

DEPARTMENT OF NATURAL RESOURCES
COLORADO PARKS AND WILDLIFE



Prepared as the
2024 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 in January 2025

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 summarizes the recent acquisitions and cumulative CPW holdings as of the end of calendar year 2024.

This report also provides details on pending (Attachment A) and completed (Attachment B) Fee Title & Perpetual Conservation and Public Access Easement Acquisitions.

All New Acquisitions in Calendar Year 2024

Wildlife:

- 10,052 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 6,563 acres in fee title
- 9,579 acres in public access easements and leases
- 362 acres added to State Land Board lease agreements

Parks:

- 5 acres in conservation and access easements

Total CPW Real Estate Interests as of December 31, 2024

Wildlife:

- 386,690 acres in fee title
- 203,014 acres in conservation easements held by CPW
- 288,383 acres in perpetual conservation easements held by third parties, but funded to some degree by CPW
- 262,137 acres in term and perpetual public access easements and leases
- 11,545 acres in other term and perpetual leases and easements (no public access)
- 60,190 acres in other agreements
- 978,672 acres in the State Land Board Public Access Program and Multi-use Lease agreements

Parks:

- 69,474 acres in fee title
- 8,684 acres in perpetual conservation easements held by CPW
- 64,940 acres in term and perpetual easements and leases
- 10,397 acres in other agreements
- 71,473 acres in State Land Board leases
- 8,782 acres in State Land Board Park Trust Lands management agreement

Attachment A

COLORADO PARKS AND WILDLIFE

Pending Fee Title & Perpetual Conservation and Public Access Easement Acquisitions

WILDLIFE

Real Estate Project #	Interest Category	Acreage	Estimated Closing Month	CPW Total Funding Amount	Interest Value*	Region	County/ies	Park/Area
21-050	Fee Title	113	2025-03	\$0	\$1,901,000	Southeast	Chaffee	Area 13
23-025	Conservation Easement	200	2025-04	\$20,000	\$81,000	Northeast	Yuma	Area 3
23-025	Public Access Easement	200	2025-04	\$35,000	\$81,000	Northeast	Yuma	Area 3
23-049	Conservation Easement	80	2025-06	\$0	Not appraised	Northwest	Grand	Area 9
23-049	Conservation Easement	160	2025-06	\$0	Not appraised	Northwest	Grand	Area 9
24-039	Public Access Easement	3812	2025-04	\$0	\$0	Northwest	Moffat	Area 6

PARKS

Real Estate Project #	Interest Category	Acreage	Estimated Closing Month	CPW Total Funding Amount	Interest Value*	Region	County/ies	Park/Area
21-052	Fee Title	6.22	2025-03	\$190,000	\$190,000	Southeast	Pueblo	Lake Pueblo SP

Attachment B

COLORADO PARKS AND WILDLIFE

Fee Title & Perpetual Conservation and Public Access Easement Acquisitions completed between January 1, 2020 through December 31, 2024

