

**DEPARTMENT OF NATURAL RESOURCES**  
**COLORADO PARKS and 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

**COLORADO PARKS AND WILDLIFE**  
**Report On**  
**WILDLIFE REAL ESTATE PROJECTS**

**INTRODUCTION**

The mission of the Division of Parks and Wildlife is to perpetuate the wildlife resources of the state, to provide a quality state park system, and to provide enjoyable outdoor recreation opportunities including hunting, angling, and wildlife viewing that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources.

**SCOPE OF REPORT**

This report indicates the fee title, easement and term transactions approved by the Capital Development Committee in the period from July 1, 2007 through June 30, 2011. The transactions referenced above are summarized in Attachment A.

Attachment A reflects only Colorado Division of Wildlife Acquisitions over this time period (The Colorado Division of Parks acquisitions are not reflected in this report; as the two Divisions were not merged until July 1, 2011), acquisitions include 8,851 acres in Fee Title, 60,872 acres were protected through Perpetual Conservation Easements held by CPW, 31,957 acres in Perpetual Public Access Easements, 15,553 acres of Term Interest Disposition, 8 acres of Term Interest and 1 acre for Perpetual Right of Way Easement.

*As of June 30, 2011, (which does not include any transactions closed after June 30, 2011), the Wildlife holdings of Colorado Parks and Wildlife includes a total of 405,518 acres in Fee Title, Perpetual Conservation Easements held by CPW on 168,911 acres, Perpetual Public Access Easements on 56,992 acres and Right of Way Easements on 374 acres. CPW also holds term agreements on approximately 145,735 acres and the Statewide Public Access Lease Agreement, a term agreement with the State Land Board for the current acreage of 485,129.*

**ATTACHMENT "A"**

**COLORADO PARKS AND WILDLIFE**

**STATUS OF REAL ESTATE PROJECTS APPROVED BY CAPITAL DEVELOPMENT COMMITTEE**

From: July 1, 2007 through June 30, 2011

| DATE CDC APPROVED | PROJECT NAME                          | DOW NUMBER | COUNTY     | TYPE CONTROL              | ACRES | COST           | FUNDING SOURCES  | STATUS        |
|-------------------|---------------------------------------|------------|------------|---------------------------|-------|----------------|--|---------------|
| 01/07             | Arkansas River/Salida SWA<br>Hardeman | 2007-03    | Lake       | Public Access<br>Easement | 37    | \$99,000.00    | Wildlife Cash \$89,000<br>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<br>Habitat Stamp \$60,000   | Closed 06/07  |
| 04/07             | Adobe Ridge SHA / Frentress II        | 2007-11    | Routt      | Conservation<br>Easement  | 561   | \$503,147.00   | GOCO \$251,573.50<br>Wildlife Cash<br>\$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<br>GOCO \$3,250,000  | Closed 10/07  |
| 10/07             | Wolf-Taussig SHA                      | 07-005     | Grand      | Conservation<br>Easement  | 3,148 | \$3,480,000.00 | GOCO \$1,662,666<br>Wildlife Cash \$53,668<br>Federal Aid \$1,662,666<br>Habitat Stamp \$101,000         | Closed 11/07  |
| 10/07             | Baker Ranch SHA                       | 06-475     | San Miguel | Conservation<br>Easement  | 480   | \$863,900.00   | GOCO \$863,900   | Closed 12/07  |
| 10/07             | Baker Ranch SHA – Junior CE<br>Parcel | 06-045     | San Miguel | Conservation<br>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  |
| 11/07             | Weimer Ranch SHA                      | 07-043     | Grand      | Conservation<br>Easement  | 1,156 | \$1,461,250.00 | GOCO \$730,625<br>Wildlife Cash \$200,000<br>Federal Aid \$530,625                                       | Closed 11/08  |
| 11/07             | Raftopoulos Ranch SHA                 | 07-080     | Moffat     | Conservation<br>Easement  | 3,184 | \$1,705,000.00 | GOCO \$1,705,000   | Closed 02/08  |
| 11/07             | Leroux Ranch SHA                      | 07-048     | Grand      | Conservation<br>Easement  | 1,115 | \$1,000,000.00 | GOCO \$490,000<br>Wildlife Cash \$490,000<br>Elk Foundation \$10,000<br>Mule Deer Foundation<br>\$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<br>Easement  | 2,347 | \$3,281,250.00 | GOCO \$1,640,625<br>Wildlife Cash \$1,640,625  | Closed 06/08  |

