

**DEPARTMENT OF NATURAL RESOURCES**  
**COLORADO PARKS AND WILDLIFE**



Prepared as the  
2020 ANNUAL REAL ESTATE REPORT  
TO  
THE CAPITAL DEVELOPMENT COMMITTEE  
THE AGRICULTURE, LIVESTOCK, AND WATER COMMITTEE OF THE HOUSE  
OF REPRESENTATIVES  
THE AGRICULTURE AND NATURAL RESOURCES COMMITTEE OF THE  
SENATE

*Compiled for the CDC in January 2021*

# **COLORADO PARKS AND WILDLIFE**

## **Report on**

### **REAL ESTATE PROJECTS**

#### **INTRODUCTION**

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, provide a quality state parks system, and provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources.

#### **SCOPE OF REPORT**

This report provides the status of real estate transactions approved by the Capital Development Committee between January 1, 2016 and December 31, 2020. See Attachment A.

This report also summarizes the acquisitions and cumulative CPW holdings as of the end of calendar year 2020.

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#### **All CPW Acquisitions in Calendar Year 2020**

Wildlife acquisitions closed between January 1, 2020 and December 31, 2020 include the following:

- 3,189 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 90 acres in fee title
- 16,446 acres in public access easements and leases
- 206,589 acres in State Land Board lease agreements

Parks acquisitions closed between January 1, 2020 and December 31, 2020 include the following:

- 19,377 acres in fee title
- 11 acres in easements and other agreements
- 6 acres in State Land Board lease agreements (gravel lease for road repairs in the Park)

## **Total CPW Cumulative Real Estate Holdings as of End Calendar Year 2020**

Wildlife Real Estate holdings of Colorado Parks and Wildlife as of December 31, 2020:

- 204,562 acres in conservation easements, perpetual and term, held by CPW
- 257,961 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 390,020 acres in fee title
- 257,583 acres in term and perpetual public access easements and leases
- 35,840 acres in other term and perpetual leases and easements (no public access)
- 779,652 acres in the State Land Board Public Access Program and Multi-use Lease agreements

Parks Real Estate holdings of Colorado Parks and Wildlife as of December 31, 2020:

- 6,599 acres in perpetual conservation easements held by CPW
- 69,009 acres in fee title
- 49,798 acres in term and perpetual easements and leases
- 24,399 acres in other agreements
- 71,473 acres in State Land Board leases
- 8,843 acres in State Land Board Park Trust Lands management agreement

# ATTACHMENT A

## COLORADO PARKS AND WILDLIFE

Status of Real Estate projects brought to the Capital Development Committee between January 1, 2016 and December 31, 2020.

### WILDLIFE

DATE CDC APPROVED	PROJECT NAME	CPW PROJECT NUMBER	COUNTY	CONTROL TYPE	ACRES	COST	FUNDING SOURCES	STATUS
12/2020	South Republican SWA - Jones - Hale Ditch	20-046	Yuma	Exchange	1721	\$0.00	N/A	Active
12/2020	Cross Canyon SWA - Miller	20-023	Dolores	Fee Title Acquisition	119.56	\$0.00	N/A	Active
12/2020	Coal Creek Ranch	19-097	Rio Blanco	Conservation Easement & Public Access Easement	1121	\$720,000	N/A	Active
12/2020	Arkansas River - Southern Lake County	20-061	Lake	Access Easement	154	\$0.00	N/A	Active
11/2020	Hardeman SWA - O'Neill	20-038	Lake	Fee Title Acquisition	9.77	N/A	N/A	Terminated
10/2020	Boedecker Reservoir SWA - Consolidated Home Supply Ditch and Reservoir Company	19-068	Larimer	Lease Renewal	551	\$320,000	Wildlife Cash	Closed 11/2020
09/2020	Fryingpan River SWA - Gabow	19-029	Eagle	Lease Amendment	1	\$0.00	N/A	Closed 10/2020
06/2020	Neiley-Maniscalchi	19-060	Garfield	Fee Title	1.5	\$290,000	GOCO	Closed 07/2020
06/2020	Gunnison SWA - CWHF	19-072	Gunnison	Transfer of Land	80	N/A	N/A	Closed 12/2020
11/19	Dome Rock SWA - Campbell	19-007	Teller	Fee Title	.3	N/A	N/A	Closed 12/19
10/19	Rio Blanco Lake SWA - White River City Investments LLC	19-036	Rio Blanco	Fee Title in Exchange of Real Estate Interest	9	\$0.00	N/A	Closed 05/2020
09/19	Hale South River Ranch	16-066	Alamosa	Conservation Easement & Public Access Easement	690	\$800,000	\$720,000 GOCO \$80,000 Habitat Stamp	Closed 12/19
02/19	Flanders Ranch	16-064	Routt	Conservation Easement & Public Access Easement	1659	\$2,750,000	\$315,000 GOCO \$2,435,000 Habitat Stamp	CE Closed 11/18 AE Closed 3/2019
11/18	Dome Rock SWA - Shiloh Plain Inc.	16-027	Teller	Fee Title Acquisition	41	\$0.00	N/A	Inactive
09/18	Poohook Ranch	16-065	Moffat	Conservation Easement & Public Access Easement	2357	\$2,640,140	GOCO	Closed 03/19