WILDLIFE

Closing Date	Interest #	Property Name	Interest Category	Acres	Appraised Value	CPW Funding Amount	Region	County	Area
8/28/2024	IA-0010218	Axial Basin SWA	Fee Title	4,540		\$0	Northwest	Moffat	Area 6
6/27/2024	IA-0010207	Russell Lakes SWA	Fee Title	163	\$80,000	\$80,000	Southwest	Saguache	Area 17
3/8/2024	IA-0010195	Collard Ranch SWA	Fee Title	1,860	\$8,250,000	\$8,250,000	Northeast	Park	Area 1
3/7/2024	IA-0010199	Elk Creek Ranch SWA	Public Access Easement	9,309	\$40,000	\$0	Northwest	Rio Blanco	Area 6
3/5/2024	IA-0010197	Deer Creek SWA	Public Access Easement	270		\$0	Northeast	Park	Area 1
7/21/2023	IA-0010180	State Habitat Area	Conservation Easement	2,036	\$814,400	\$750,000	Northwest	Moffat	Area 6
6/22/2023	IA-0010173	Granite Meadows SWA	Conservation Easement	523	\$997,000	\$897,300	Northwest	Mesa	Area 7
6/22/2023	IA-0010174	Granite Meadows SWA	Public Access Easement	523	\$230,750	\$0	Northwest	Mesa	Area 7
5/22/2023	IA-0010163	State Habitat Area	Conservation Easement	3,451	\$2,720,000	\$2,720,000	Northwest	Moffat; Rio Blanco	Area 6
4/10/2023	IA-0010167	Ralston Creek SWA	Fee Title	100	\$740,000	\$0	Northeast	Jefferson	Area 1
4/10/2023	IA-0010166	Ralston Creek SWA	Fee Title	664	\$11,039,500	\$7,238,000	Northeast	Jefferson	Area 1
4/10/2023	IA-0010168	Ralston Creek SWA	Fee Title	412	\$3,388,000	\$326,500	Northeast	Jefferson	Area 1
3/27/2023	IA-0010157	Durango SFU	Fee Title	1	\$183,000	\$183,000	Statewide	La Plata	Area 15
1/27/2023	IA-0010151	Brush Aquatic Animal Health Laboratory SAA	Fee Title	1	\$325,000	\$325,000	Northeast	Morgan	Area 3
1/23/2023	IA-0010148	Elliott SWA	Fee Title	62	\$236,500	\$236,500	Northeast	Morgan	Area 3
12/9/2022	IA-0010140	Bighorn Springs SWA	Conservation Easement	140		\$0	Southeast	Chaffee	Area 13
12/9/2022	IA-0010141	Bighorn Springs SWA	Public Access Easement	140		\$0	Southeast	Chaffee	Area 13
12/2/2022	IA-0010143	Red Cliff Ranch SWA	Fee Title	480	\$2,550,000	\$2,550,000	Southeast	Custer	Area 11
10/27/2022	IA-0010133	La Jara Creek SWA	Public Access Easement	160	\$26,300	\$17,533	Northeast	Conejos	Area 3
10/4/2022	IA-0010144	Schaefer Farms SWA	Public Access Easement	38	\$91,000	\$0	Southwest	Rio Grande	Area 17
8/31/2022	IA-0010136	Buffalo Horn Ranch SWA	Public Access Easement	11,723		\$0	Northwest	Moffat; Rio Blanco	Area 6
6/28/2022	IA-0010121	Bray Ranches SWA	Public Access Easement	9,745		\$100,000	Southwest	San Miguel; Montrose	Area 18

