



RUSH IRRIGATED RANCH

RUSH, COLORADO | 800 ACRES | \$1,799,000

The Rush Irrigated Farm is a productive and multi-dimensional agricultural property positioned in the heart of eastern Colorado farm and cattle country. The property is designed to accommodate a wide variety of agricultural and livestock operations. From row-crop production to forage programs, cattle development, greenhouse use, or diversified agribusiness, the farm offers the scale and flexibility to support long-term success.

Located on the open high plains of eastern Colorado, the property offers true rural seclusion, expansive horizons, and quiet surroundings far from towns or development. The uninterrupted landscape creates a sense of space, privacy, and freedom that is increasingly rare. The setting is ideal for those who value productive land in a peaceful, undeveloped environment.

The region experiences abundant sunshine, low humidity, and long stretches of clear, bright days, creating excellent working conditions and strong growing-season performance. Healthy native grasses thrive, and the conditions support forage crops, grains, and irrigated agriculture.



ACREAGE & DESCRIPTION

Of the 800 deeded acres, 355 acres are irrigatable and are currently serviced by three center-pivot sprinkler systems. The remaining acreage consists of native grass pasture and dryland fields. Two pivots had been planted in sorghum-sudan in the past, while a corn crop had recently been harvested from the third, demonstrating the property's rotational versatility and forage production capability.

Irrigation water is supplied by three irrigation wells, each tied directly to a pivot. A fourth well exists on the property and may be re-drilled and returned to service, allowing future capacity or redundancy.

The farm supports a wide range of agricultural operations, including:

- Row-crop production
- Alfalfa and small grains
- Sorghum-sudan and forage crops
- Cow-calf or yearling grazing
- Horse and livestock programs
- Hemp or specialty agriculture
- Greenhouse and controlled-environment production



IMPROVEMENTS

Primary Residence

- 3 bedrooms, 2 bathrooms
- 28×52 ft doublewide
- 1,296 sq ft attached garage

Second Residence

- 2019 singlewide
- 1,536 sq ft

Third Residence

- 1,216 sq ft
- In need of repair but suitable for renovation, office use, storage, or additional housing

Shops & Facilities

The property includes substantial improvements suitable for year-round operations:

- 40×82 ft heated and air-conditioned shop
- 24×40 ft heated and cooled shop
- Two 30×126 ft greenhouses
- 86×120 ft domed covered building (equipment, livestock, storage, or arena use)
- Eight grain bins
- Multiple sheds, outbuildings, and cattle pens











RECREATION

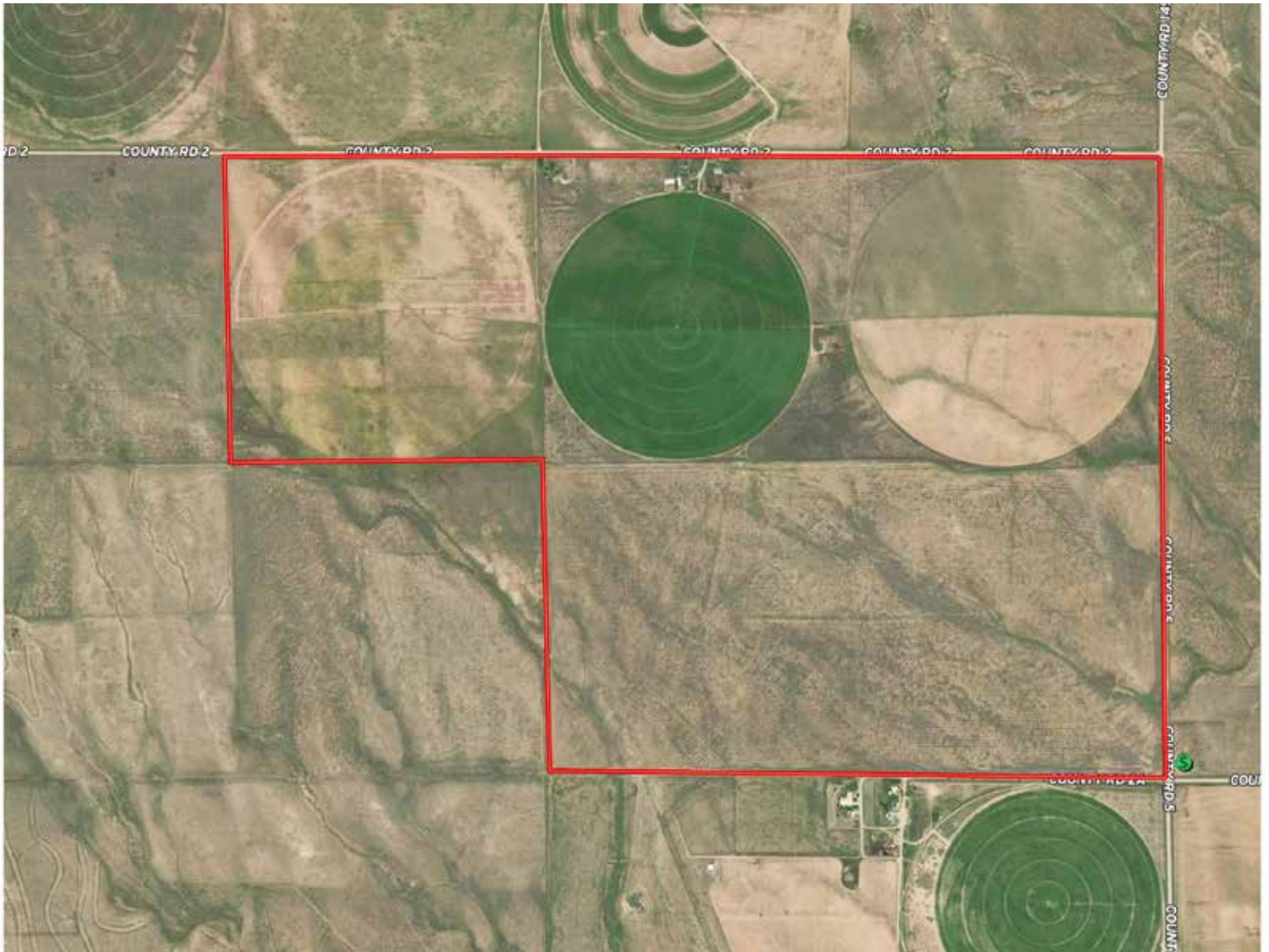
The farm's sweeping prairie landscape offers:

- Antelope, upland birds, and native wildlife
- Exceptional stargazing and unobstructed horizons
- Photography and open-country exploration
- Quiet, uninterrupted outdoor working environments

Nearby state lands and wildlife areas expand the range of recreational options.

SUMMARY

With its strong irrigation base, productive acreage mix, multiple residences, and extensive infrastructure, the Rush Irrigated Farm stands out as a premier offering on the eastern Colorado plains. For those looking to expand, diversify, or secure a large-scale agricultural holding, this property provides capability, scale, and the rare solitude of true high-plains country—an exceptional opportunity in today's market.



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