

Rush Grassland CRP & Renewable Energy Opportunity

563.44 Acres | El Paso County, CO | \$676,800



HAYDEN  OUTDOORS.

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TOTAL ACRES:

563.44

PRICE:

\$676,800

COUNTY:

El Paso County

CLOSEST TOWN:

Rush, CO

Activities & Amenities:

ATV/Off Road
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Hunting - Big Game, Predator/Varmint,
Small Game & Upland Birds
Income Producing
State Hunting Unit: 119

Land Details:

Address: Shear Road , Rush,
Colorado 80833, USA
Closest Town: Rush
Total Acres: 563.44
Deeded Acres: 563.44
Zoning: A
Elevation: 5600
Topography: Mostly level
Vegetation: Grass
Pasture Acres: 563.44
Include Business?: Yes
Income Type: Grassland CRP, grazing lease
Estimated Taxes: \$189.49 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Basement: None
Other Improvements: Corrals
Fence Type: Barbed wire

About This Property

563.44 acres of fenced grassland with a water well and enrolled in Grassland CRP. This property borders the Xcel Power Pathway easement and provides an excellent opportunity for a renewable energy lease.

Land

563+ acre ranch with income! The ranch is fenced and has a water well and stock tank. It boasts very well sodded grassland enrolled in Grassland CRP paying \$18/ year per acre with 548.11 acres enrolled. The ranch is currently leased for grazing and the lease can be continued or cancelled. The location of the ranch may be the biggest windfall of all, as it borders the Xcel Power Pathway easement, which is to transport renewable energy to the front range grid. The ranch is located perfectly for a wind or solar lease.

Improvements

The ranch has good fencing and a water well and stock tank. It's ready to turn your cattle out.

Recreation

High plains species, such as Mule Deer and Pronghorn frequent the ranch, in addition to Coyote, Fox and small game and birds. The property is perfect for hunting, shooting and equine activities.





Agriculture

Grass ranch with Grassland CRP and grazing lease income.

Water/Mineral Rights & Natural Resources

Any seller owned mineral rights will convey to the buyer.

Region & Climate

Rush Colorado is a small town in the Eastern Plains of Colorado located along Highway 94, 40 miles directly east of Colorado Springs. The area is a primarily farm and ranch community. The area climate boasts fairly mild winters and warm summers. Annual rainfall averages 14 inches per year.

Location

Located 40 miles east of Colorado Springs. Colorado Springs has an International Airport with service to many major cities. Colorado Springs offers world class amenities,, restaurants and shopping.

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