RANCH COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES

WILLOW SPRING RANCH

FLORENCE, COLORADO | 1,872 ACRES | 3,450,000

Willow Spring Ranch is a diverse 1,872± acre agricultural and recreational property located just southeast of Florence, Colorado, offering a rare combination of productive farmland, water rights, livestock grazing, wildlife habitat, and development potential. Historically operated as an organic farm for nearly 20 years, the ranch includes up to 200 acres of cropland, approximately 60 irrigated acres supported by proven water rights, advanced underground irrigation infrastructure, a DragonLine-equipped pivot system, three functioning greenhouses, and high-quality spring water. The property also features a horse barn with stalls, wash rack and tack room, outdoor arena area, fenced native pasture, multiple homesites with utilities, modest residential and agricultural improvements, and expansive mountain views. Situated in Colorado GMU 84, the ranch supports strong populations of elk, mule deer, antelope, and whitetail deer, with a documented history of hunting success. Its central location near Florence, Cañon City, Pueblo, and Colorado Springs provides convenient access while maintaining a private rural setting, making Willow Spring Ranch an attractive investment opportunity for agriculture, recreation, hunting, and future rural development.

Willow Spring Ranch is situated in one of the mildest climates Colorado has to offer. This farm is located about 6 miles southeast of Florence with year around access off maintained gravel County Road 108. Florence sits at an elevation of around 5,200 feet above sea level along the Arkansas River a short distance northeast of the Wet Mountains. Local services in Florence include a number of great restaurants for dining. The property is also around 15 miles southeast of Canon City and about 30 miles west of Pueblo and Interstate 25.

Pueblo Memorial Airport is within about 30 minutes of travel time. Commercial flights from the Colorado Springs Airport is about one hour of travel time and Denver International Airport is nearly two hours north accommodating convenient travel.

ACREAGE & OPERATIONS

This ranch is mostly contiguous and has historically been utilized for irrigated farming, livestock grazing, hunting, and rural recreation. Crops are typically rotated on a total of up to 200 acres. Approximately 60+/- acres are currently irrigated (roughly 50+/- acres under pivot with DragonLine drip system). There could likely be potential to irrigate some additional acreage with the farm's decreed native water rights. The current owners have been great stewards of the land operating the farmground organically for several years. In fact, the farm has only used organic methods for nearly 20 years. Good soils, favorable climate, and water rights allow for the farming of a variety of specialty crops, including permanent plantings such as vineyards or orchards. The farm includes three existing greenhouses, of which the largest is 4,440+/- square feet. The greenhouses expand the options and potential growing capacity for a new buyer.

Irrigation water is piped with thoughtfully designed underground infrastructure in place. This system also utilizes a large holding pond which is located near the improvements on the property. The farm's water rights have had proven delivery even in recent dry years, with a good firm yield.

The remaining non-irrigated portion of the property is native grass pasture that is fenced with some cross-fencing for livestock grazing. A number of mature larger trees surround the improvements on the property. The property has great seclusion with good high mountain views to the north, west, and south.

IMPROVEMENTS

Improvements on the farm are modest and include an older farmhouse along with some additional living quarters for seasonal labor or guest housing. There have been some recent updates to the main farmhouse. There are also numerous future potential building sites for a new modern dwelling to be built if desired. Several farm outbuilding structures could serve multiple uses for crop, livestock, or equipment storage. There are two separate home sites on the property currently, both with water, sewer, and electricity to the site.

KEY FEATURES

- Pivot irrigation equipped with DragonLine drip system
- Irrigation pivot can be moved or rotated to 3 different established pivot hookups.
- Computerized underground drip system already installed on another portion of the farm
- Organically operated farm for nearly 20 years historically designed to rotate crops on up to 200 acres +/-
- Includes three existing and functioning greenhouses
- Spring developed water is exceptional and test results show it is of the highest quality.
- Two additional home sites on the farm with utilities already stubbed in
- Large acreage in a limited draw hunting unit that has historical hunting success and wildlife habitat improved by farming operations.
- Central Colorado location near amenities with good year around access and favorable climate conditions.

