

Rush Farm and Ranch

1,037.00 Acres | Lincoln County, CO | \$933,300



HAYDEN  OUTDOORS.

Rush Farm and Ranch

TOTAL ACRES:

1,037.00

PRICE:

\$933,300

COUNTY:

Lincoln County

CLOSEST TOWN:

Rush, CO

Activities & Amenities:

ATV/Off Road
Development Potential
Farm/Crops/Ag
Hunting - Big Game
Hunting - Small Game
Income Producing
Cattle/Ranch
Equestrian/Horse Property
Hiking/Climbing
Hunting - Predator/Varmint
Hunting - Upland Birds
State Hunting Unit: 119

Land Details:

Address: County Road 3, Rush,
Colorado 80833, USA
Closest Town: Rush
Total Acres: 1,037.00
Deeded Acres: 1,037.00
Leased Acres: 0.00
Zoning: A
Elevation: 5700
Topography: Level
Vegetation: Grass
Tillable/Crop/Orchard Acres: 721.85
Pasture Acres: 315
Estimated Taxes: \$369.88 - 2023
Source of lot size: Assessor/Tax Data
Fence Type: Barbed Wire

Property Summary

1,037 acre dry land farm and grassland east of Colorado Springs! Wide open spaces! Add to your farming or grazing operation, or build your farm. Towering views of Pikes Peak and views of the Spanish Peaks! Tons of road frontage and electrical service in the area. 2. Hedge against inflation with land! Seller is willing to sell the east and the west parcels separately at \$925 per acre.

Land

722 acres dry land farm ground and 315 acres grassland in Lincoln County Colorado. The farm ground is fallow and hasn't been farmed in a few years. It wouldn't take much to put it back in production. The farm ground lays level, with less than 3 percent slope with class IV soils. The grass is mostly native forage. The farm is Ag zoned and there's electrical service along County Road 2 and along County Road U and at points along County Road 3 and County Road V. There is fiber optic along County Road The farm backs to the conserved 50,000 acre Brett Gray Ranch. There are several seasonal creeks including the West Branch of Steels Fork-Horse Creek.

Recreation

There are great Antelope populations, as well as Mule Deer, Coyote, Fox, Dove and various other birds and animals.





Agriculture

The farm ground is fallow and hasn't been farmed for several years. It lays level and could easily be put back in production. The farm ground is mostly Ascalon Sandy Loam, Satanta Loam, Platner-Ascalon Complex, Ascalon-Haxton Complex and Olney-Sandy Loam class IV Soils. The rangeland is mostly native grasses.

Water/Mineral Rights & Natural Resources

There are no adjudicated water rights. No mineral rights convey. The property has a 1/3 interest in a domestic water well located on the 40 acre "out" parcel. There is a hydrant on the western side of County Road 3.

Region & Climate

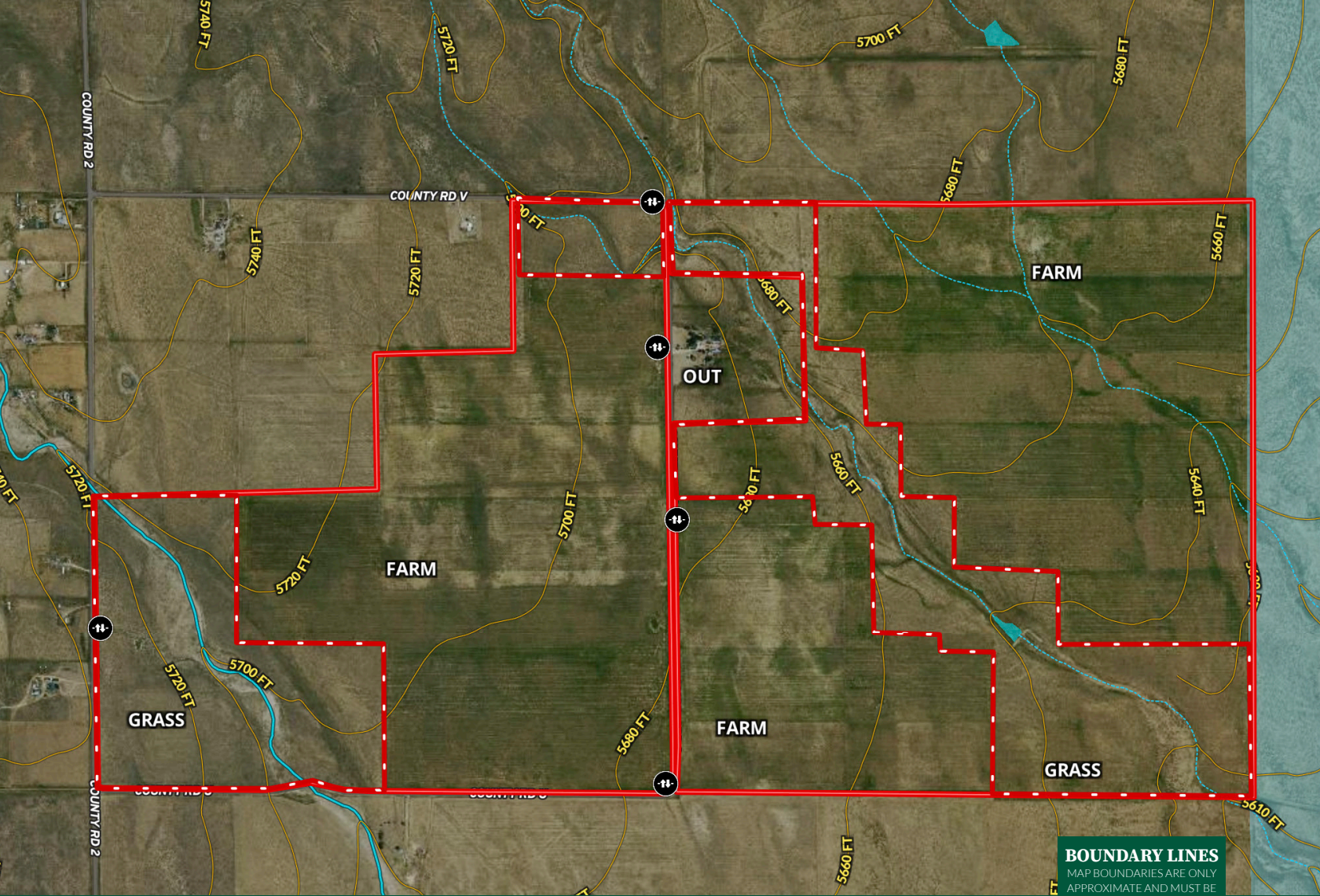
Rush Colorado is located on the Eastern Plains, 40 miles east of Colorado Springs. Annual precipitation averages 12 inches per year. Winters are generally mild and summers warm. The area is mostly a ranching and farming community with scattered rural residential.

Location

The farm is 8 miles south east of Rush Colorado, which is 40 miles east of Colorado Springs.

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Boundary



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