

\$2,800,000 - 23500 County Road 5, Rush

MLS® #4214085

\$2,800,000

Bedroom, Bathroom,
Land on 559.00 Acres

Rush, Rush, CO

High Mesa Farm is a turnkey sod farm and business with equipment, representing a rare opportunity to acquire irrigated farmland with direct access to Colorado's fastest-growing Front Range markets. With 559± total acres, including 220 acres pivot-irrigated by three center pivots, the property combines strong agricultural capacity with established business infrastructure. The sale also includes the ability to lease an established sod farm sales headquarters in Colorado Springs, creating immediate continuity for operations and customer access. High Mesa Farm is not just acreage, it is a complete agricultural enterprise positioned for continued success. Acreage Breakdown: 279.42 acres (Lincoln County) – 120 acres irrigated with two pivots (60 acres each) 119.98 acres (Lincoln County) – dryland 160 acres (Elbert County) – 100 acres irrigated with one pivot
Total: 559± acres, with 220 irrigated acres under three pivots

IMPROVEMENTS

High Mesa Farm is equipped with the infrastructure necessary for immediate operations:

• Office & Shop: A 20' x 40' office connected to a 60' x 100' shop, providing administrative, storage, and operational space.

• Two Single-Wide Mobile Homes: On-site housing options for staff or management,



enhancing functionality and supporting business continuity.

â€¢ Colorado Springs Sales Headquarters: includes the ability to lease the established sod farm sales headquarters at, a prime retail and customer access location. High Mesa Farm is a rare agricultural offering that combines irrigated land, proven sod production, business infrastructure, and proximity to Coloradoâ€™s growing Front Range markets. With 559Â± total acres, 220 acres irrigated, three pivots, office/shop facilities, two mobile homes, and access to an established sales headquarters in Colorado Springs, the property is uniquely positioned as a turnkey farm and business.

Essential Information

MLS® #	4214085
Price	\$2,800,000
Acres	559.00
Type	Land
Status	Active

Community Information

Address	23500 County Road 5
Subdivision	Rush
City	Rush
County	Lincoln
State	CO
Zip Code	80833

Amenities

Features	Addl Water Rights, Fence-Cross, Manufactured Homes Allowed, Fence-Perimeter
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Exterior

Lot Description	Rural
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School Information

District

60Jt-Miami/Yoder

Listing Details

Listing Office

Mason & Morse Ranch Co



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