

Colorado High Plains 40

40.00 Acres | Arapahoe County, CO | \$275,000



HAYDEN  OUTDOORS.

Colorado High Plains 40

TOTAL ACRES:

40.00

PRICE:

\$275,000

COUNTY:

Arapahoe County

CLOSEST TOWN:

Deer Trail, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Equestrian/Horse Property
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
State Hunting Unit: 106

Land Details

Address: TBD Deter-Winters Rd,
Deer Trail , Colorado 80105, USA
Closest Town: Deer Trail
Total Acres: 40.00
Elevation: 5200
Topography: flat to moderately hilly
Vegetation: Native Vegetation
Source of lot size: Assessor/Tax Data

Property Summary

Discover 40 acres of beautiful Colorado High Plains featuring native grasses, wide-open space, and endless possibilities. Whether you're looking to build your dream home, create a private getaway, or invest in land, this peaceful property offers expansive prairie views, abundant wildlife, and the freedom to enjoy rural living under Colorado's big skies.

Land

Located just outside Deer Trail, Colorado, this outstanding ranch offers a rare opportunity to own productive native grass pasture combined with exceptional recreational appeal. The gently rolling landscape is characterized by healthy native grasses, scenic draws, and expansive prairie views that define the beauty of Eastern Colorado.

The ranch provides quality grazing opportunities while also supporting abundant wildlife, including mule deer, pronghorn, coyotes, and upland game birds. Natural travel corridors and diverse terrain create excellent habitat, making the property an ideal destination for hunting, recreation, or simply enjoying the quiet solitude of the Colorado plains.

Several elevated building sites offer panoramic views and the potential for a future home, cabin, or ranch headquarters. Convenient year-round access allows for easy enjoyment and management of the property while maintaining the privacy and wide-open spaces that make this area so desirable.

Whether you're looking to expand a cattle operation, establish a recreational retreat, invest in Colorado ranch land, or build your dream country home, Deer Trail Ranch offers the versatility, natural beauty, and recreational opportunities that are becoming increasingly difficult to find. This is a chance to own an authentic piece of Eastern Colorado where productive grassland, abundant wildlife, and breathtaking prairie sunsets come together in one exceptional property.

Region & Climate

Located approximately 15 minutes northeast of Deer Trail, Colorado, this ranch enjoys the open landscapes and favorable ranching climate that have made eastern Colorado one of the region's premier grassland areas. Situated at an elevation of roughly 5,200 feet, the area experiences four distinct seasons with warm, sunny summers and cool, crisp winters. Average summer high temperatures typically reach the mid-80s, while winter daytime highs average in the low to mid-40s. Overnight temperatures range from the upper 50s during the summer to the mid-teens in the winter, providing a climate well-suited for livestock grazing and year-round outdoor recreation.





The region receives approximately 15 to 17 inches of annual precipitation, with the majority falling during the late spring and summer growing season. Combined with abundant sunshine and healthy native prairie grasses, these moisture patterns support productive rangeland and excellent wildlife habitat. The area's rolling grasslands, seasonal drainages, and expansive prairie provide ideal habitat for mule deer, pronghorn, upland birds, and a variety of other wildlife. Conveniently located less than an hour from the eastern Denver metropolitan area, the property offers the perfect balance of rural seclusion, productive grazing land, and easy access to modern conveniences.

History

The Deer Trail area has deep roots in Colorado's ranching and western heritage. Established in the late 1800s, the community grew from the expansion of the railroad, early homesteading, and the arrival of ranchers who relied on the vast native grasslands for cattle production. The surrounding prairie has remained a landscape defined by working ranches, open spaces, and generations of families who have carried on the traditions of the American West.

Deer Trail also holds a unique place in western history as the site of what is recognized as one of the first organized rodeo events in the world. On July 4, 1869, local cowboys gathered to showcase their horsemanship, roping, and riding skills, laying the foundation for the rodeo tradition that would become an iconic part of western culture. Today, Deer Trail proudly embraces this heritage as the "Home of the World's First Rodeo," celebrating the community's enduring connection to the cowboy lifestyle. (townofdeertrail.colorado.gov)

The ranches surrounding Deer Trail continue to reflect the same spirit that shaped the region more than 150 years ago—where open grasslands, livestock, wildlife, and western traditions remain an important part of everyday life.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

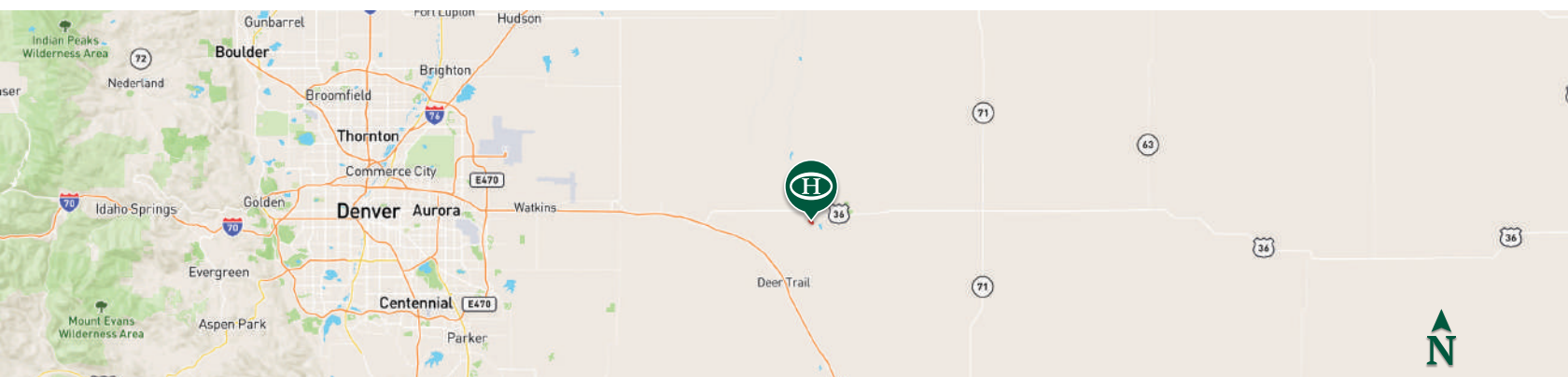




 Boundary

BOUNDARY LINES

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



Clay Owens

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