

# OASIS FARMS

TRINIDAD, CO | 10,936± ACRES



**LEGACY**  
BROKER GROUP



Oasis Farms is a premier 10,936± acre agricultural property located in the heart of Las Animas County, Colorado—just northeast of Trinidad. The land offers a mix of flood-irrigated and center-pivot irrigated farmland, as well as native pasture, all supported by top-tier infrastructure. Improvements include multiple homes, steel-frame barns, a shop, livestock working pens, extensive fencing, and a full suite of irrigation equipment including pivots, underground lines, and pumps.

What makes Oasis Farms truly unique is its water security. The property holds 99.97% ownership of the Model Land & Irrigation Company, making it the sole user of this historic system. Nearly 5,000 acres are covered by water rights tied to the Purgatoire River and supplemented by storage in the Trinidad Reservoir. With extensive infrastructure for water recycling and redistribution, the ranch maximizes every drop for sustained productivity.

This turnkey operation is ideally suited for serious agricultural investors or operators seeking scale, reliability, and long-term value. Located within a Qualified Opportunity Zone, Oasis Farms combines strategic location, valuable water rights, and quality improvements—making it a rare and attractive offering in the Western U.S. land market.



# DETAILS

## **LOCATION:**

48999 CR 48, Model, CO – 16 to 24 miles northeast of Trinidad with frontage on US Hwy 350 and multiple county roads. Located in a Qualified Opportunity Zone.

## **ACREAGE:**

10,936.58± total acres

- ~4,947.84± irrigable acres (flood & center-pivot)
- Balance in native pasture, roads & improvements
- Mostly level to gently rolling terrain with Blackwell Arroyo traversing southwest portion

## **ZONING:**

- Agricultural Zoning District – Las Animas County
- Not in FEMA flood hazard zone

## **WATER RIGHTS:**

- 99.97% ownership of Model Land & Irrigation Co.
- Rights tied to 4,947.84± irrigable acres
- Access to ~1/3 of Trinidad Reservoir Dam storage
- Average 10-year diversion: 5,092.67 acre-feet/year
- Water recycling system with ditches, reservoirs & pumps



# DETAILS CONT.

## **STRUCTURAL IMPROVEMENTS:**

- (1) 1,276 SF modular home
- (3) 672 SF modular homes
- (1) 2,800 SF steel shop
- (1) 1,980 SF modular home
- (3) 7,500 SF steel-frame hay barns (2018)

## **IRRIGATION SYSTEMS:**

- (9) total center pivots (Zimmatic & Valley, 2020–2022)
- Concrete & dirt ditch systems
- 3 centrifugal pumps, underground lines, gates & valves

## **ADDITIONAL IMPROVEMENTS:**

- Livestock working pens
- 30 miles of barbed wire fencing
- 5 water wells, 17 drinkers
- Electricity and natural gas available

## **SOILS:**

Well-drained Wilid and Manzanola silty clay loams – ideal for grazing and crop production

## **CURRENT USE:**

Turnkey agricultural operation – irrigated farming and cattle grazing

# GALLERY





# FEATURES

- 10,936.58± total acres of irrigated farmland and native pastureland in Las Animas County, Colorado.
- Conveniently located northeast of Trinidad with access from US Highway 350 and multiple county roads.
- Approximately 4,947.84 acres are irrigable using flood and center-pivot systems.
- Includes 99.97% ownership of the Model Land & Irrigation Company and rights to Trinidad Reservoir water.
- Annual average water diversion of about 5,092 acre-feet with recycling infrastructure to maximize irrigation.
- Headquarters improvements feature multiple modular homes, a large steel-frame shop, and hay barns.
- Site includes livestock working pens, 30 miles of fencing, 5 livestock wells, and numerous irrigation lines.
- Agricultural zoning with no flood hazard areas and well-drained productive soils.
- Currently used for agricultural production with typical utility easements and a natural gas pipeline.
- Located in a designated Qualified Opportunity Zone, offering potential investment tax benefits.





