



PFOST FARM & GRASS RANCH

PROPERTY HIGHLIGHTS

- 872 total deeded acres
- 347.2 acres of dry farmland
- 524.8 acres of grazing land
- Approximately 267.78 acres recently planted to wheat
- 74.42 acres enrolled in the Conservation Reserve Program
- CRP contract extends through September 2032
- Approximately \$2,314 in annual CRP income
- Productive native grass pasture for livestock grazing
- Established wells and windmill
- Excellent wildlife and recreational habitat
- Pronghorn, deer, upland birds, and other plains wildlife
- Direct paved access from Colorado State Highway 94
- Convenient location near Rush, Colorado
- Potential for division and rural acreage development
- 50% of Seller-owned mineral interests convey

LOCATION

Rush, Colorado

ACRES

872

PRICE

\$872,000

CONTACT

Scot Oliver

Broker Associate

719-371-4646

solliver@ranchland.com





OVERVIEW

Pfost Farm & Grass Ranch encompasses 872 deeded acres on Colorado's Eastern Plains, offering a versatile combination of productive dryland cropland, native grass pasture, income-producing CRP acreage, and established water infrastructure. Located along paved Colorado State Highway 94 near Rush, the property features approximately 267.78 acres recently planted to wheat, 74.42 acres enrolled in the Conservation Reserve Program, and more than 500 acres of grazing land supporting livestock and wildlife habitat. Existing wells and a windmill add functionality, while the property's size, highway access, recreational appeal, and potential for future division create additional opportunities. Pfost Farm & Grass Ranch represents an attractive Eastern Colorado offering for farmers, cattle producers, developers, or investors seeking productive land with multiple uses and long-term potential.

LOCATION

The ranch lies directly along paved Colorado State Highway 94 near Rush, providing dependable year-round access across the Eastern Plains.

Colorado Springs offers major shopping, medical care, agricultural suppliers, dining, entertainment, and commercial air service through the Colorado Springs Airport. Limon provides additional shopping, lodging, restaurants, agricultural services, and convenient access to Interstate 70. Denver International Airport is also accessible for domestic and international travel.

Regional destinations include Paint Mines Interpretive Park, Garden of the Gods, and the Pikes Peak region.

The property offers genuine rural seclusion without being disconnected from the services, transportation, and recreational attractions of the Eastern Plains and Colorado's Front Range.



ACREAGE

- 347.2 acres of dry farm land
- 524.8 acres of grazing land
- 872 total deeded acres

Approximately 267.78 acres are utilized as dryland cropland and have recently been planted to wheat. An additional 74.42 acres are enrolled in the Conservation Reserve Program, with the remaining acreage consisting primarily of native grass pasture suitable for livestock grazing and wildlife habitat. This balance of cropland, CRP, and native pasture gives an operator flexibility to manage around changing weather, crop, and cattle markets. Whether incorporated into an existing operation or held as a stand-alone investment, the ranch offers a solid agricultural foundation.

WATER

Existing wells and a windmill provide established water infrastructure for agricultural and livestock use, adding functionality to the property's farm-and-ranch capabilities.

DEVELOPMENT POTENTIAL

Beyond its current agricultural use, the property may offer potential for division. Priced at just \$1,000 per deeded acre, its size, paved highway access, and low acquisition cost per acre create an attractive opportunity for a developer or land investor to purchase, divide, and reposition the property as rural acreage tracts.

CONSERVATION RESERVE PROGRAM

Approximately 74.42 acres are enrolled in the Conservation Reserve Program through September 30, 2032, providing an annual payment of approximately \$2,314.

CLIMATE

The Rush area receives approximately 15 inches of annual precipitation, with much of the moisture arriving during the spring and summer growing season. Abundant sunshine, low humidity, and native shortgrass prairie create an environment long associated with dryland farming and cattle production.

Warm growing seasons support dryland crops and native forage, while the region's grass species are naturally adapted to the variable moisture conditions of the High Plains.

MINERALS

Fifty percent of the mineral interests currently owned by Seller will convey with the property.