07/18	Hale River Ranch	15-079	Alamosa	Conservation Easement & Public Access Easement	650	\$1,500,000	Habitat Stamp	Closed 12/18
06/18	Mount Ouray and Mt. Shavano SFUs - Yunikar	17-046	Chaffee	Easement Disposition	1	\$8,400	N/A	Terminated
12/17	Plateau Creek SWA - Allen Family - Fee Title - Original Transfer	16-055	Mesa	Fee Title Acquisition	20	\$0.00	N/A	Closed 02/18
12/17	Midwestern Farms RFP - Public Access Easement	14-076	Prowers	Public Access Easement	500	\$990,000	Habitat Stamp	Closed 06/18
11/17	Escalante SWA - Mika Ag. Corp. - Fee Title Exchange	16-061	Delta & Mesa	Fee Title in Exchange for Real Estate Interest	160	\$0.00	N/A	Closed 12/17
Went to CDC 06/17 and 08/17 NOT APPROVED	Flag Creek SWA--Ranch Estates Parcel	15-069	Rio Blanco	Conservation Easement & Public Access Easement	2610	\$3,132,000	\$2,234,000 GOCO \$897,600 Habitat Stamp (Subject to change prior to closing)	Closed 01/2020
06/17	Louisiana Purchase Ranch Public Access Easement	15-067	Moffat	Public Access Easement	2	\$57,000	Habitat Stamp	Closed 11/17
06/17	Dan Noble SWA - Summer Camp Parcel	16-035	San Miguel	Fee Title Acquisition	505	\$0.00	N/A	Closed 08/17
Went to CDC 12/16 NOT APPROVED	Midwestern Farms - Fee Title Acquisition	14-053	Prowers	Fee Title Acquisition	700	\$1,348,000	N/A - project terminated	Terminated
08/16	Pridemore SWA - Fishing Easement	14-060	Chaffee	Public Access Easement	9	\$60,000	Habitat Stamp	Closed 12/16
08/16	Pot Creek SWA - Hoy Mountain Ranch/Bobcat Ranch	14-034	Moffat	Public Access Easement	1,742	\$899,450	\$555,651 Habitat Stamp \$343,798.55 GOCO	Closed 01/17
08/16	Bill Patterson SWA	15-014	Garfield	Fee Title Acquisition	3	\$0.00	N/A	Closed 11/16
08/16	Lazy V Quarter Circle Ranch SWA - Phase II	14-033	Garfield	Public Access Easement	320	\$490,000	\$233,038 Habitat Stamp \$256,962 GOCO	Closed 04/17
06/16	Parsons Brown Ranch	15-088	Grand	Conservation Easement	2,773	\$3,630,132	\$1,412,816.27 Habitat Stamp \$2,217,315.73 GOCO	Closed 08/16
06/16	Cerro Reservoir - Chipeta Lakes SWA Exchange - City of Montrose	15-034	Montrose	Easement in Exchange for Real Estate Interest	160	\$0.00	N/A - even exchange	Closed 09/16
01/16	Salida NRCS -Exchange- Mt. Shavano SWA	15-031	Chaffee	Fee Title in Exchange for Real Estate Interest	4	\$0.00	N/A - exchange	Closed 10/16
01/16	Dome Peak Ranch - Carl Lupens - Fee Title Acquisition	15-043	Routt	Fee Title Acquisition	960	\$0.00	N/A	Terminated

01/16	Collins Mountain Ranch SWA	13-066	Rio Blanco	Conservation Easement & Public Access Easement	2,422	\$1,800,000	\$950,000 Habitat Stamp \$850,000 GOCO	Closed 04/16
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## COLORADO PARKS AND WILDLIFE

Status of Real Estate Projects Presented to the Capital Development Committee between January 1, 2016 and December 31, 2020

### PARKS

DATE CDC APPROVED	PROJECT NAME	CPW PROJECT NUMBER	COUNTY	TYPE CONTROL	ACRES	COST	FUNDING SOURCES	STATUS
12/2020	Sweitzer Lake SP - Morfitt Property	19-085	Delta	Fee Title Acquisition	104.3	\$990,000	\$605,000 GOCO \$385,000 LWCF	Closed 12/2020
01/2020	Crazy French Ranch	18-055	Las Animas	Fee Title Acquisition	19,200	\$19,100,000	\$6,350,000 Habitat Stamp \$9,750,000 GOCO Parks \$3,000,000 GOCO Grant	Closed 04/2020
06/18	North Sterling S.P. - Elks Lodge	17-072	Logan	Fee Title Acquisition	52	\$594,000	Lottery	Closed 08/18
11/17	AHRA - River Rim Estates	16-008	Chaffee	Right-of-Way -Easement	< ½	\$0.00	N/A	Closed 02/2020
06/17	Staunton State Park - IREA Easement Parcel	17-003	Jefferson	Right-of-Way -Easement	1	\$0.00	N/A	Closed 06/17
06/17	James M. Robb/CO River S.P. - Wilcox Parcel	15-033	Mesa	Fee Title Acquisition	5	\$464,100	GOCO	Terminated
08/16	St. Vrain State Park - City of Longmont Open Space	15-054	Weld	Conservation Easement	215	\$0.00	N/A	Closed 08/16
06/16	Staunton SP - Berrien Parcel Fee Acquisition	14-061	Park	Fee Title Acquisition	160	\$560,000	GOCO	Closed 08/16