



PARAMOUNT REALTY
USA

AUCTION

Bid by Thursday, October 2

317-Acre Compound/Redevelopment Opportunity
28071 State Highway 109, La Junta, CO

Previously \$3,000,000
Reserve \$1,000,000

 **PARAMOUNT** REALTY USA

Auctions
212.867.3333
prusa.com

COMPASS

List agent
Jake McCaffrey



OVERVIEW

Positioned on a vast 317-acre footprint, this former Colorado Boys Ranch represents a compelling investment opportunity with built-in infrastructure, historical significance, and expansive development potential. With nearly 50 years of institutional use, the property offers a rare combination of scale, versatility, and existing improvements—ideal for a variety of high-value redevelopment strategies. The site includes over 30 buildings, including 5 bunkhouse-style dormitories, multiple administrative and classroom buildings, workshops, and recreational facilities—all adaptable for immediate re-use or repositioning. Whether your vision includes a residential campus, wellness retreat, specialty school, behavioral health facility, or vocational training center, the groundwork is already in place. Additional on-site amenities—such as a rodeo/equine arena, barns, loafing sheds, basketball court, and baseball/softball fields—further broaden the property’s applicability. Over 250 acres remain undeveloped, offering significant upside for phased expansion, wind and solar energy development, conservation easement opportunities, or alternative land use strategies. This is more than just land—it’s a scalable platform for mission-aligned development, adaptive reuse, or impact-focused investment. Seize the chance to acquire a one-of-a-kind asset with the foundation, flexibility, and acreage to support a wide range of institutional, commercial, or mixed-use visions. The property will be delivered vacant and all furniture/items on the premises will be included in the sale.



PR PARAMOUNT LAND USA

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DESCRIPTION

Location

The property is located on the High Plains of southeast Colorado, along the Arkansas River, 4 miles north of the Town of La Junta on State Highway 109.

Site Description

317.37 acres (approx.) with 35 buildings and roadways on 40 landscaped acres. The remaining acreage consists of dry-land mesa available for development, agriculture, horseback riding and outdoor-activities.

Building Types

The facility types on this property include: 4 bunkhouses, office buildings, gymnasium and recreation center, library and conference center, chapel, school buildings, storage sheds, garages,

specialty shops, stables, barns, indoor and outdoor arenas, animal buildings and corrals, music studio, arts and crafts center, wood shop and more. Also included is a dining hall with a full kitchen with commercial refrigerators/ovens and a medical/special care unit complete with medical offices/equipment.

Outdoor Recreation Facilities

Included on this campus are: softball diamond, basketball courts, volleyball court, covered gazebos, dirt bike/ATV and horseback trails.

Topography

There is a flat terrain on the main campus with established drainage systems to divert water to the perimeters of campus and toward major drainage ditches.

Year Built

Ranges between
1942 – 2005

Prior Use

Residential Treatment
Facility/Recreational
Facility

Occupancy

Vacant

Zoning

Zoning District

A-2 – Fragile Lands District

Zoning Jurisdiction

Otero County

Zoning Description

Agricultural Land Use

Assessed Value

\$3,564,754 (2025)

