

DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE



REAL ESTATE REPORT

TO

THE CAPITAL DEVELOPMENT COMMITTEE

THE AGRICULTURE, LIVESTOCK, AND NATURAL RESOURCES
COMMITTEE OF THE HOUSE OF REPRESENTATIVES

THE AGRICULTURE, LIVESTOCK, AND NATURAL RESOURCES
COMMITTEE OF THE SENATE

DIVISION OF WILDLIFE
Report On
REAL ESTATE PROJECTS

INTRODUCTION

The mission of the Division of Wildlife is to perpetuate the wildlife resources of the state and provide people the opportunity to enjoy them. An emphasis of the Division of Wildlife's Strategic Plan is the protection of wildlife and wildlife habitat as well as providing the public with additional opportunities to hunt, fish, view wildlife and enjoy other wildlife related activities. The conservation of wildlife habitat is essential to maintaining the state's diverse wildlife population and wildlife related uses.

SCOPE OF REPORT

This report describes the fee title, easement and term transactions approved by the Capital Development Committee in the period from July 1, 2006 through June 30, 2010. The transactions referenced below are summarized in Attachment A.

Attachment A reflects Division of Wildlife Acquisitions over this time period. Some 5,363 acres were acquired in Fee Title, 49,331 acres were protected through Perpetual Conservation Easements, 15,160 acres of Perpetual Public Access Easements were secured. During this period, DOW received a one-acre Perpetual Right of Way Easement and granted of a one-acre Perpetual Right of Way Easement. In addition, DOW leased 15,553 acres of mineral interest to UL Coal Co. in Las Animas County.

As of June 30, 2010, (which does not include any transactions closed after June 30, 2010), the Division of Wildlife controls a total of 399,912 acres in Fee Title, holds Perpetual Conservation Easements on 154,138 acres, Perpetual Public Access Easements on 35,963 acres and Right of Way Easements on 312 acres. DOW also holds term agreements on approximately 132,664 acres and the Statewide Public Access Lease Agreement, a term agreement with the State Land Board for the current acreage of 573,991.

ATTACHMENT "A"

DIVISION OF WILDLIFE

STATUS OF REAL ESTATE PROJECTS APPROVED BY CAPITAL DEVELOPMENT COMMITTEE

From: July 1, 2006 through June 30, 2010

DATE CDC APPROVED	PROJECT NAME	DOW NUMBER	COUNTY	TYPE CONTROL	ACRES	COST	FUNDING SOURCES	STATUS
08/06	Craig Warehouse SAA / Relaford Pipeline	457-06	Moffat	Perpetual Right of Way Easement	1	Donation	Not Applicable	Closed 09/05
08/06	Five Pine Mesa Ranch	444-06	Routt	Conservation Easement	2,050	\$2,152,500.00	GOCO \$1,076,250 Federal Aid \$1,076,250	Closed 09/06
08/06	Grizzly T Gulch / LeValley Ranch II	439-06	Montrose	Conservation Easement	305	\$400,601.25	GOCO \$200,300.62 Federal Aid \$200,300.63	Closed 09/06
08/06	Kaichen SHA / Iola (2)	458-06	Gunnison	Conservation Easement	103	Donation	Not Applicable	Closed 09/06
08/06	Oak Ridge SWA / Wilber Tract	452-06	Rio Blanco	Fee Title	1,800	Exchange	Not Applicable	Closed 05/06
08/06	Stengel SHA / Stengel Family Trust	459-06	Delta	Conservation Easement	304	Donation	Not Applicable	Closed 09/06
01/07	Arkansas River/Salida SWA Hardeman	2007-03	Lake	Public Access Easement	37	\$99,000.00	Wildlife Cash \$89,000 Trout Unlimited \$10,000	Closed 03/07
02/07	Ramah SWA / Bodhaine	2007-16	El Paso	Fee Title	158	\$120,000.00	Wildlife Cash \$60,000 Habitat Stamp \$60,000	Closed 06/07
04/07	Adobe Ridge SHA / Frentress II	2007-11	Routt	Conservation Easement	561	\$503,147.00	GOCO \$251,573.50 Wildlife Cash \$251,573.50	Closed 06//07
06/07	Dome Rock SWA / Murphy	2007-26	Teller	Fee Title	2	\$10,000.00	Wildlife Cash \$10,000	Closed 06/07
10/07	Miller Ranch SWA	07-077	Gunnison	Fee Title	1,604	\$6,500,000.00	Habitat Stamp \$3,250,000 GOCO \$3,250,000	Closed 10/07
10/07	Wolf-Taussig SHA	07-005	Grand	Conservation Easement	3,148	\$3,480,000.00	GOCO \$1,662,666 Wildlife Cash \$53,668 Federal Aid \$1,662,666 Habitat Stamp \$101,000	Closed 11/07
10/07	Baker Ranch SHA	06-475	San Miguel	Conservation Easement	480	\$863,900.00	GOCO \$863,900	Closed 12/07
10/07	Baker Ranch SHA – Junior CE Parcel	06-045	San Miguel	Conservation Easement	769	\$100.00	GOCO \$100.00	Closed 12/07
10/07	Dome Rock SWA / Piazzoni	2007-26	Teller	Fee Title	9	\$48,400.00	Wildlife Cash \$48,400	Closed 10/07

