

# JAMES

— LAND CO. —

## Yampa Valley Vista Farm Craig, Colorado



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**Price:** \$411,700.00

**Features:** Outstanding Views, Numerous Potential Homesites, County Road Access, Power Nearby, Ideal Location, Outdoor Recreation

**Improvements:** None

**Location:** Craig, Colorado

**Acreage:** 179 Deeded Acres +/-

**Taxes:** \$254.68 (2025)

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## **BROKER COMMENTS**

The Yampa Valley Vista Farm is located in northwest Colorado, just 6 miles west of Craig. Comprised of 179 deeded acres +/- with 141 acres of dryland farm ground, this scenic farm features outstanding views, numerous potential homesites, convenient county road access with power nearby and an ideal location given its proximity to town. The property offers an attractive combination of productive agricultural land, rural living potential, and easy access to the abundant outdoor recreational opportunities northwest Colorado is known for.

Of the 179± deeded acres, approximately 141 acres consist of dryland farm ground that has historically been utilized for wheat production. The balance of the acreage consists primarily of sagebrush and grass covered hillsides that complement the rolling topography of the farm. The property is mostly fenced and offers several elevated locations with stunning views of the Yampa Valley.

One of the best attributes of the Yampa Valley Vista Farm is its location. Situated along County Road 30 just six miles west of Craig with power nearby, the property would make an ideal home base for the outdoor enthusiast. Northwest Colorado is home to millions of acres of public land, providing countless opportunities for hiking, horseback riding, ATVing, downhill and cross-country skiing, snowmobiling, outdoor photography, fishing, and hunting.



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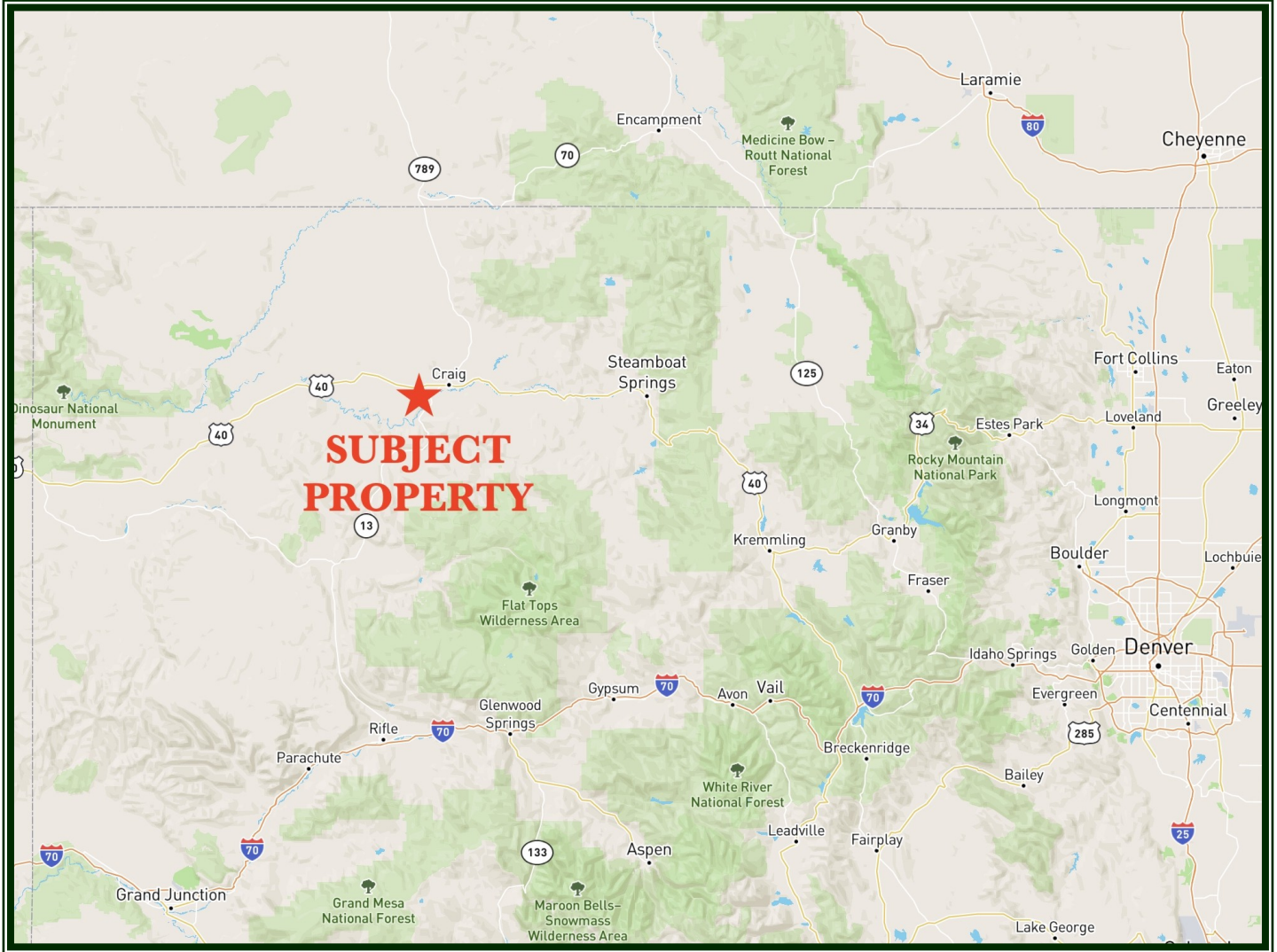
Known as the “Elk Hunting Capital of the World,” Craig and the surrounding area are widely recognized for their abundant populations of elk, mule deer, and antelope. This combination of convenient access to town and some of northwest Colorado's best recreational opportunities adds to the property's appeal as both an agricultural investment and potential rural homesite.

