



Property lines are estimated for marketing purposes only.

TBD Highway 13

CRAIG, COLORADO

\$276,000 | MLS #S1068393 | 118 Acres



**Consider this land
offering "The Big Easy" -
Big Views and Easy
Access!**

The property is located a short 6.5 miles south of US Highway 40 and Craig, Colorado, along State Highway 13, with paved access to the driveway. A gently rolling, sagebrush and grass plateau extends from the highway, sloping near the western boundary to offer sweeping views of the Yampa River Valley and surrounding mountains. The property is perimeter fenced on three sides, adjacent to a large State of Colorado landholding, and electric service is nearby.





Price | \$276,000
MLS # | S1068393
HOA | No HOA

Taxes | \$189.04 (2025)
Lot Size | 118.32
Road | Paved

Water | None
Utilities | None - Electric Available
Zoning | Agriculture

There are no leases in place.
There is one sediment pond still holding bond on this parcel. Size is estimated at one acre.
Approximately 60 acres of 118.32 acres have been surfaced mined or undermined. These
acres are approximately the southern half of the property.



Property Highlights:

Sweeping views of the Yampa River Valley and surrounding mountains.

Paved access to property from State Highway 13.

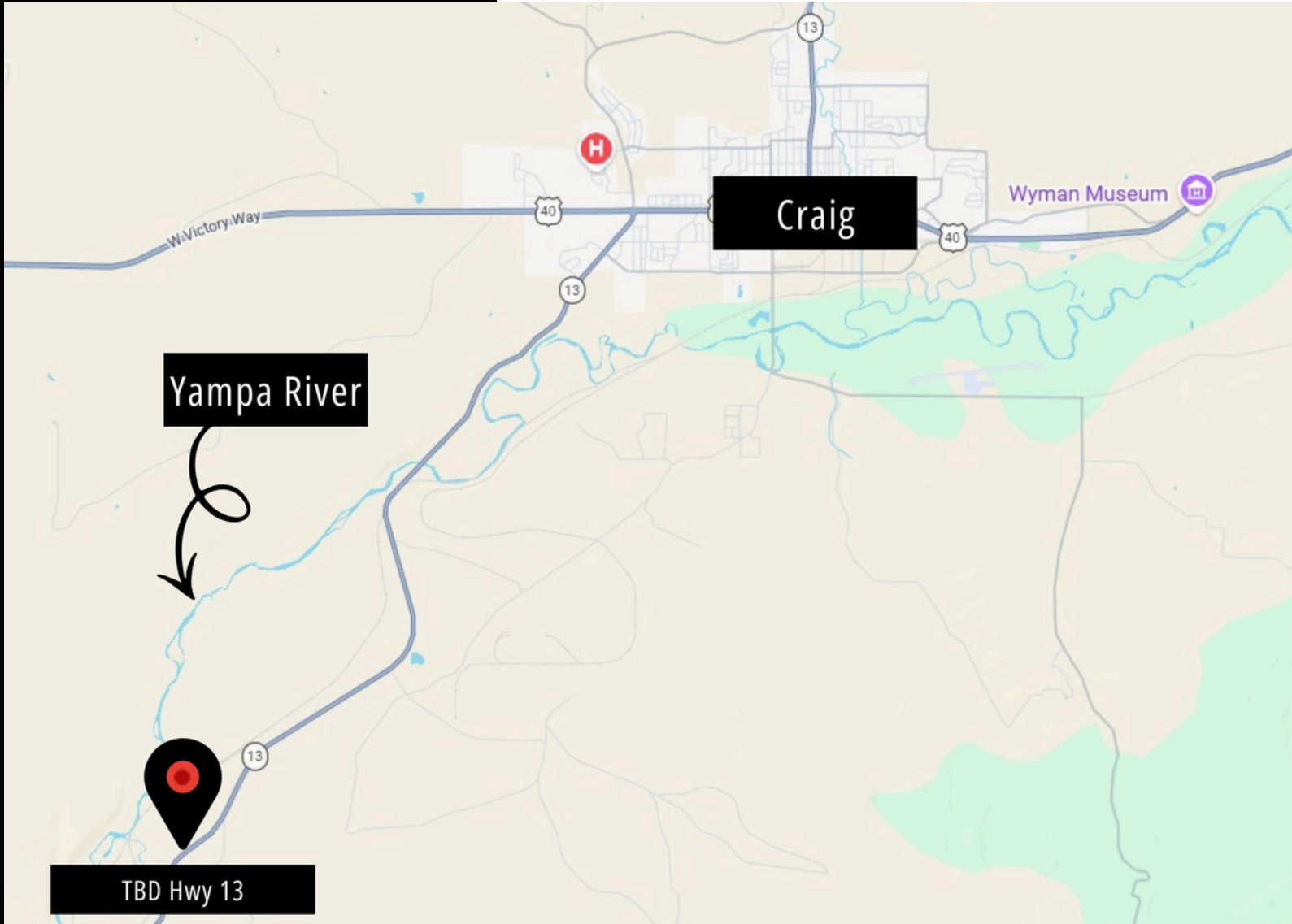
Only 6.5 miles to US Highway 40/City of Craig.

Fencing along three of the four property boundaries. (There is no fence along the southside boundary with state land.)

Adjacent to State of Colorado land.

Electric available along Highway 13.





Local Amenities

Craig, Colorado – Nestled in the Yampa Valley, Craig is known as the “Elk Hunting Capital of the World” and offers year-round outdoor recreation from hunting and fishing to hiking and exploring. With a friendly small-town feel, historic downtown, and easy access to Steamboat Springs, Craig combines community charm with Colorado adventure.

Mined Area

(under-mined and/or surface mined)



Bond area noted with a star. Seller needs to knock down the pond dam to release the bond. Bond release process will take approximately 60 to 90 days.



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