DATE CDC APPROVED	PROJECT NAME	DOW NUMBER	COUNTY	TYPE CONTROL	ACRES	COST	FUNDING SOURCES	STATUS
11/07	Weimer Ranch SHA	07-043	Grand	Conservation Easement	1,156	\$1,461,250	GOCO \$730,625 Wildlife Cash \$200,000 Federal Aid \$530,625	Closed 11/08
11/07	Raftopoulos Ranch SHA	07-080	Moffat	Conservation Easement	3,184	\$1,705,000.00	GOCO \$1,705,000	Closed 02/08
11/07	Leroux Ranch SHA	07-048	Grand	Conservation Easement	1,115	\$1,000,000.00	GOCO \$490,000 Wildlife Cash \$490,000 Elk Foundation \$10,000 Mule Deer Foundation \$10,000	Closed 10/08
11/07	Tamarack SWA – Golden Eagle	07-055	Logan	Fee Title	13	\$39,000.00	Wildlife Cash \$39,000	Closed 02/08
11/07	La Jara SWA	07-056	Conejos	Fee Title	200	\$400,000.00	Habitat Stamp \$400,000	Closed 12/07
11/07	Hill Ranch SHA	07-042	Grand	Conservation Easement	2,347	\$3,281,250	GOCO \$1,640,625 Wildlife Cash \$1,640,625	Closed 06/08
11/07	Galloway SHA	07-088	Mesa	Conservation Easement	160	Donation	Not Applicable	Closed 12/07
01/08	Wenschhof Ranch SHA	07-044	Rio Blanco	Conservation Easement	537	\$1,137,500.00	GOCO \$568,750 Wildlife Cash \$568,750	Closed 02/08
01/08	Moyer 45 Bar Ranch SHA	07-051	Lake	Conservation Easement/ Public Access Easement	3,276 1,452	\$4,810,500.00	GOCO \$2,405,500 Wildlife Cash \$2,405,000	Closed 01/09
03/08	Bosque del Oso SWA - Elk Coal	07-098	Las Animas	Disposition-Term	15,553	Disposition	Not Applicable	Closed 03/08
06/08	Walker SWA / Panorama Terrace	06-474	Mesa	Fee Title	15	Donation	Not Applicable	Closed 12/08
06/08	Luster Basin SHA (Patterson, Power & Tipping)	07-050	Mesa	Conservation Easement	1,620	\$1,965,000.00	Federal Aid \$982,500 Wildlife Cash \$202,283 GOCO \$780,217	Closed 10/08
06/08	Andrews SHA	07-041	Yuma	Conservation Easement	326	\$150,000.00	Habitat Stamp \$75,000 GOCO \$75,000	Closed 10/08
06/08	Cochetopa SWA, fka Snyder	07-006	Saguache	Conservation Easement	6,995	\$4,569,685.00	GOCO \$2,253,542.50 Wildlife Cash \$36,300 Habitat Stamp \$2,279,842.50	Closed 12/08
09/08	Red Top Ranch SHA	07-049	Pueblo Huerfano Las Animas	Conservation Easement	13,078	\$2,000,000.00	GOCO \$1,000,000 Wildlife Cash \$1,000,000	Closed 12/08
09/08	Park County Shooting Range Easement SWA	08-018	Park	Public Access Easement	200	\$100,000.00	Wildlife Cash \$100,000	Closed 11/08

