



HIGH MESA TURF FARM

RUSH, COLORADO | 559 ACRES | \$1,790,000

High Mesa Farm is a rare opportunity to acquire irrigated farmland with easy access to Colorado's fastest-growing Front Range markets. Consisting of 559± total acres, including 220 acres pivot-irrigated by three center pivots, the property offers strong agricultural capacity supported by established infrastructure and water resources. The sod business equipment is available separately allowing flexibility for buyers seeking land-only acquisition or a full operational setup. The sale also includes the ability to lease an established sod farm sales headquarters in Colorado Springs, providing immediate market presence and customer access. High Mesa Farm is more than acreage—it is a well-positioned agricultural asset with optional turnkey capabilities.

The property is located in Rush, Colorado, an agricultural community in Elbert and Lincoln Counties. Its eastern plains location provides seclusion and affordability, while remaining within reach of both Colorado Springs (approx. 1 hour) and Denver Metro (approx. 90 minutes).

This property consists of a total of 559± acres across Lincoln and Elbert Counties, offering a well-balanced mix of irrigated and dryland acreage. In Lincoln County, 279.42 acres include 120 acres under irrigation with two pivots, each covering 60 acres, along with an additional 119.98 acres of dryland. The Elbert County parcel encompasses 160 acres, with 100 acres irrigated by one pivot. Altogether, there are 220 irrigated acres under three pivots, providing an excellent setup for efficient sod production and other diversified agricultural uses.



WATER RESOURCES

- Multiple productive irrigation and domestic wells that support sod farming operations and housing
- Three center pivots covering 220 acres of irrigation
- Adequate water resources to continue sustainable production across the irrigated tracts

IMPROVEMENTS

Equipped with the infrastructure necessary for immediate operations:

- Office & Shop: A 20' x 40' office connected to a 60' x 100' shop, providing administrative, storage, and operational space.
- Two Single-Wide Mobile Homes: On-site housing options for staff or management, enhancing functionality and supporting business continuity.
- Ability to lease established Colorado Springs sales headquarters, offering prime retail exposure

BUSINESS OPPORTUNITY

This offering provides flexibility for a range of buyers. The land and water resources support continued sod production or alternative agricultural uses, while the separate availability of equipment allows buyers to tailor the investment to their operational goals. Strong Front Range growth continues to drive demand for landscaping, development, and agricultural products. Owner financing may be available with approved down payment and creditworthiness.

LOCALE

The Rush, Colorado area is defined by open plains, rural lifestyle, and strategic access to Colorado's expanding urban corridor. The proximity to Colorado Springs and Denver ensures a strong customer base for sod production, while the surrounding counties provide an affordable operating environment. Elbert and Lincoln Counties are also noted for their strong agricultural heritage, steady demand for irrigated land, and role as Colorado's eastern growth corridor.









CLIMATE & WEATHER

The eastern Colorado plains enjoy a four-season climate favorable for sod and crop production. Warm summers, mild springs and autumns, and cooler winters create conditions that allow for consistent agricultural operations throughout the year. The area benefits from strong sun exposure and moderate precipitation, essential for high-quality sod growth under pivot irrigation.

WILDLIFE

In addition to its agricultural utility, High Mesa Farm is home to a variety of Colorado plains wildlife. Whitetail and mule deer are commonly seen on the property, especially near irrigated fields and shelterbelts. Upland game such as pheasant, quail, and dove are also present, making the farm attractive for recreational hunting. Pronghorn antelope roam the open prairie, while coyotes, foxes, and other native species add to the ecological diversity. Migratory waterfowl and raptors frequently traverse the area, benefiting from irrigation systems and open habitat. The presence of this wildlife underscores the farm's natural balance between productive farmland and native ecosystems.

SUMMARY

High Mesa Farm is a unique agricultural offering combining irrigated acreage, water resources, infrastructure, and proximity to key Front Range markets. With 559± acres, 220 irrigated acres, three pivots, improvements, and flexible acquisition options—including separate equipment purchase and potential owner financing—the property presents an exceptional opportunity for investors, operators, or those seeking a scalable agricultural asset.



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