| DATE CDC APPROVED | PROJECT NAME   | DOW NUMBER | COUNTY                           | TYPE CONTROL                                     | ACRES          | COST           | FUNDING SOURCES   | STATUS       |
|-------------------|--|------------|----------------------------------|--|----------------|----------------|---|--------------|
| 11/07             | Galloway SHA   | 07-088     | Mesa                             | Conservation Easement                            | 160            | No CPW Funding | Not Applicable  | Closed 12/07 |
| 01/08             | Wenschhof Ranch SHA                                  | 07-044     | Rio Blanco                       | Conservation Easement                            | 537            | \$1,137,500.00 | GOCO \$568,750<br>Wildlife Cash \$568,750                                     | Closed 02/08 |
| 01/08             | Moyer 45 Bar Ranch SHA                               | 07-051     | Lake                             | Conservation Easement/<br>Public Access Easement | 3,276<br>1,452 | \$4,810,500.00 | GOCO \$2,405,500<br>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             | No CPW Funding | 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<br>Wildlife Cash \$202,283<br>GOCO \$780,217            | Closed 10/08 |
| 06/08             | Andrews SHA  | 07-041     | Yuma                             | Conservation Easement                            | 326            | \$150,000.00   | Habitat Stamp \$75,000<br>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<br>Wildlife Cash \$36,300<br>Habitat Stamp \$2,279,842.50 | Closed 12/08 |
| 09/08             | Red Top Ranch SHA                                    | 07-049     | Pueblo<br>Huerfano<br>Las Animas | Conservation Easement                            | 13,078         | \$2,000,000.00 | GOCO \$1,000,000<br>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 |
| 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<br>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<br>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              | No CPW Funding | Not Applicable  | Closed 11/08 |
| 09/08             | Crites SWA - Hardwick Easement                       | 08-046     | Yuma                             | Conservation Easement                            | 80             | No CPW Funding | Not Applicable  | Closed 10/08 |
| 09/08             | Tu-Gu-Vu Ranch SHA                                   | 08-044     | Garfield                         | Conservation Easement                            | 176            | No CPW Funding | Not Applicable  | Closed 12/08 |

| DATE CDC APPROVED | PROJECT NAME   | DOW NUMBER | COUNTY     | TYPE CONTROL                                     | ACRES      | COST           | FUNDING SOURCES                                    | STATUS       |
|-------------------|--|------------|------------|--|------------|----------------|--|--------------|
| 09/08             | Teter Wetlands SWA – Sanborn                         | 07-099     | Park       | Perpetual Right of Way Easement                  | 1          | No CPW Funding | Not Applicable                                     | Terminated   |
| 12/08             | Flying Diamond SHA                                   | 08-051     | Routt      | Conservation Easement                            | 540        | No CPW Funding | Not Applicable                                     | Closed 03/09 |
| 02/08             | Bar Nothing Ranch SHA                                | 08-052     | Las Animas | Conservation Easement                            | 348        | No CPW Funding | Not Applicable                                     | Closed 12/08 |
| 06/09             | Torres Ranch SHA - Conservation Easement #1          | 07-070     | Las Animas | Conservation Easement                            | 642        | \$531,000.00   | Habitat Stamp \$265,500<br>GOCO \$265,500          | Closed 08/09 |
| 06/09             | Torres Ranch SHA - Conservation Easement #2          | 07-071     | Las Animas | Conservation Easement                            | 191        | \$153,500.00   | GOCO \$76,750<br>Habitat Stamp \$76,750            | Closed 08/09 |
| 06/09             | Torres Ranch SHA – Conservation Easement #3          | 07-072     | Las Animas | Conservation Easement                            | 641        | \$536,000.00   | GOCO \$268,000<br>Habitat Stamp \$268,000          | Closed 08/09 |
| 06/09             | Torres Ranch SHA - Conservation Easement #4          | 07-073     | Las Animas | Conservation Easement                            | 637        | \$466,000.00   | GOCO \$233,000<br>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<br>Habitat Stamp 1,625,000        | Closed 08/09 |
| 06/09             | Tomichi Creek SWA                                    | 08-056     | Gunnison   | Fee Title  | 217        | \$1,716,228.00 | Wildlife Cash \$858,114<br>Habitat Stamp \$858,114 | Closed 11/09 |
| 06/09             | Chubb Park Ranch SWA                                 | 08-057     | Chaffee    | Conservation Easement/<br>Public Access Easement | 507<br>507 | \$450,000.00   | Habitat Stamp \$450,000                            | Closed 08/09 |
| 06/09             | Stengel SHA - Shooting Range                         | 08-072     | Delta      | Conservation Easement                            | 80         | No CPW Funding | Not Applicable                                     | Closed 07/09 |
| 06/09             | Cabin Creek SWA & Lost Canyon SWA – Van Tuyl Estates | 09-028     | Gunnison   | Fee Title  | 507        | No CPW Funding | 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<br>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<br>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          | No CPW Funding | Not Applicable                                     | Closed 04/10 |

