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



Prepared as the
2021 ANNUAL 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

Compiled for the CDC in January 2022

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 recommended by the Capital Development Committee between January 1, 2017 and December 31, 2021. See Attachment A.

This report also summarizes the acquisitions and cumulative CPW holdings as of the end of calendar year 2021.

All CPW Acquisitions in Calendar Year 2021

Wildlife acquisitions closed between January 1, 2021 and December 31, 2021 include the following:

- 1,121 acres in perpetual conservation easements held by CPW
- 7,192 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 3,015 acres in fee title
- 5,960 acres in public access easements and leases
- 196,086 acres in State Land Board lease agreements

Parks acquisitions closed between January 1, 2021 and December 31, 2021 include the following:

- 380 acres in fee title
 - 1 acre in public access easements and leases
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Total CPW Cumulative Real Estate Holdings as of End Calendar Year 2021

Wildlife Real Estate holdings of Colorado Parks and Wildlife as of December 31, 2021:

- 205,683 acres in conservation easements, perpetual and term, held by CPW
- 265,153 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 384,284 acres in fee title
- 250,689 acres in term and perpetual public access easements and leases
- 11,476 acres in other term and perpetual leases and easements (no public access)
- 983,708 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, 2021:

- 6,599 acres in perpetual conservation easements held by CPW
 - 69,368 acres in fee title
 - 50,588 acres in term and perpetual easements and leases
 - 24,615 acres in other agreements
 - 71,473 acres in State Land Board leases
 - 8,843 acres in State Land Board Park Trust Lands management agreement
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ATTACHMENT A

COLORADO PARKS AND WILDLIFE

Status of Real Estate Projects Brought to the Capital Development Committee between January 1, 2017 and December 31, 2021.

WILDLIFE

CDC Recommend Date	Project Name	CPW Project Number	County	Control Type	Acres	Cost	Funding Sources	Status
12/2021	Pals Family SWA - Fee Title Acquisition	20-062	Clear Creek	Fee Title	123	\$2,845,621	\$1,422,811 GOCO \$1,422,811 Habitat Stamp	Closed 12/2021
12/2021	Twin Spruce Ponds SWA - Twin Spruce Ponds Fee Title	20-067	Montezuma	Fee Title	91	\$700,000	\$200,000 GOCO \$500,000 Habitat Stamp	Closed 12/2021
10/2021	Granite Meadows SWA - Granite Meadows CE & AE	19-102	Mesa	Conservation Easement & Public Access Easement	523	\$990,000	GOCO	Active
10/2021	West Rifle Creek SWA - West Rifle Creek Fee Title	20-069	Garfield	Fee Title	880	\$1,892,000	GOCO; Habitat Stamp (TBD)	Active
6/2021	SKCK on the Yampa River SWA - SKCK on the Yampa River 3rd Party CE & AE	19-100	Routt	Third Party Conservation Easement & Public Access Easement	510	\$2,462,893	\$62,893 GOCO \$2,400,000 Habitat Stamp	Closed 8/2021
5/2021	Piceance SWA - XTO Energy Fee Title Exchange	17-063	Garfield; Rio Blanco	Fee Title Exchange	960	\$0 (Exchange)	N/A	Closed 12/2021
3/2021	Boreas Pass Ranch SWA - Boreas Pass Ranch CE & AE	18-058	Park	Third Party Conservation Easement & Public Access Easement	1291	\$835,000	\$585,000 GOCO \$250,000 Habitat Stamp	Closed 4/2021
12/2020	South Republican SWA - Jones - Hale Ditch	20-046	Yuma	Exchange	1721	\$0	N/A	Closed 2/2021
12/2020	Cross Canyon SWA - Miller	20-023	Dolores	Fee Title Acquisition	120	\$0	N/A	Closed 3/2021
12/2020	Coal Creek Ranch	19-097	Rio Blanco	Conservation Easement & Public Access Easement	1121	\$720,000	N/A	Closed 2/2021
12/2020	Arkansas River - Southern Lake County	20-061	Lake	Access Easement	154	\$0	N/A	Terminated
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	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
11/2019	Dome Rock SWA - Campbell	19-007	Teller	Fee Title	.3	N/A	N/A	Closed 12/2019
10/2019	Rio Blanco Lake SWA - White River City Investments LLC	19-036	Rio Blanco	Fee Title in Exchange of Real Estate Interest	9	\$0	N/A	Closed 5/2020
09/2019	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
02/2019	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
11/2018	Dome Rock SWA - Shiloh Plain Inc.	16-027	Teller	Fee Title Acquisition	41	\$0	N/A	Inactive
09/2018	Pothook Ranch	16-065	Moffat	Conservation Easement & Public Access Easement	2357	\$2,640,140	GOCO	Closed 03/19
07/2018	Hale River Ranch	15-079	Alamosa	Conservation Easement & Public Access Easement	650	\$1,500,000	Habitat Stamp	Closed 12/18
06/2018	Mount Ouray and Mt. Shavano SFUs - Yunikar	17-046	Chaffee	Easement Disposition	1	\$8,400	N/A	Terminated
12/2017	Plateau Creek SWA - Allen Family - Fee Title - Original Transfer	16-055	Mesa	Fee Title Acquisition	20	\$0	N/A	Closed 02/18
12/2017	Midwestern Farms RFP - Public Access Easement	14-076	Prowers	Public Access Easement	500	\$990,000	Habitat Stamp	Closed 06/18
11/2017	Escalante SWA - Mika Ag. Corp. - Fee Title Exchange	16-061	Delta & Mesa	Fee Title in Exchange for Real Estate Interest	160	\$0	N/A	Closed 12/17
06/2017	Louisiana Purchase Ranch Public Access Easement	15-067	Moffat	Public Access Easement	2	\$57,000	Habitat Stamp	Closed 11/17
06/2017	Dan Noble SWA - Summer Camp Parcel	16-035	San Miguel	Fee Title Acquisition	505	\$0	N/A	Closed 08/17