5/13/2022	IA-0010118	Wrights Lake SWA	Fee Title	35	\$1,450,000	\$1,150,000	Southeast	Chaffee	Area 13
3/17/2022	IA-0010114	West Rifle Creek SWA	Fee Title	880	\$1,892,000	\$1,892,000	Northwest	Garfield	Area 7
12/30/2021	IA-0010108	Twin Spruce Ponds SWA	Fee Title	91	\$725,000	\$700,000	Southwest	Montezuma	Area 15
12/22/2021	IA-0010103	Pals Family SWA	Fee Title	123	\$4,315,000	\$2,845,621	Northeast	Clear Creek	Area 1
12/22/2021	IA-0010104	Piceance SWA	Fee Title	960		\$0	Northwest	Garfield	Area 6
12/22/2021	IA-0010104	Piceance SWA	Fee Title	960		\$0	Northwest	Garfield	Area 6
9/9/2021	IA-0010082	South Republican SWA	Public Access Easement	52		\$0	Southeast	Yuma	Area 14
8/18/2021	IA-0010100	SKCK on the Yampa River SWA	Public Access Easement	510	\$2,400,000	\$2,400,000	Northwest	Routt	Area 10
4/28/2021	IA-0010004	Boreas Pass Ranch SWA	Public Access Easement	1,291	\$290,000	\$250,000	Northeast	Park	Area 1
3/18/2021	IA-0010011	Cross Canyon SWA	Fee Title	120		\$0	Southwest	Dolores	Area 15
2/25/2021	IA-0009999	Coal Creek Ranch SWA	Conservation Easement	1,121	\$812,500	\$720,000	Northwest	Rio Blanco	Area 6
2/25/2021	IA-0010000	Coal Creek Ranch SWA	Public Access Easement	1,121	\$75,000	\$0	Northwest	Rio Blanco	Area 6
1/28/2021	IA-0009990	Strawberry Ranch SWA	Public Access Easement	2,447	\$30,000	\$30,000	Northwest	Rio Blanco	Area 6
1/5/2021	IA-0009992	Eagle Rock SWA	Fee Title	1,721	\$1,400,000	\$0	Northeast	Yuma	Area 3
12/23/2020	IA-0009853	Gunnison SWA	Fee Title	80		\$0	Southwest	Gunnison	Area 16
7/8/2020	IA-0009835	Sam Caudill SWA	Fee Title	2	\$290,000	\$290,000	Northwest	Garfield	Area 8
5/6/2020	IA-0009822	Rio Blanco Lake SWA	Fee Title	8		\$0	Northwest	Rio Blanco	Area 6
5/6/2020	IA-0009822	Rio Blanco Lake SWA	Fee Title	8		\$0	Northwest	Rio Blanco	Area 6
1/24/2020	IA-0009840	Flagg Creek SWA	Public Access Easement	2,597	\$85,000	\$0	Northwest	Rio Blanco	Area 6

PARKS

Closing Date	Interest #	Property Name	Interest Category	Acres	Appraised Value	CPW Funding Amount	Region	County
8/19/2024	IA-0010214	James M. Robb - Colorado River SP	Conservation Easement	5		\$0	Northwest	Mesa
12/27/2023	IA-0010193	Sweitzer SP	Fee Title	5	\$522,000	\$522,000	Southwest	Delta
10/20/2023	IA-0010192	Sweitzer SP	Fee Title	277	\$916,000	\$916,000	Southwest	Delta
1/27/2023	IA-0010150	Golden Gate Canyon SP	Fee Title	1		\$0	Northeast	Gilpin
7/8/2022	IA-0010125	Lake Pueblo SP	Fee Title	1	\$15,000	\$3,000	Southeast	Pueblo
4/29/2022	IA-0010116	Castlewood Canyon SP	Fee Title	268	\$200,000	\$150,000	Northeast	Douglas
12/29/2021	IA-0010106	Fishers Peak SP	Fee Title	84	\$625,000	\$577,500	Southeast	Las Animas

12/29/2021	IA-0010107	Fishers Peak SP	Fee Title	13	\$123,000	\$135,000	Southeast	Las Animas
12/21/2021	IA-0010105	Colorado Clays RA	Fee Title	110	\$6,320,000	\$6,320,000	Northeast	Adams
9/30/2021	IA-0010099	Highline Lake SP	Fee Title	174	\$775,000	\$775,000	Northwest	Mesa
3/31/2021	IA-0010008	North Sterling SP	Fee Title	1		\$0	Northeast	Logan
12/28/2020	IA-0009855	Sweitzer SP	Fee Title	104	\$990,000	\$990,000	Southwest	Delta
7/7/2020	IA-0009832	Lathrop SP	Fee Title	73		\$0	Southeast	Huerfano
4/2/2020	IA-0009814	Fishers Peak SP	Fee Title	19,200	\$26,330,000	\$16,100,000	Southeast	Las Animas

Property Acronyms

<i>RA</i>	<i>Recreation Area</i>
<i>SAA</i>	<i>State Administrative Area</i>
<i>SFU</i>	<i>State Fish Unit (Hatchery)</i>
<i>SHA</i>	<i>State Habitat Area (No Public Access)</i>
<i>SP</i>	<i>State Park</i>
<i>SWA</i>	<i>State Wildlife Area (Public Access)</i>