| DATE CDC APPROVED | PROJECT NAME  | DOW NUMBER | COUNTY             | TYPE CONTROL                                     | ACRES          | COST                         | FUNDING SOURCES  | STATUS                             |
|-------------------|---|------------|--------------------|--|----------------|------------------------------|--|------------------------------------|
| 04/10             | Elliott SWA – Asnicar Farms Parcel                    | 08-063     | Morgan             | Fee Title  | 80             | \$300,000.00                 | Wildlife Cash \$258,500<br>NAWCA \$41,500                              | Closed 10/10                       |
| 04/10             | Orchard SHA – Encana CE                               | 09-052     | Mesa               | Conservation Easement                            | 160            | No CPW Funding               | Not Applicable   | Closed 09/10                       |
| 04/10             | Orient Mine SWA                                       | 09-078     | Saguache           | Public Access Easement/<br>Conservation Easement | 350<br>350     | \$5,000.00<br>No CPW Funding | GOCO \$5,000<br>Not Applicable   | Closed 08/<br>No CPW<br>Funding 10 |
| 08/10             | Hot Sulphur Springs SWA – Parshall Divide Unit Parcel | 09-068     | Grand              | Fee Title  | 940            | \$2,200,000.00               | GOCO \$1,320,000<br>Wildlife Cash \$880,000                            | Closed 09/10                       |
| 08/10             | Ruby Mountain SWA                                     | 10-020     | Chaffee            | Public Access Easement                           | 1              | No CPW Funding               | Not Applicable   | Closed 05/11                       |
| 08/10             | Bighorn Springs SWA                                   | 10-020     | Chaffee            | Public Access Easement                           | 1              | No CPW Funding               | Not Applicable   | Closed 05/11                       |
| 08/10             | Area 8 Service Center SAA                             | 09-013     | Garfield           | Term   | 8              | \$60,000.00                  | Wildlife Cash \$60,000   | Closed 08/10                       |
| 09/10             | Red Hawk Ranch Parcel B SHA                           | 10-029     | Routt              | Conservation Easement                            | 1,000          | No CPW Funding               | Not Applicable   | Closed 05/11                       |
| 09/10             | Pueblo Reservoir SWA – Tatsch Parcel                  | 09-062     | Pueblo             | Fee Title  | 4,069          | \$3,865,000.00               | GOCO \$2,319,000<br>Habitat Stamp \$1,546,000                          | Closed 12/10                       |
| 09/10             | Pueblo Reservoir SWA – Clift Parcel                   | 09-061     | Pueblo             | Fee Title  | 279            | \$227,000.00                 | GOCO \$158,025<br>Habitat Stamp \$68,975                               | Closed 12/10                       |
| 09/10             | Taylor Flat SHA                                       | 10-022     | Mesa               | Conservation Easement                            | 680            | No CPW Funding               | Not Applicable   | Closed 12/10                       |
| 10/10             | South Republican SWA – Shallow River Parcel           | 09-064     | Yuma<br>Kit Carson | Conservation Easement/<br>Public Access Easement | 4,929<br>4,929 | \$988,000.00                 | GOCO \$592,800<br>Habitat Stamp \$7,200<br><br>Habitat Stamp \$388,000 | Closed 12/10                       |
| 10/10             | New Beginings Ranch SHA                               | 09-069     | Miguel             | Conservation Easement                            | 459            | \$552,000.00                 | GOCO \$331.200<br>Wildlife Cash \$220,800                              | Closed 06/11                       |
| 10/10             | 20 Mile Sheep SHA                                     | 09-070     | Routt              | Conservation Easement                            | 4,162          | \$4,920,000.00               | GOCO \$4,274,476<br>Federal Aid – SWG \$645,524                        | Closed 04/11                       |
| 10/10             | Signal Peak SWA<br>Gunnison Rising Mitigation         | 10-021     | Gunnison           | Conservation Easement                            | 160            | No CPW Funding               | Not Applicable   | Pending                            |
| 12/10             | Cline Ranch SWA                                       | 09-060     | Park               | Conservation Easement/<br>Public Access Easement | 1,635<br>1,600 | \$2,140,000.00               | GOCO \$793,875<br><br>Habitat Stamp \$1,346,125                        | Closed 12/10                       |

| DATE CDC APPROVED | PROJECT NAME       | DOW NUMBER | COUNTY     | TYPE CONTROL                                     | ACRES  | COST           | FUNDING SOURCES   | STATUS       |
|-------------------|--------------------|------------|------------|--|--------|----------------|---|--------------|
| 12/10             | LK Ranch/Grady SWA | 09-067     | Rio Blanco | Public Access Easements                          | 10,262 | \$1,765,000.00 | Habitat Stamp \$1,765,000   | Closed 06/11 |
| 12/10             | Bob Terrell SWA    | 08-055     | Garfield   | Conservation Easement/<br>Public Access Easement | 8<br>4 | \$950,000.00   | Habitat Stamp \$415,200<br>Habitat Stamp \$189,000<br>Wildlife Cash \$345,800 | Closed 12/10 |