

## Dec. 11, 2013 -- Property Transaction Proposal

### Colorado Parks and Wildlife

#### *Crooked Wash Ranch Perpetual Public Access Easement*

Moffat County

9,796 acres

About 10 miles southwest of Maybell

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

**The required report is attached. CDC staff questions about the report are listed below.**

#### Action Required

Recommend support for the acquisition of the Crooked Wash Ranch Perpetual Public Access Easement (\$100,000 CF for 9,796 acres).

#### CDC Staff Questions

1. Who owns the mineral rights to the Crooked Wash property? Will this transaction secure any interest in the property's mineral rights? Is the area a potential site for any mineral development?

Most of the mineral rights were reserved by the United States government via the patents granting fee title to private individuals. The Colorado Division of Parks and Wildlife (CPW) is not securing any interest in the mineral rights; however, the landowner owns some mineral rights. The conservation easement will prohibit extraction of the minerals owned by the landowner. The Minerals Remoteness Letter determined, "the probability of surface mining at the Site is so remote as to be negligible"; however the possibility exists for oil and/or gas exploration and extraction via methods other than surface mining at the site and adjoining lands.

2. Is CPW's funding contribution for the acquisition of a perpetual conservation easement by The Nature Conservancy covered by this request? Does the conservation easement apply to the same acreage as the perpetual public access easement to be acquired under this request?

No, this specific request is for the access easement only. The access easement is being acquired by CPW for \$100,000. The Nature Conservancy will separately acquire a conservation easement on the same property. Separate from this request, CPW is granting \$1,470,000 to the Nature Conservancy to cover a portion of the cost of the conservation easement. The conservation easement applies to the same acreage as the public access easement.

3. A perpetual conservation easement was acquired by CPW on the nearby Tuttle Ranch for, among other purposes, preserving habitat for greater sage grouse and reintroducing the black-footed ferret. Will the Crooked Wash property also be used for these purposes?

The Crooked Wash Ranch will provide protection for sage grouse. There are grouse on the property. As for ferrets, the best property is the Tuttle property. If there ever is an opportunity to try reintroduction again, the Tuttle property will be the focus. However, since the Crooked Wash property is adjacent, it may play a small role. The Crooked Wash property does not have as large of a prairie dog population so it would not be a primary focus area.

4. The Tuttle Ranch Perpetual Conservation Easement was acquired by CPW in August 2012 at a cost of \$4.2 million and covered 15,076 acres. This easement covers 9,796 acres at a cost of \$100,000. What accounts for the large price disparity?

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The \$100,000 is for a perpetual access easement only on Crooked Wash, versus the perpetual conservation easement CPW acquired on Tuttle. CPW is acquiring a perpetual access easement only on the Crooked Wash Ranch, and separately the Nature Conservancy is acquiring the conservation easement for Crooked Wash Ranch. The total value of the conservation easement interest is \$4,189,000 funded by a CPW grant to TNC of \$1,470,000; a federal Natural Resources Conservation Service grant to TNC of \$1,000,000; and a landowner donated value of 1,719,000. In addition to these amounts, TNC is contributing \$17,500 and CPW is contributing \$7,500 to a stewardship endowment, and CPW is contributing another \$30,000 to cover TNC's due diligence costs.

5. The committee approved several property transactions at its November 18 meeting, including transactions to be funded from the Land and Water Acquisitions line item. At that time, CPW reported the same balance for that line item as it is reporting for this transaction. Is the Wildlife Commission still in the process of finalizing the property transactions approved by the committee on November 18?

Yes, the property acquisitions approved by the CDC on November 18 are still in process and have not yet closed. Once acquisitions close, the balance for the line item reported to the CDC for subsequent acquisitions will be adjusted to reflect the new balance.

# Capital Development Committee

## Nov 2013—Property Transaction Proposal

Department of Natural Resources  
Division of Parks and Wildlife

<b>Action Required</b>	Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual public access easement.		
<b>General Information</b>			
<b>Name</b>	Crooked Wash Ranch		
<b>Number of acres</b>	9796		
<b>Location</b>	Approximately 10 miles southwest of Maybell		
<b>County</b>	Moffat		
<b>Costs / Source of Funding</b>			
<b>Purchase Price</b>	\$100,000	<b>Funding Source*</b>	Wildlife Cash - Habitat Stamp Funds
<b>Wildlife Cash – Habitat Stamp</b>	Spending authority has already been approved for this project in the Long Bill		
	<b>Fiscal Year</b>	2012-13	
	<b>Line Item</b>	Land and Water Acquisitions	
	<b>Appropriation</b>	\$6,500,000	
	<b>Remaining Unexpended Balance</b>	\$2,032,942	
<b>Annual Monitoring and Operation Costs</b>	\$100.00	Funding for the monitoring and operation costs of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
<b>Development Costs</b>	\$500.00	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.			

**Summary of Proposal:**

CPW will acquire a perpetual public access easement on the Property for limited elk hunting. In addition, CPW will partially fund a perpetual conservation easement to be acquired by The Nature Conservancy (TNC). The Property is adjacent to the 15,076 acre Tuttle Ranch conservation easement acquired by CPW in 2012.