RECREATION

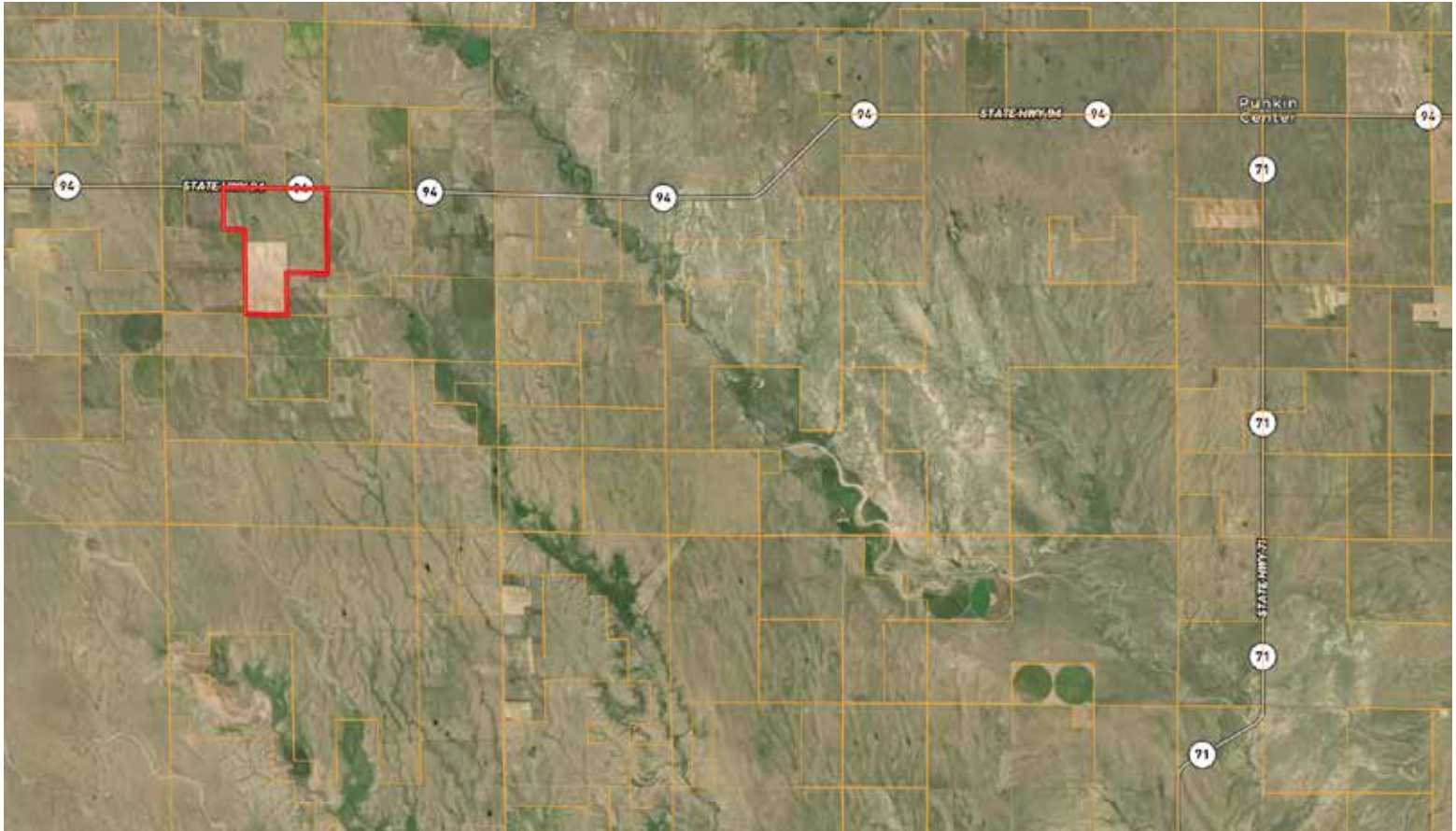
The combination of native grass, cropland, and CRP creates habitat for pronghorn antelope, deer, upland birds, coyotes, raptors, and other plains wildlife. Beyond its agricultural value, the ranch offers expansive horizons, uninterrupted sunsets, dark night skies, and the quiet sense of space that is increasingly difficult to find. Its open terrain is well suited for wildlife viewing, hunting, horseback riding, and exploring the property's broad High Plains landscape.

SUMMARY

The Pfoest Farm & Grass Ranch brings together 872 deeded acres, productive dryland farm ground, native grass pasture, CRP income, established water infrastructure, and paved highway access in one well-rounded Eastern Colorado offering.

The ranch offers an uncommon combination of agricultural capability, recreational appeal, development potential, and long-term land value. It is a compelling opportunity for the discerning farmer, cattle producer, developer, or investor looking to secure a meaningful landholding on Colorado's Eastern Plains.





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