mason morse
RANCH COMPANY



CRYSTAL SPRINGS RANCH

PROPERTY HIGHLIGHTS

- 1,640± Acres of Productive Colorado ranch land
- Located 5 Miles East of Flagler, Colorado
- Owner-Rated Capacity of 125 Cow/Calf Pairs
- Republican River Flowing Through the Property
- Natural Flowing Springs and Two Ponds
- Approximately 70 Irrigatable Acres
- Productive Sub-irrigated River Bottomlands
- Native Grass Pastures with Diverse Vegetation
- $16,511 in Annual Grassland CRP Income
- All Appurtenant Water Rights Transfer at Closing
- 2,232 Sq. Ft. Main Residence with 3 Bedrooms
- Additional 1,200 Sq. Ft. Secondary Residence
- 30’ x 100’ Combination Shop/Barn
- Livestock Corrals and Working Facilities
- Borders Flagler Reservoir State Wildlife Area on Three Sides, • Offering Excellent Hunting, Fishing, and Wildlife Habitat

LOCATION
Flager, Colorado

ACRES
1,640

PRICE
$3,200,000

CONTACT
Scot Oliver
Broker Associate
719-371-4646
solliver@ranchland.com



OVERVIEW

Crystal Springs Ranch offers an exceptional opportunity to own 1,640± acres of productive cattle ranching and recreational land in eastern Colorado. Located approximately five miles east of Flagler in Kit Carson County, this working cattle ranch features native grass pastures, natural flowing springs, two ponds, and the Republican River winding through the heart of the property. With an owner-rated carrying capacity of approximately 125 cow/calf pairs, irrigatable acreage, agricultural income, and abundant wildlife, Crystal Springs Ranch combines ranching productivity with outstanding recreational opportunities. Bordering the Flagler Reservoir State Wildlife Area on three sides, the property provides privacy, scenic diversity, and convenient access to nearby communities.

LAND & AGRICULTURAL OPERATIONS

Crystal Springs Ranch encompasses approximately 1,640 acres of diverse eastern Colorado terrain, including rolling native grass pastures, productive bottomlands, and scenic river corridors. The ranch supports an established cattle operation with an owner-rated carrying capacity of approximately 125 cow/calf pairs.

The property's vegetation varies from upland prairie grasses, including blue grama, buffalo grass, and wheatgrass, to lush riparian grasses, mature trees, and wild plum shrubs along the river bottomlands. This combination of native forage, varied terrain, and natural water resources provides excellent grazing opportunities and wildlife habitat.

The lower bottomlands benefit from subirrigation along the Republican River, while approximately 70 acres are suitable for flood irrigation, depending on available water.

WATER RESOURCES & IRRIGATION

Water is a defining feature of Crystal Springs Ranch, contributing to its agricultural productivity, natural beauty, and recreational appeal. The Republican River flows through the heart of the property, complemented by natural flowing springs and two ponds. Approximately 70 acres are irrigatable through flood irrigation, subject to water availability. Additionally, the lower river bottomlands benefit from natural subirrigation, supporting productive vegetation and grazing conditions. All appurtenant water rights will transfer to the buyer at closing, providing an important component of the ranch's agricultural value.

CONSERVATION RESERVE PROGRAM & INCOME

The rolling hills and breaks along the eastern portion of Crystal Springs Ranch are enrolled in the USDA Grassland Conservation Reserve Program (CRP). This program provides an annual payment of approximately $16,511 while supporting the conservation of native grasslands and responsible land stewardship. The existing CRP enrollment offers an additional income component alongside the ranch's traditional cattle operation. Buyers should verify program terms, enrollment obligations, and transfer requirements with the appropriate USDA office.

WILDLIFE, HUNTING & RECREATION

Beyond its agricultural capabilities, Crystal Springs Ranch offers outstanding recreational opportunities in a scenic and wildlife-rich setting. The property borders the Flagler Reservoir State Wildlife Area on three sides, creating an appealing combination of private ranchland and neighboring wildlife habitat.

The ranch's river corridor, natural springs, ponds, native grasslands, and wooded bottomlands attract a variety of wildlife, including mule deer, whitetail deer, pronghorn, wild turkey, waterfowl, and small game. The diverse landscape offers opportunities for hunting, fishing, wildlife photography, birdwatching, and outdoor exploration. The area is particularly attractive to birdwatching enthusiasts, with numerous bird species inhabiting or migrating through the surrounding grasslands and riparian corridors.





IMPROVEMENTS

Crystal Springs Ranch features two residences, providing accommodations for owners, ranch personnel, or guests.

The primary residence is a 2,232-square-foot manufactured home featuring three bedrooms and one-and-a-half bathrooms. The home includes a spacious kitchen and dining area, comfortable living room, and convenient mudroom entrance suited to everyday ranch living.

A second, older residence offers approximately 1,200 square feet with three bedrooms and two bathrooms. While livable, the home would benefit from maintenance and improvements. It is currently utilized as a workspace and for additional storage.

Together, the two residences provide flexibility for a working ranch operation or potential multigenerational use.

The property includes functional agricultural improvements designed to support livestock management and daily ranch operations. A 30’ x 100’ combination shop and barn provides approximately 3,000 square feet of space for equipment storage, maintenance, and agricultural activities. Existing corrals and livestock working facilities further support cattle handling and ranch management. These improvements, combined with the property’s grazing resources and natural water features, provide an established foundation for continued cattle production.