The Yampa Valley Vista Farm offers a unique opportunity to own 179± acres in a desirable location just minutes from Craig. With productive dryland farm ground, outstanding views, convenient access, and numerous potential homesites, the property provides an attractive combination of agricultural use, rural living, and recreational opportunities in northwest Colorado.



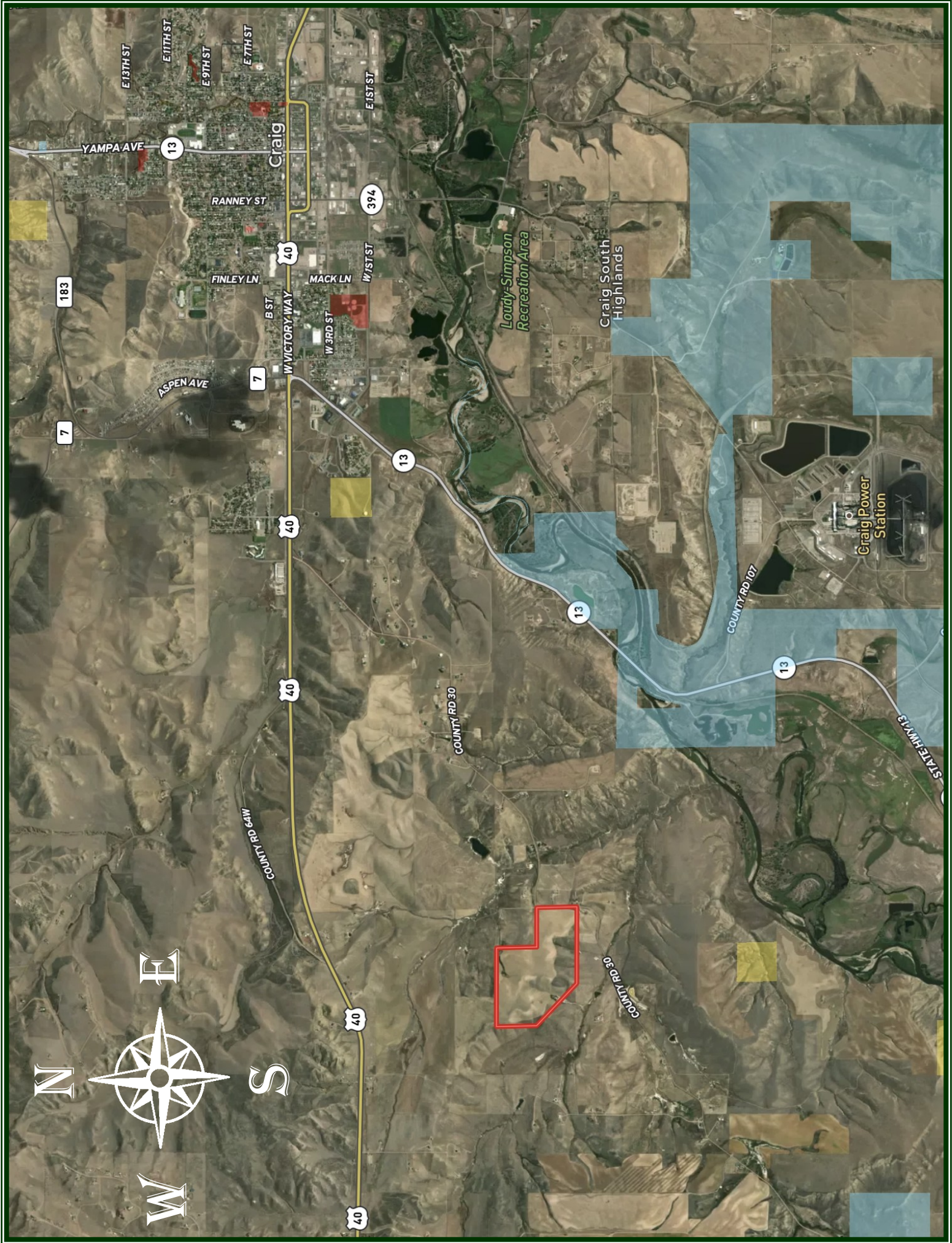
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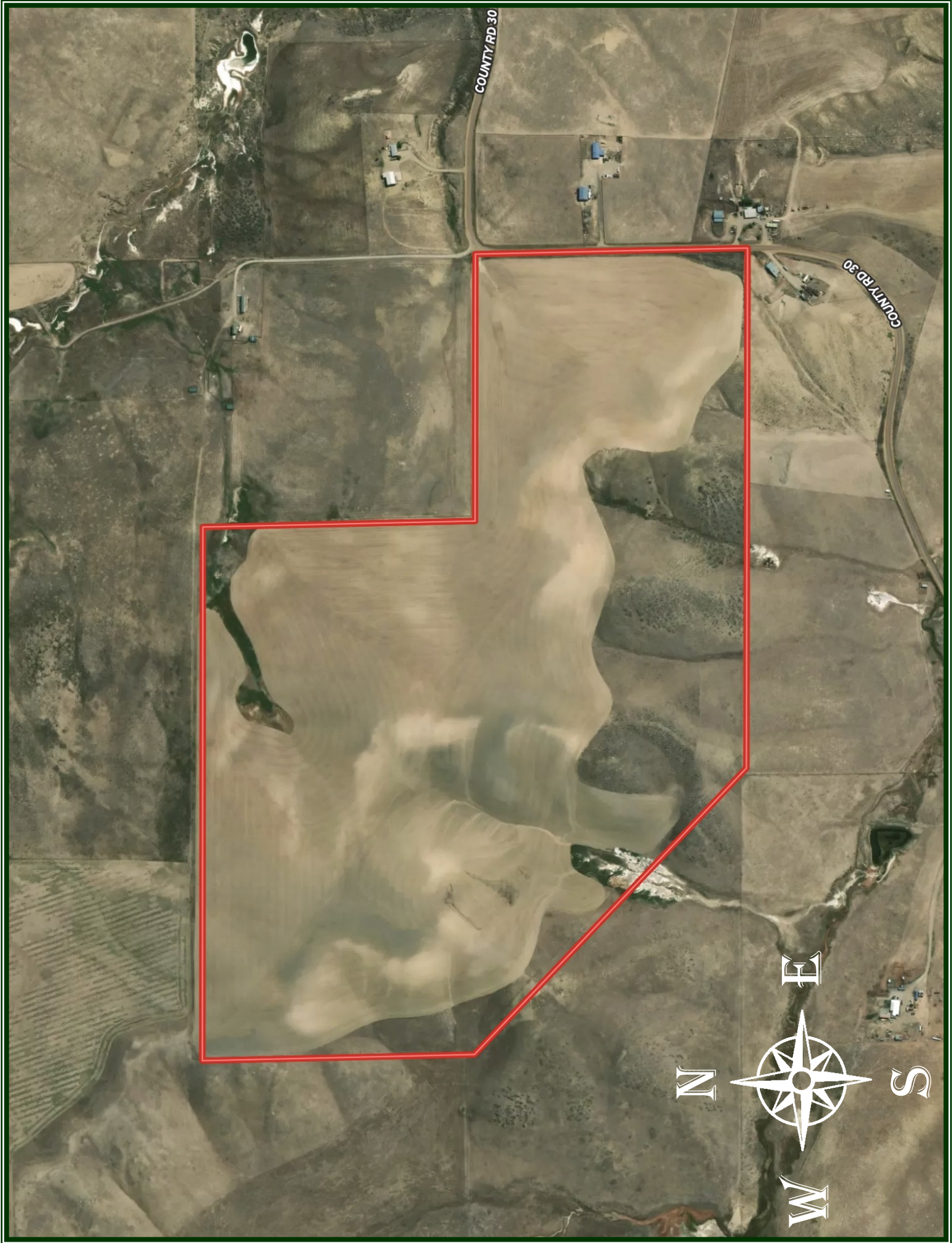
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Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an “as is” condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.





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## Contact Information

**Creed James (Broker/Owner)**

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*\*Licensed in Wyoming, Nebraska & Colorado*



**Note:** This Information and any other information presented by James Land Company, LLC has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company, LLC. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

**Agency Disclosure:** James Land Company, LLC and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

**\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company, LLC is an agent for the seller.**

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