

Oasis on the Plains Ranch

1,640.00 Acres

Kit Carson County, CO

\$3,500,000



HAYDEN  OUTDOORS.

Oasis on the Plains

TOTAL ACRES:

1,640.00

PRICE:

\$3,500,000

COUNTY:

Kit Carson County

CLOSEST TOWN:

Flagler, CO

Presented by



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Property Summary

Oasis on the Plains Ranch is exactly what it says, an oasis in the Eastern Plains of Colorado. The Republican River runs through the heart of the property and there are several ponds, water holes and natural springs throughout the property. The ranch is terrific for hunting White Tailed deer, mule deer, pronghorn, turkey, waterfowl and a wide variety of small game. The ponds have bass, bluegill, sunfish, crappie, bullheads and catfish.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds, & Waterfowl
Income Producing
Mineral & Water Rights
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Stream/River
State Hunting Unit: CO GMU 107

Land Details

Address: 17806 Co Rd 9, Flagler,
Colorado 80815, USA
Closest Town: Flagler
Total Acres: 1,640.00
Deeded Acres: 1,640.00
Zoning: Agriculture
Elevation: 4,700

Topography: Rolling to level

Vegetation: Native Grass and crops

Water Rights: All appurtenant water rights associated with this property will transfer to the Buyer at Closing.

There are extensive deeded water rights.

Mineral Rights: All, if any mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

Source of lot size: Assessor/Tax Data

Building Details

Homes: 2

Style of Home(s): Ranch

Bedrooms: 3

Full Bathrooms: 1 | Half Bathrooms: 1

Basement: None

Parking Types: Driveway

Outbuildings: 1

Other Improvements: Corrals

Fence Type: Barbed wire

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air



Land

Oasis on the Plains Ranch consists of 1640 +/- acres of level to rolling land with the Republican River (seasonal) running through the heart of the ranch. The ranch surrounds the Flagler Reservoir State Wildlife Area on 3 sides.

There are several ponds and water holes fed by runoff water and the natural springs located throughout the property. This property also boasts a large apple orchard and there are several Wild Plum bushes around the ponds, both attract significant wildlife.

Improvements

The ranch headquarters is located at the end of a well-maintained county road providing great seclusion yet close to town. The main home is a 2100 sq ft 3 bedroom, 1.5 bath, with large mud room, large eat in kitchen and living room and is a manufactured home, there is also an older unoccupied 3 bedroom, 2 bath home with a basement that could easily be remodeled.

There is a 34'X100' cattle/horse barn with a shop area located off the corrals and working facilities. The homes have well water, septic systems, electrical service, fiber optic and propane. The main house has a new roof and gutters, a new AC unit and duct work all in 2025.





Recreation

Oasis on the Plains Ranch is probably one of the most diverse hunting/recreational ranches on the Eastern Plains of Colorado and it surrounds the Flagler Reservoir State Wildlife Area on 3 sides for additional recreational opportunities. This ranch consists of open rolling plains with deep canyons and rock outcroppings, the tree filled Republican River Valley, multiple natural springs, large ponds and watering holes scattered throughout the property.

Whether you are wanting to hunt mule deer, white tailed deer, pronghorn, waterfowl, varmints or small game, you will find them all in abundance on the Oasis on the Plains Ranch. In addition to the tremendous hunting opportunities, the ponds and water holes on the ranch hold a variety of fish, including bass, bluegill, sunfish, crappie, bullheads and catfish. Are you a bird watcher? The wide variety of birds that frequent the property will amaze you; the Seller has estimated that they have seen in excess of 30 species of birds on the ranch. Oasis on the Plains Ranch checks all the boxes when it comes to recreation, come check it out and you won't be disappointed.

Agriculture

Oasis on the Plains Ranch is a great cow/calf ranch owner rated at 125 pairs with 76 acres of crop production ground. The east side of the ranch is enrolled in the USDA/FSA Grassland CRP program. Depending on available water, some of the production land is set up to be flood irrigated.

Water/Mineral Rights & Natural Resources

All appurtenant water rights associated with this property will transfer to the Buyer at Closing. This property boasts extensive and rare deeded water rights. This information will be provided to serious and well qualified Buyers. All mineral rights currently owned by the Seller on this property will transfer to the Buyer at Closing.

General Operations

The Oasis on the Plains Ranch has traditionally been operated as a cow/calf and horse ranch with excellent hunting and fishing.





Region & Climate

Flagler, CO has a semi-arid climate with hot summers and cold winters. The average summer temperature is around 80 degrees Fahrenheit while the average winter temperature is around 20 degrees Fahrenheit. Precipitation is fairly low in Flagler, with an average of only about 13 inches of rainfall per year. Snowfall amounts can vary widely from one year to the next, but the average amount is usually around 33 inches annually. Winters are typically mild, with temperatures rarely dipping below 0 degrees Fahrenheit. Despite the low precipitation averages and dry climate, Flagler does have some beautiful natural features, including rolling hills and plenty of greenery in springtime and autumn months.

- **Flagler, Colorado gets 17 inches of rain, on average, per year.** The US average is 38 inches of rain per year.
- **Flagler averages 30 inches of snow per year.** The US average is 28 inches of snow per year.
- **On average, there are 257 sunny days per year in Flagler.** The US average is 205 sunny days.

Flagler gets some kind of precipitation, on average, 57 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.

Weather Highlights

- **Summer High:** the July high is around 89 degrees
- **Winter Low:** the January low is 14
- **Rain:** averages 17 inches of rain a year
- **Snow:** averages 30 inches of snow a year

Location

Oasis on the Plains Ranch is located approximately 5 minutes from Flagler, CO and Interstate I-70. 1 hour and 45 minutes east of Denver and DIA and 40 minutes west of Burlington, CO





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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