

# \$4,500,000 - 22661 Road 24, La Junta

MLS® #9045802 Listing Office: Fay Ranches Inc

## \$4,500,000

4 Bedroom, 2.00 Bathroom, 2,140 sqft  
Farm on 280 Acres

N/A, La Junta, CO

This exceptional 295± acre irrigated farm and feed yard spans two irrigated parcels. The property includes a 4-bedroom, 2-bath home with wrap-around porch, mature landscaping, and a finished basement. Ideal for cattle and hay operations, the farm boasts an 800-head feedlot, ample horse improvements including a pipe roping arena, tack shed, irrigated grass trap, and extensive livestock infrastructure: grain bins, 120' x 65' hay shed built in 2023, calving barn, small platform scale and 2,040 sf shop. The feedlot features six pipe pens, an automatic water system, hydraulic chute, cattle scales and semi loadout with easy access from paved Road 24.

The North Farm covers 130 acres, with 119 irrigated acres under pivot and a 15-acre-foot collection pond. Water rights include 109 shares each of Catlin Canal and Larkspur Ditch. Water delivery includes gravity and pump-fed systems. For the past 28 years the farm has produced high quality alfalfa and grass hay mix, averaging three grass hay cuttings a year at about 5 ton/ acre. It produces four alfalfa cuttings a year.

The South Farm also spans 130 acres with 100 irrigated acres under pivot and a 10-acre-foot collection pond. It includes 120 Otero Canal water shares, plus Catlin Canal shares can be transferred from the north farm to the south farm. For the past 28 years the farm has raised alfalfa/grass hay, averaging 3 ton/ acre. The farm was re-seeded to alfalfa in



2024.

This highly functional, well-watered operation offers a rare blend of production, livestock infrastructure, and livabilityâ€”all just off paved roads in the Swink School District.

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**Listing Courtesy of Fay Ranches Inc**

Built in 1900

**Essential Information**

MLS® #	9045802
Price	\$4,500,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Square Footage	2,140
Acres	280.00
Year Built	1900
Type	Farm
Sub-Type	Farm
Status	Active

**Community Information**

Address	22661 Road 24
Subdivision	N/A
City	La Junta
County	Otero
State	CO
Zip Code	81050

**Amenities**

Utilities	Cable Available, Electricity Connected, Phone Available, Propane, Sewer Connected
Parking Spaces	10
Parking	Unpaved
View	Plains
Is Waterfront	Yes
Waterfront	Pond

**Interior**

Interior Features	Ceiling Fan(s), Eat-in Kitchen, Open Floorplan, Pantry, Solid Surface Counters
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air, Propane
Cooling	Central Air
Stories	One

**Exterior**

Windows	Double Pane Windows
Roof	Metal
Foundation	Concrete Perimeter

**School Information**

District	East Otero R-1
Elementary	La Junta
Middle	La Junta
High	La Junta

**Additional Information**

Date Listed	May 1st, 2025
Zoning	A

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