# AREA HIGHLIGHTS

TRINIDAD, CO

Nestled in the southern foothills of the Rocky Mountains, Trinidad is a historic and vibrant community in Las Animas County, Colorado. Known for its rich cultural heritage, preserved Victorian architecture, and thriving art scene, Trinidad offers a unique blend of Old West charm and modern convenience. The town has become a regional hub for ranching, outdoor recreation, and heritage tourism—making it an ideal location for both lifestyle and agricultural investment.

Outdoor enthusiasts will appreciate the area's close proximity to the 19,000-acre Trinidad Lake State Park, scenic trails, and expansive public lands for hiking, fishing, and hunting. Trinidad's revitalized downtown district features local shops, restaurants, galleries, and regular community events, while maintaining a laid-back, small-town feel.



LAS ANIMAS COUNTY

#### PROXIMITY TO MAJOR CITIES & ATTRACTIONS:

- TRINIDAD, CO – 16 TO 24 MILES
- RATON, NM – 50 MILES S
- PUEBLO, CO – 90 MILES N
- COLORADO SPRINGS, CO – 130 MILES N
- DENVER, CO – 200 MILES N
- SANTA FE, NM – 180 MILES SW
- TRINIDAD LAKE STATE PARK – 25 MILES
- SPANISH PEAKS WILDERNESS & SAN ISABEL NATIONAL FOREST – WITHIN 90 MINUTES



# MEET YOUR AGENT

## MARK BUKOWSKI

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Mark's profound respect for and expertise in the realm of ranching were cultivated through the ownership and operation of numerous ranch properties spanning from Texas to Colorado. These endeavors have endowed him with an extensive reservoir of knowledge and profound insights into the management, valuation, ownership, and cultural aspects of these lands.

His participation in Ranch Horse & Reined Cow Horse competitions, coupled with his tenure on various boards including his role as the former vice president of the Working Ranch Cowboy Association, further enhances his capacity to provide comprehensive insights.

Mark's acumen extends to intricate domains such as water and mineral rights, bolstered by a robust network of contacts and resources. His unparalleled commitment to customer service and his involvement in numerous successful real estate transactions substantiate his unmatched expertise.

Additionally, Mark's experience within his family's century-old construction enterprise, where he steered multi-million dollar projects from conception to fruition, has engendered his reverence for principled, enduring business relationships.

This ethos propels his unwavering commitment to equipping and advising his clients in navigating intricate real estate transactions.

Holding valid real estate licenses in both Colorado and Texas, Mark stands as a trailblazer in issues pertaining to water rights and other land-specific matters in both states. His nuanced comprehension of factors influencing the acquisition and conservation of land, ranches, and diverse property types enriches his guidance.

# MEET YOUR AGENT

## **RICHMOND FRASIER**

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As a fourth generation Texas hill country rancher with roots that trace back to 1885 in the Double Horn community of Burnet county; Legacy Broker Group's Partner and Broker, and Marble Falls native; Richmond Frasier, understands the connection between land and legacy.

Licensed in Texas, Colorado, New Mexico, and Oklahoma; Richmond's energy, enthusiasm for problem solving, and entrepreneurial insight enables Richmond to empower his clients to forge their own unique paths to land ownership.

From land selection, pricing recommendations and negotiations, to navigating closing logistics; Richmond relishes his role in guiding clients along the paths of their legacy building journeys.

Richmond has held his real estate license since 2006. In 2016, he and his wife and fellow broker, Traci, established what was to become Legacy Broker Group.

Along with his Legacy Broker Group partners, Richmond continues to grow Legacy Broker Group into a cohesive group of expert, service oriented real estate professionals that cover the entire state of Texas with plans to create the same professional communities in Colorado, New Mexico, and Oklahoma.

Richmond is passionate about serving, growing, and leading a statewide family of outstanding service-oriented and client-centered, brokers, agents, and support professionals and brings this same level of energy to serve his clients in helping them to build and transition their own land legacies.



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