DATE CDC APPROVED	PROJECT NAME	DOW NUMBER	COUNTY	TYPE CONTROL	ACRES	COST	FUNDING SOURCES	STATUS
09/08	Brocker SHA	07-057	Jackson	Conservation Easement	70	Exchange	Not Applicable	Closed 04/09
09/08	South Republican SWA - Kleweno North Parcel	07-040	Yuma	Conservation Easement	645	\$380,000.00	GOCO \$190,000 Wildlife Cash \$190,000	Closed 12/08
09/08	South Republican SWA - Kleweno South Parcel	07-061	Kit Carson	Conservation Easement	1,182	\$235,000.00	GOCO - \$117,500 Wildlife Cash-\$117,500	Closed 12/08
09/08	White River SWA - Sleepy Cat Fishing Easement Parcel	08-032	Rio Blanco	Public Access Easement	1	Donation	Not Applicable	Closed 11/08
09/08	Crites SWA - Hardwick Easement	08-046	Yuma	Conservation Easement	80	Donation	Not Applicable	Closed 10/08
09/08	Tu-Gu-Vu Ranch SHA	08-044	Garfield	Conservation Easement	176	Donation	Not Applicable	Closed 12/08
09/08	Teter Wetlands SWA – Sanborn	07-099	Park	Perpetual Right of Way Easement	1	Not Applicable	Not Applicable	Terminated
12/08	Flying Diamond SHA	08-051	Routt	Conservation Easement	540	Donation	Not Applicable	Closed 03/09
02/08	Bar Nothing Ranch SHA	08-052	Las Animas	Conservation Easement	348	Donation	Not Applicable	Closed 12/08
06/09	Torres Ranch SHA - Conservation Easement #1	07-070	Las Animas	Conservation Easement	642	\$531,000	Habitat Stamp \$265,500 GOCO \$265,500	Closed 08/09
06/09	Torres Ranch SHA - Conservation Easement #2	07-071	Las Animas	Conservation Easement	191	\$153,500	GOCO \$76,750 Habitat Stamp \$76,750	Closed 08/09
06/09	Torres Ranch SHA – Conservation Easement #3	07-072	Las Animas	Conservation Easement	641	\$536,000	GOCO \$268,000 Habitat Stamp \$268,000	Closed 08/09
06/09	Torres Ranch SHA - Conservation Easement #4	07-073	Las Animas	Conservation Easement	637	\$466,000	GOCO \$233,000 Habitat Stamp \$233,000	Closed 08/09
06/09	Andrick Ponds SWA	07-053	Morgan	Fee Title	711	\$3,250,000.00	GOCO \$1,625,000 Habitat Stamp 1,625,000	Closed 08/09
06/09	Tomichi Creek SWA	08-056	Gunnison	Fee Title	217	\$1,716,228	Wildlife Cash \$858,114 Habitat Stamp \$858,114	Closed 11/09
06/09	Chubb Park Ranch SWA	08-057	Chaffee	Conservation Easement/ Public Access Easement	507 507	\$450,000	Habitat Stamp \$450,000	Closed 08/09
06/09	Stengel SHA - Shooting Range	08-072	Delta	Conservation Easement	80	Donation	Not Applicable	Closed 07/09

DATE CDC APPROVED	PROJECT NAME	DOW NUMBER	COUNTY	TYPE CONTROL	ACRES	COST	FUNDING SOURCES	STATUS
06/09	Cabin Creek SWA & Lost Canyon SWA – Van Tuyl Estates	09-028	Gunnison	Fee Title	507	Donation	Not Applicable	Closed 12/09
10/09	Torres Ranch SHA – Conservation Easement #5	08-011	Las Animas	Conservation Easement	276	\$201,000.00	GOCO \$100,500 Habitat Stamp \$100,500	Closed 11/09
10/09	Berthelson Ranch SHA	08-059	Rio Blanco	Conservation Easement	1,634	\$1,840,000.00	GOCO \$920,000 Wildlife Cash \$920,000	Closed 11/09
10/09	Loma Boat Launch SWA	09-037	Mesa	Fee Title	1	Exchange	Not Applicable	Closed 06/10
12/09	Bodo SWA – Law Enforcement Shooting Range	08-038	La Plata	Fee Title	46	Exchange	Not Applicable	Closed 09/10
12/09	Jumping Cow Ranch	08-054	Elbert	Public Access Easement	12,613	\$330,000.00	Habitat Stamp \$330,000	Closed 04/10
12/09	Trout Creek SHA	09-015	Chaffee	Conservation Easement	8	Not Applicable	Not Applicable	Closed 04/10
04/10	Elliott SWA – Asnicar Farms Parcel	08-063	Morgan	Fee Title	80	\$300,000.00	Wildlife Cash \$258,500 NAWCA \$41,500	Closed 10/10
04/10	EnCana – Orchard	09-052	Mesa	Conservation Easement	160	Not Applicable	Not Applicable	Closed 09/10
04/10	Orient Mine SWA	09-078	Saguache	Public Access Easement	350	\$5000.00	GOCO \$5000.00	Closed 08/10