LOCATION & ACCESSIBILITY

Crystal Springs Ranch is located approximately five miles east of Flagler in Kit Carson County, Colorado. Situated in the heart of eastern Colorado's agricultural region, the ranch offers a peaceful rural setting while maintaining convenient access to nearby services and transportation routes.

The property is approximately 114 miles from Denver International Airport, providing accessibility for owners traveling from outside the region. Flagler offers small-town amenities and agricultural services, while the surrounding area is characterized by expansive ranchland, productive farms, and the wide-open landscapes of Colorado's eastern plains.

SUMMARY

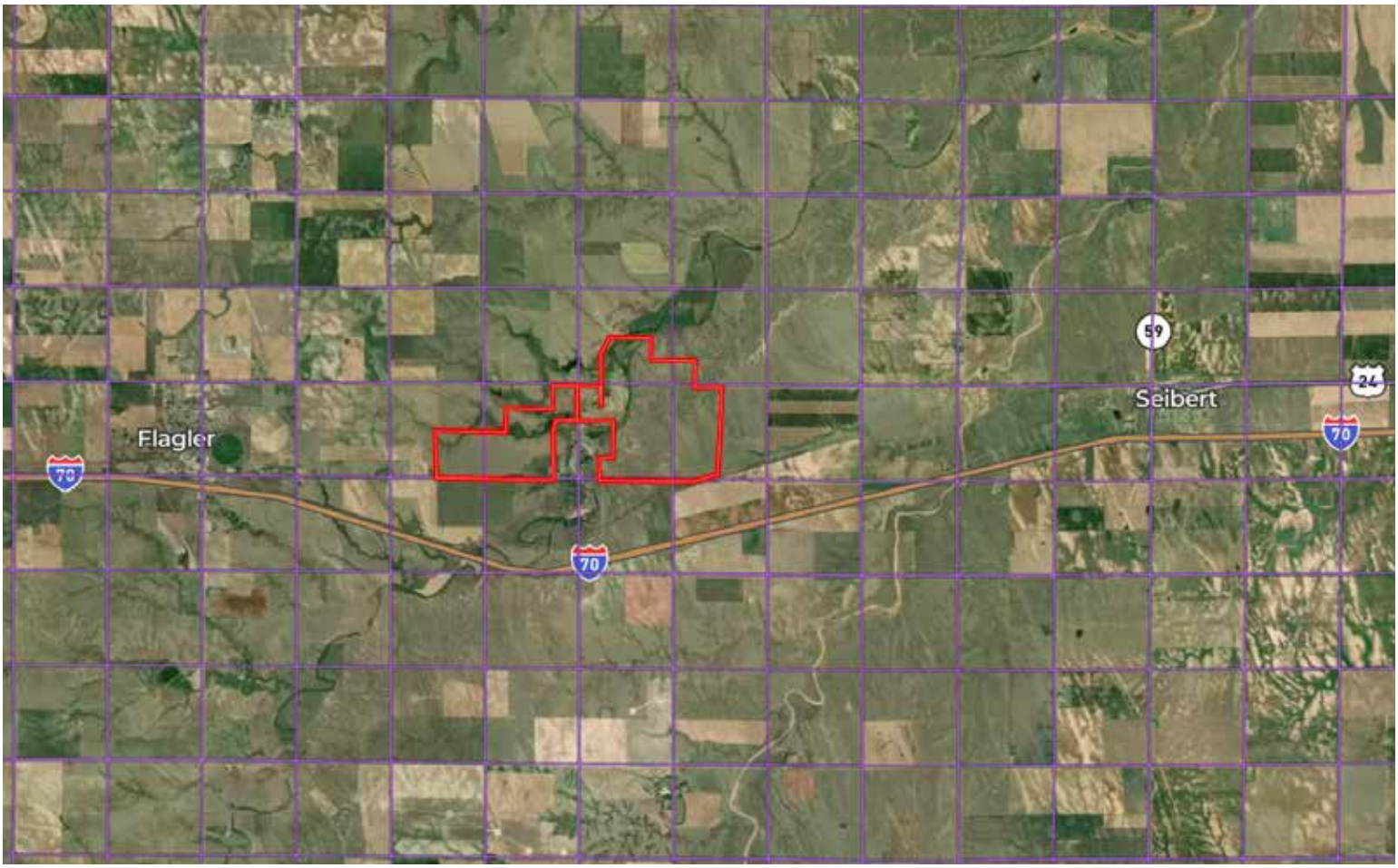
Crystal Springs Ranch presents a distinctive opportunity to acquire 1,640± acres of productive cattle country with exceptional water resources, established improvements, and outstanding recreational appeal. Featuring the Republican River, natural flowing springs, two ponds, approximately 70 irrigatable acres, and an owner-rated capacity of 125 cow/calf pairs, the ranch offers a combination of agricultural functionality and natural beauty. Two residences, a substantial shop/barn, livestock working facilities, and annual Grassland CRP income further enhance the property's versatility. Surrounded on three sides by the Flagler Reservoir State Wildlife Area, Crystal Springs Ranch offers a compelling blend of working-ranch heritage, wildlife habitat, and the enduring appeal of Colorado's eastern plains.











* The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the owners and brokers do not guarantee its accuracy. Offering is subject to errors, withdrawal without notice. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers. All rights reserved. ©

** A division of Mason & Morse Ranch Co., LLC.

RANCH COMPANY
REAL ESTATE BROKERAGE & AUCTION SERVICES