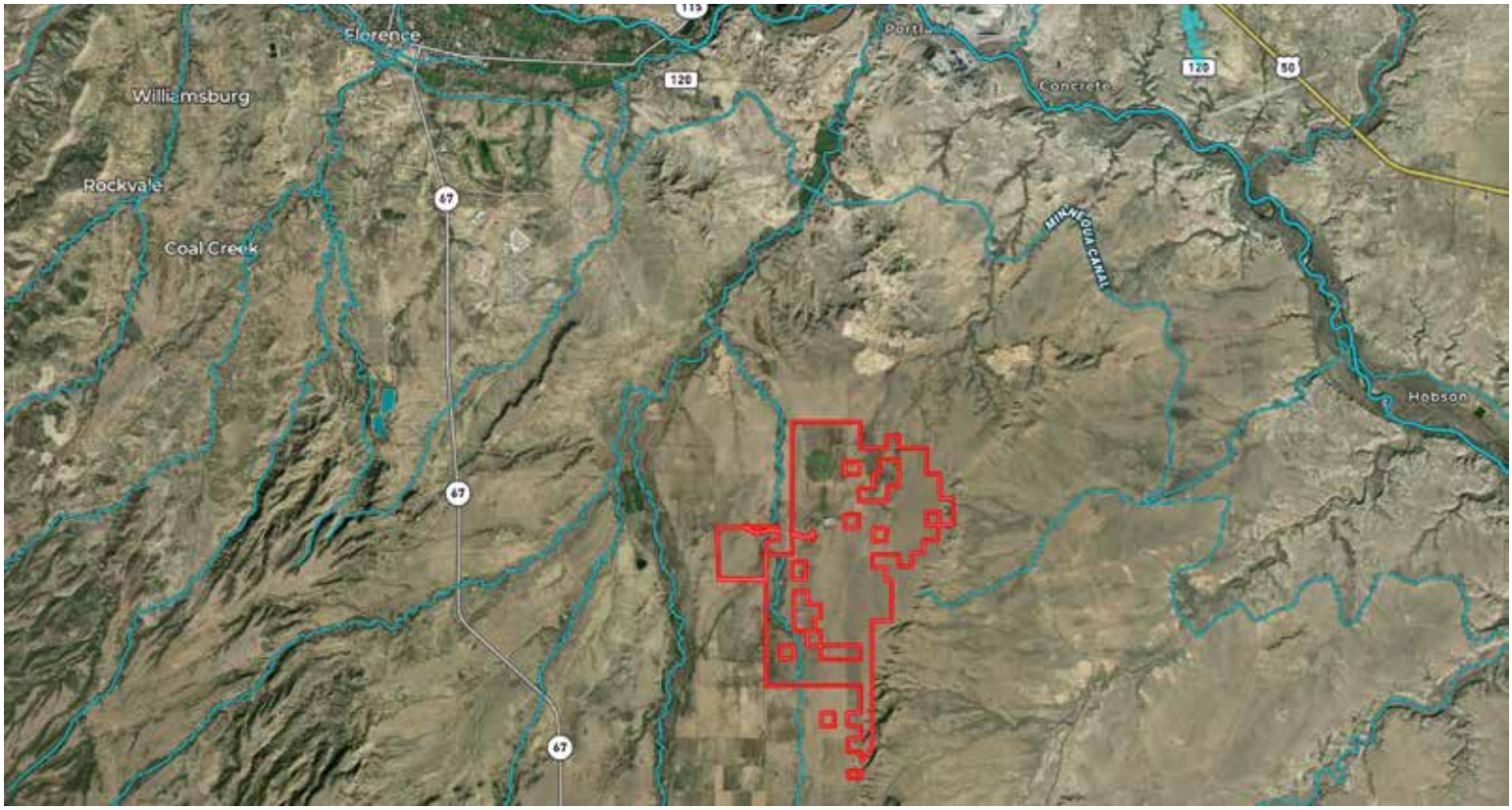
WILDLIFE & HUNTING

Willow Spring Ranch is located in GMU 84. There is a variety of wildlife in the neighborhood, many which frequent the ranch. This is a limited draw unit for elk, mule deer, and antelope which emphasizes quality harvests and often favors landowners. Some drawn tags are also valid in GMU 69. Whitetail tags are sold over-the-counter (OTC) as a class b license that may be purchased in addition to a tag already secured in the draw.

The ranch has historically participated in the CPW Landowner Preference Program, this longstanding practice reflects the property's importance as a functioning agricultural landscape and wildlife habitat. The ranch has been leased to a local outfitter in recent years that has harvested animals on the property, documenting success and hunting viability for elk, mule deer, and antelope.

INVESTMENT CONSIDERATION

Willow Spring Ranch is a large ownership with proximity to services. The combination of acreage, irrigated farmland, livestock grazing, hunting opportunities, and views provide a meaningful investment opportunity to enjoy. The large accessible acreage also provides the potential for some future rural homesite development if desired.



SCOT OLIVER
719-283-3079
soliver@ranchland.com
www.ranchland.com

SHILOH WITTLER
719-529-1414
shiloh@ranchland.com
www.ranchland.com

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