

# \$375,000 - 39250 Shear Road, Rush

MLS® #1858536

**\$375,000**

Bedroom, Bathroom,  
Land on 158.80 Acres

Rush, Rush, CO

Unlock the true Colorado lifestyle on 158.8 acres of wide-open possibility—where breathtaking 360-degree views of Pikes Peak and the San Juan Mountains meet modern-day convenience. This is more than land; it's a foundation for your vision.

The property comes ready with 200-amp power, fiber optic internet, and a high-producing well delivering 15 gallons per minute—a rare find in the eastern plains. A massive 40'—80' outbuilding is already in place, ideal for equipment, livestock, or conversion into a dream shop or barndominium. The land has been professionally surveyed, with all corner pins clearly marked, so your investment is well-defined and secure.

With its level-to-rolling topography, perimeter fencing, and A-35 zoning, this property is perfectly suited for cattle, horses, crops, or your private homestead retreat. Build your custom home, establish a working ranch, or hold as a long-term investment in the path of growth—there are no covenants or HOA to limit your imagination.

Located on county-maintained roads within the Edison School District, this property combines peaceful seclusion with accessibility—an easy drive to Colorado Springs, yet worlds away from the noise.



Whether you’re a rancher, a homesteader, or an investor searching for land with unmatched potential, 39250 Shear Rd delivers the rare blend of utility, water, and views that makes Colorado land ownership truly special.

Bring your dreams, your plans, and your vision—this property is ready to make them real.

**Essential Information**

|        |           |
|--------|-----------|
| MLS® # | 1858536   |
| Price  | \$375,000 |
| Acres  | 158.80    |
| Type   | Land      |
| Status | Active    |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 39250 Shear Road |
| Subdivision | Rush             |
| City        | Rush             |
| County      | El Paso          |
| State       | CO               |
| Zip Code    | 80833            |

**Amenities**

|          |                                                                                    |
|----------|------------------------------------------------------------------------------------|
| Features | Fence-Perimeter, Horses Allowed, Manufactured Homes Allowed, See Prop Desc Remarks |
|----------|------------------------------------------------------------------------------------|

**Exterior**

|                 |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| Lot Description | 360-degree View, Corner, Level, Meadow, Mountain View, Rural, Sloping, View of Pikes Peak |
|-----------------|-------------------------------------------------------------------------------------------|

**School Information**

|          |             |
|----------|-------------|
| District | 54JT-Edison |
|----------|-------------|

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Pikes Peak Dream Homes Realty |
|----------------|-------------------------------|



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