



RUSH IRRIGATED RANCH

RUSH, COLORADO | 800 ACRES | \$1,980,000

The versatile Rush Irrigated Farm can be utilized in many ways. From raising row crops, alfalfa, small grains, sorghum sudan to irrigated improved grass pastures for cow-calf operation, running yearlings or a horse operation. The farm consists of 800 deeded acres of which 340 acres are irrigated by three center pivots and 460 acres are divided into native grassland pastures. Two pivots are currently planted to sorghum-sudan grass and a spring crop of triticale was just harvested on the other. The farm has grown industrial hemp in previous years and currently are green houses and other industrial equipment and facilities on the property.

The three center pivot sprinkler systems are supplied by three irrigation wells and a fourth can be re-drilled and utilized.

The main home is a three-bedroom, two-bath 28x52 foot double-wide with an attached 1,296 square foot garage. There also is a 1,536 square foot single-wide home and a 1,216 square foot home in need of repair.

There are numerous outbuildings consisting of a 40x82 foot heated and air-conditioned shop, a second 24x40 heated and air-conditioned shop, two 30x126 green houses and 86x120 doomed covered building used for storage and could easily be repurposed as an indoor riding arena. There are eight grain bins for storage. Many other outbuildings and cattle pens are on the premise.



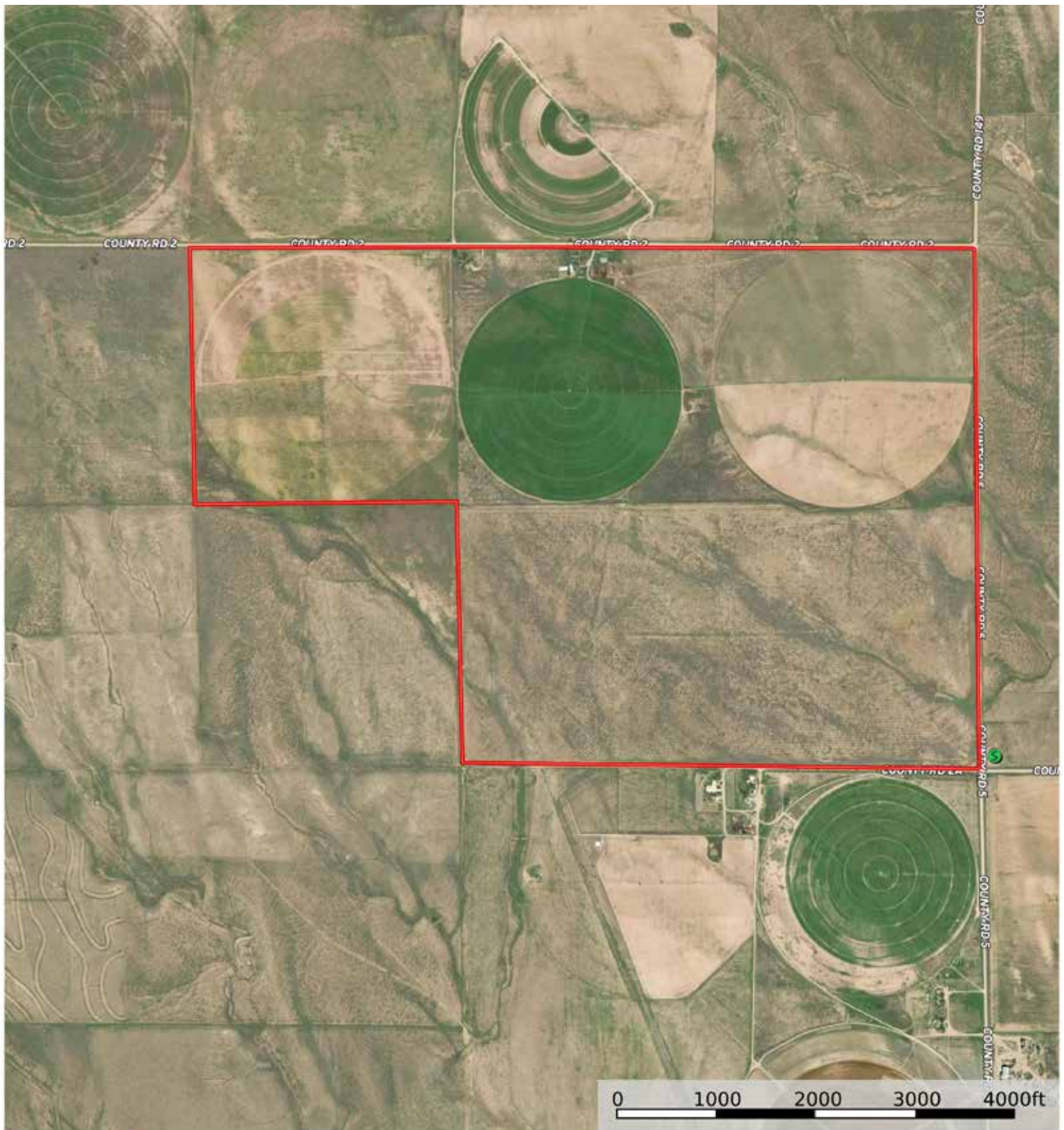












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