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



Prepared as the
2022 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 2023

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, 2018 and December 31, 2022. See Attachment A.

This report also summarizes the recent acquisitions and cumulative CPW holdings as of the end of calendar year 2022.

All CPW Acquisitions in Calendar Year 2022

Wildlife acquisitions closed between January 1, 2022 and December 31, 2022 include the following:

- 140 acres in perpetual conservation easements held by CPW
- 23,230 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 1,395 acres in fee title
- 21,834 acres in public access easements

Parks acquisitions closed between January 1, 2022 and December 31, 2022 include the following:

- 269 acres in fee title
 - 25 acres in public access leases
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Total CPW Cumulative Real Estate Interests

Wildlife Real Estate interests as of December 31, 2022:

- 203,014 acres in conservation easements, perpetual and term, held by CPW
- 288,383 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 387,117 acres in fee title
- 265,418 acres in term and perpetual public access easements and leases
- 11,396 acres in other term and perpetual leases and easements (no public access)
- 979,628 acres in the State Land Board Public Access Program and Multi-use Lease agreements

Parks Real Estate interests as of December 31, 2022:

- 8,736 acres in perpetual conservation easements held by CPW
 - 69,630 acres in fee title
 - 50,614 acres in term and perpetual easements and leases
 - 24,640 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, 2018 and December 31, 2022.

WILDLIFE

CDC Recommend Date	Project Name	CPW Project Number	County	Control Type	Acres	Cost	Funding Sources	Status
12/5/2022	Ralston Creek SWA - The Conservation Fund - Fee Title Acquisition	22-032	Jefferson	Fee Title	664	\$7,564,500	GOCO	Active
12/5/2022	Chatfield SFU - Centennial Water & Sanitation District - Water Lease	22-047	Arapahoe; Douglas; Jefferson	Leasehold	0 (water rights)	No Monetary Consideration	n/a	Closed 12/2022
11/14/2022	Centennial Valley SWA - Trimar Farms ROW	21-013	Weld	Right-of-Way (Road) Easement	1	No Monetary Consideration	n/a	Active
11/14/2022	Lake Dorothy SWA - City of Raton Public Access Lease	22-017	Las Animas	Leasehold	5100	\$262,500	Wildlife Cash	Closed 11/2022
11/14/2022	Brush Aquatic Animal Health Laboratory SAA - Ruhl Parcel - Fee Title Acquisition	22-029	Morgan	Fee Title	.67	\$325,000	Wildlife Cash	Closed 1/2023
11/14/2022	Red Cliff Ranch SWA - Fee Title	22-035	Custer	Fee Title	480	\$2,550,000	Habitat Stamp	Closed 12/2022
6/14/2022	La Jara Creek SWA - La Jara Creek 3rd Party CE & AE	19-094	Conejos	Conservation Easement & Public Access Easement	840 (CE) 160 (AE)	\$267,533	GOCO	Closed 10/2022
4/7/2022	Steamboat Springs - Area 10 Office SAA - Mitco - Lease	21-045	Routt	Structure Lease	1			Active
4/7/2022	Wellington SWA - Whittier Utility Easement	21-066	Larimer	Right-of-Way (Utility) Easement	9	No Monetary Consideration	n/a	Active
3/31/2022	Elliott SWA - Depriest Union Fee Title	20-063	Morgan	Fee Title	62	\$236,500	GOCO; Habitat Stamp	Active
3/31/2022	Wrights Lake SWA - Fee Title Acquisition	20-065	Chaffee	Fee Title	35	\$1,150,000	Habitat Stamp	Closed 5/2022
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

CDC Recommend Date	Project Name	CPW Project Number	County	Control Type	Acres	Cost	Funding Sources	Status
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)	Closed 3/2021
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

CDC Recommend Date	Project Name	CPW Project Number	County	Control Type	Acres	Cost	Funding Sources	Status
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	Terminated
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	Closed 4/2022
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