

\$120,000 - 3208 County Road 28, Yuma

MLS® #1025051

\$120,000

Bedroom, Bathroom,
Land on 40.00 Acres

None, Yuma, CO

40 Deeded Acres with Utilities & Historic Charm - South of Yuma, CO Located just 10 miles south of Yuma, Colorado, this 40-acre parcel offers the perfect blend of wide-open space, natural beauty, and practical infrastructure. Fully fenced and featuring a mix of sagebrush and native grasses, the land presents an excellent opportunity for homesteading, recreation, or rural development. A gently rolling topography on the eastern portion of the property transitions into flatter terrain to the west, offering multiple ideal building sites. Utilities are already in place, including a water well and electrical service provided by Y-W Electric, saving you time and investment. Access is convenient with a county-maintained gravel road along the western boundary. Adding to the property's unique character is a charming 100-year-old schoolhouse. Fix it up to suit your needs. Whether you're looking to build your dream country home, establish a small ranch, or invest in rural land with history and potential, this property is a rare find.

Essential Information

MLS® #	1025051
Price	\$120,000
Acres	40.00
Type	Land
Sub-Type	Unimproved Land



Status Active

Community Information

Address 3208 County Road 28
Area Yuma
Subdivision None
City Yuma
County Yuma
State CO
Zip Code 80759

Amenities

Utilities Electricity Available
View Plains View

School Information

District Yuma 1
Elementary Kenneth P Morris
Middle Yuma
High Yuma

Additional Information

Days on Market 280
Zoning AG

Listing Details

Listing Office Clark & Asso Land Brokers LLC

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