COLORADO PARKS AND WILDLIFE

Status of Real Estate Projects Presented to the Capital Development Committee between January 1, 2017 and December 31, 2021.

PARKS

CDC Recommend Date	Project Name	CPW Project Number	County	Control Type	Acres	Cost	Funding Sources	Status
12/2021	Colorado Clays RA - Colorado Clays Fee Title	20-012	Adams	Fee Title	110	\$6,320,000	Federal Lottery	Closed 12/2021
12/2021	Castlewood Canyon SP - Metzler Water/Mineral Rights Acquisition	21-049	Douglas	Water/Mineral Rights	167	\$150,000	GOCO Wildlife Cash	Active
9/2021	Fishers Peak SP - Amato Fee Title	20-076	Las Animas	Fee Title	13	\$135,000	Lottery	Closed 12/2021
6/2021	Highline Lake SP - Long Family Trusts Acquisition	20-072	Mesa	Fee Title	174	\$775,000	\$387,500 GOCO \$387,500 Federal (LWCF)	Closed 9/2021
5/2021	Fishers Peak SP - Bacharach Fee Title	20-075	Las Animas	Fee Title	82	\$577,500	Lottery	Closed 12/2021
4/2021	Arkansas Headwaters RA - River Rim Estates Skaret ROW Easement	17-021	Chaffee	Easement	1	\$83,000	GOCO	Closed 4/2021
3/2021	Roxborough SP - Stansfield Mineral Rights Transfer	20-057	Douglas	Mineral Interest	40	\$0	N/A	Closed 5/2021
2/2021	Jackson Lake SP - Shoreline Marina	18-030	Morgan	Improvements	0	\$175,500	GOCO	Closed 4/2021
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	N/A	Active
06/17	Staunton State Park - IREA Easement Parcel	17-003	Jefferson	Right-of-Way -Easement	1	\$0	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