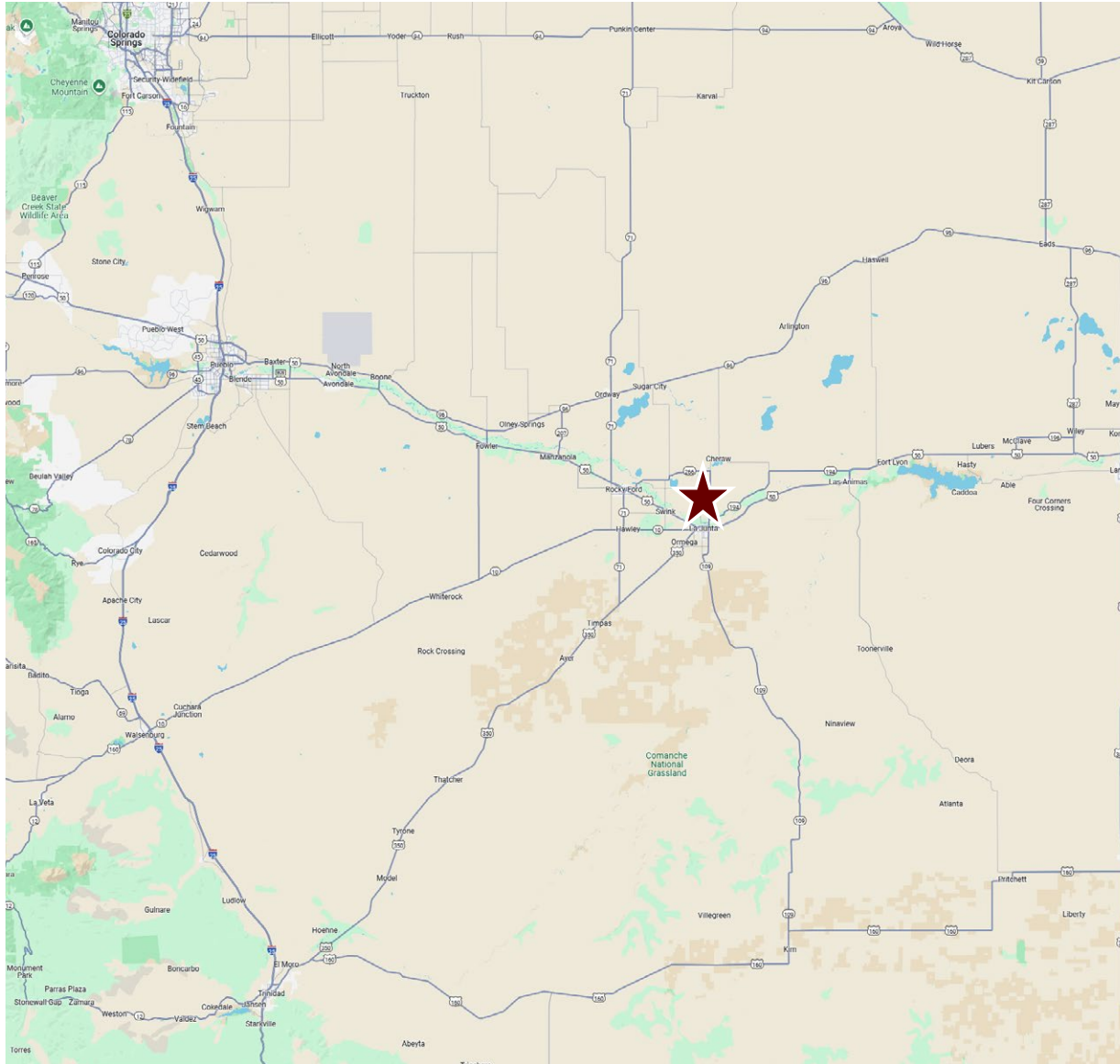
Annual Property Taxes

\$65,899



THE AREA

Tap the map to explore the neighborhood in Google Maps.



HOW TO PARTICIPATE

- 1. ACCESS Due Diligence** to view bidding instructions, photos and more. Click [HERE](#) and follow instructions in Step 2, or visit prusa.com.
- 2. TOUR the property by appointment only.** Please call 212.867.3333 or email buy@prusa.com.
- 3. SUBMIT BID now through bid deadline: 4pm MT on Thursday, October 2.** You MUST submit a bid anytime between now and the Bid Deadline by clicking [HERE](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

MUST SELL

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.



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The listing broker for the property is Jake McCaffrey (unique ID number 100075669) with Compass (200 Columbine St., Suite 400, Denver, CO 80206). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid, Reserve price or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by PRUSA and applies only to the particular date and time of auction, which shall commence and conclude at PRUSA's discretion and upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Minimum Bid, Reserve price or Starting Bid, or, alternatively, a Suggested Opening Bid, which is not a reserve price but only a suggestion as to where bidding may begin. Any and all bids are subject to the Buyer's Premium indicated herein or elsewhere by PRUSA, which means that the stated Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price payable by purchaser. Furniture and other personality are excluded unless explicitly stated as otherwise herein or elsewhere by PRUSA. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by PRUSA. Equal Housing Opportunity.







AUCTIONS

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