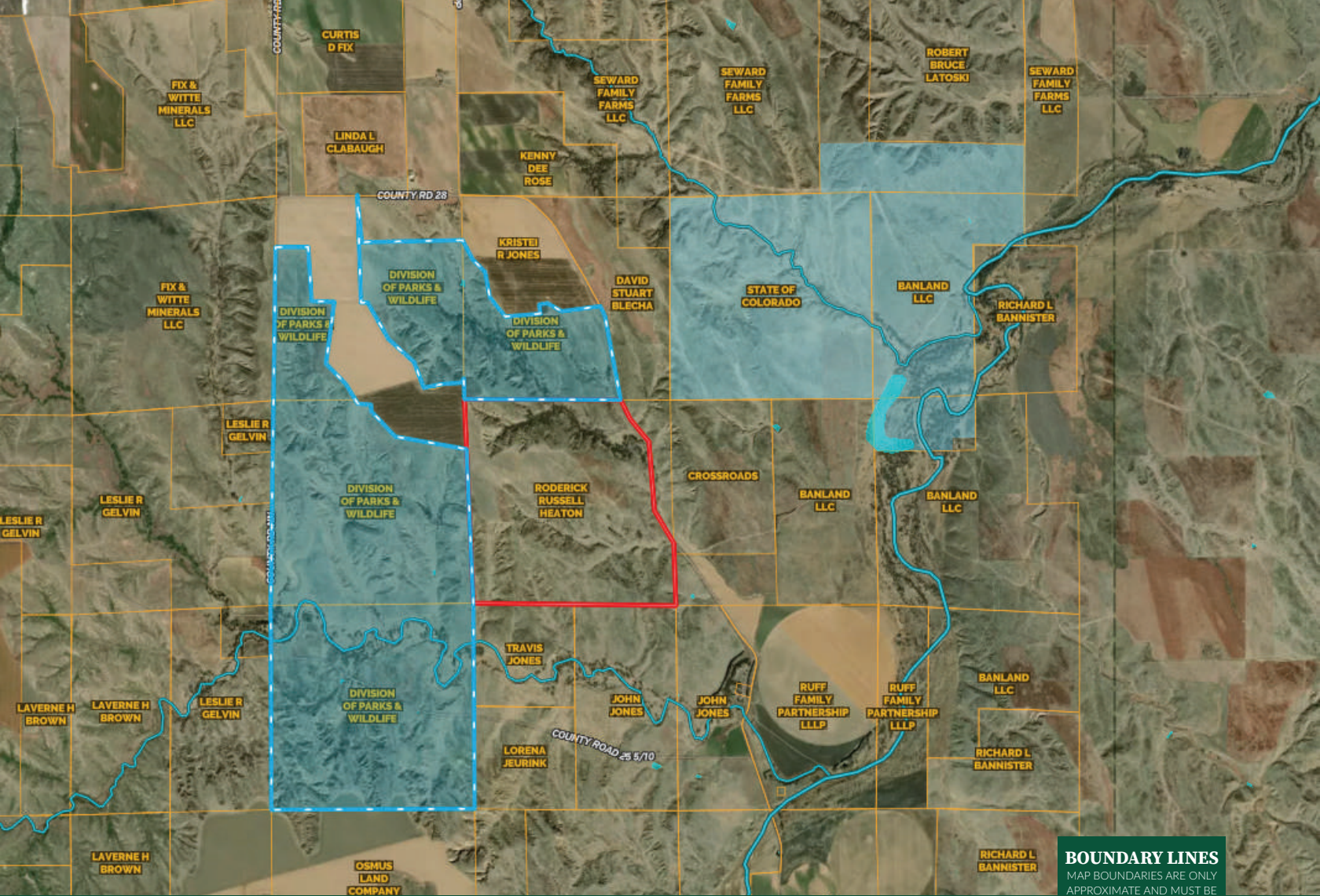


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- RICK STEINER, SELLER/BUYER

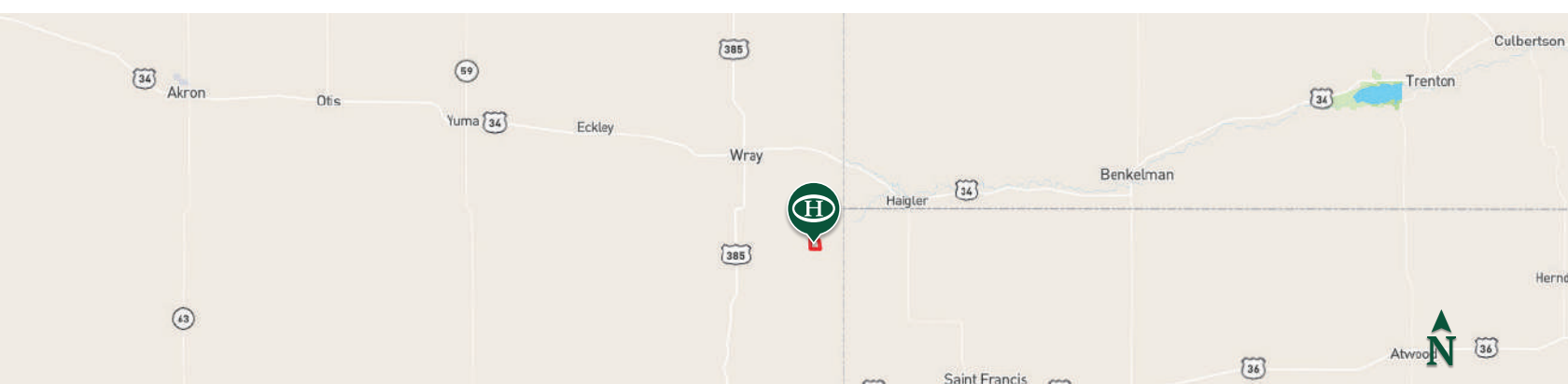
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 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



Clay Owens

📍 Licensed in CO, KS, NE & WY
 ✉ Clay@HaydenOutdoors.com
 📞 308.882.8171



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