Current uses of the Property are livestock grazing, wildlife habitat and big game hunting. Future uses will be the same.

The landowner purchased the Property in 1985.

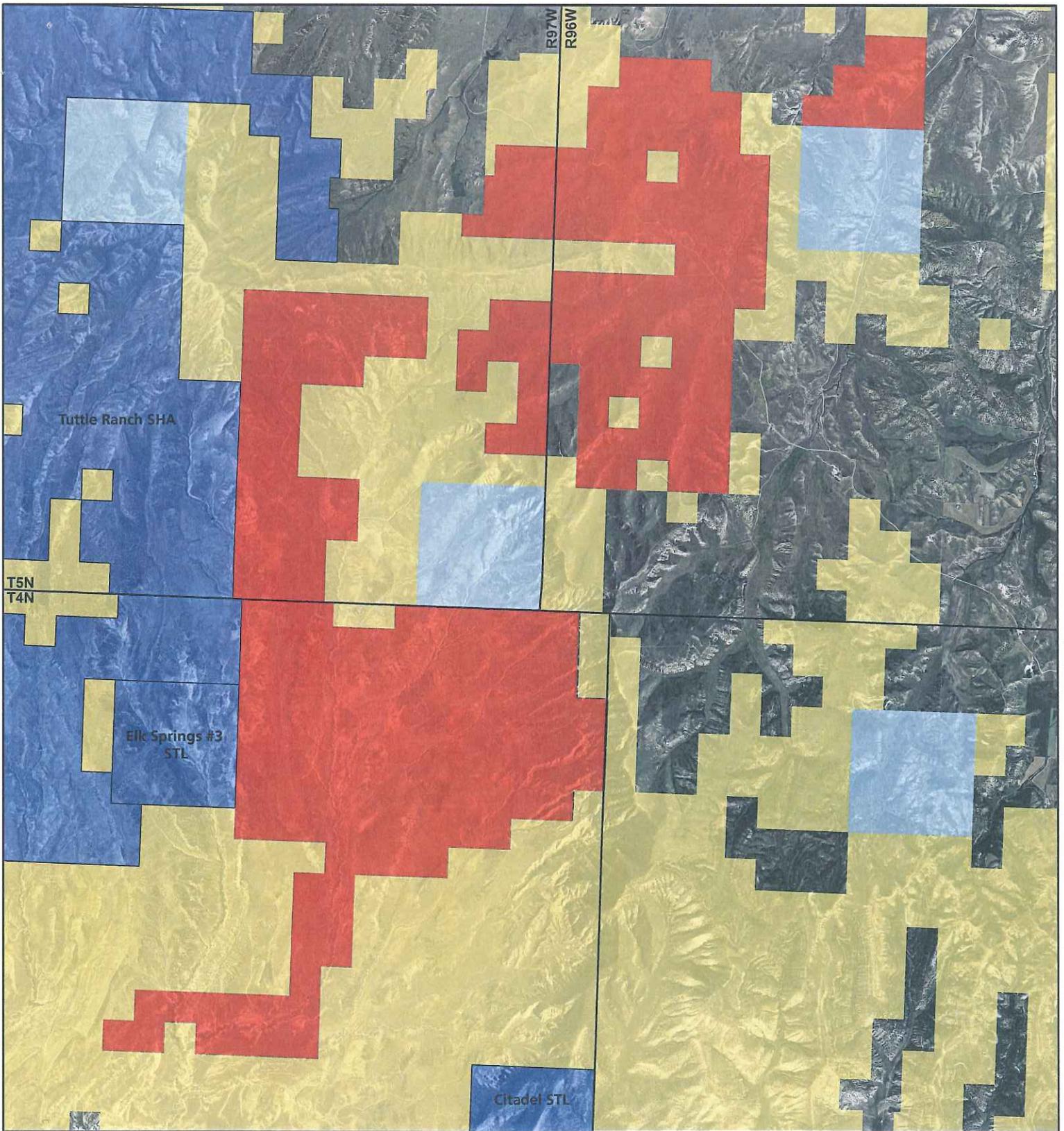
According to a review of the first map referenced below, the Property is outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property is outside the Central Solar Power and the Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Attachments:

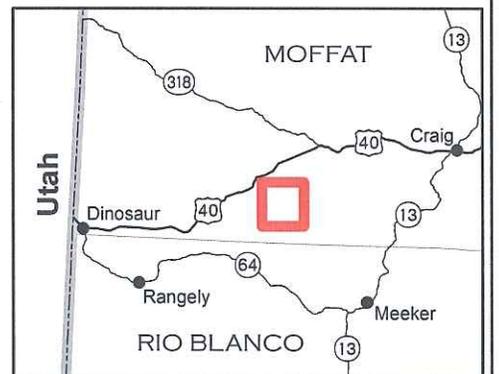
- Map
- Concurrence letters
- Three (3) comparables from appraisal

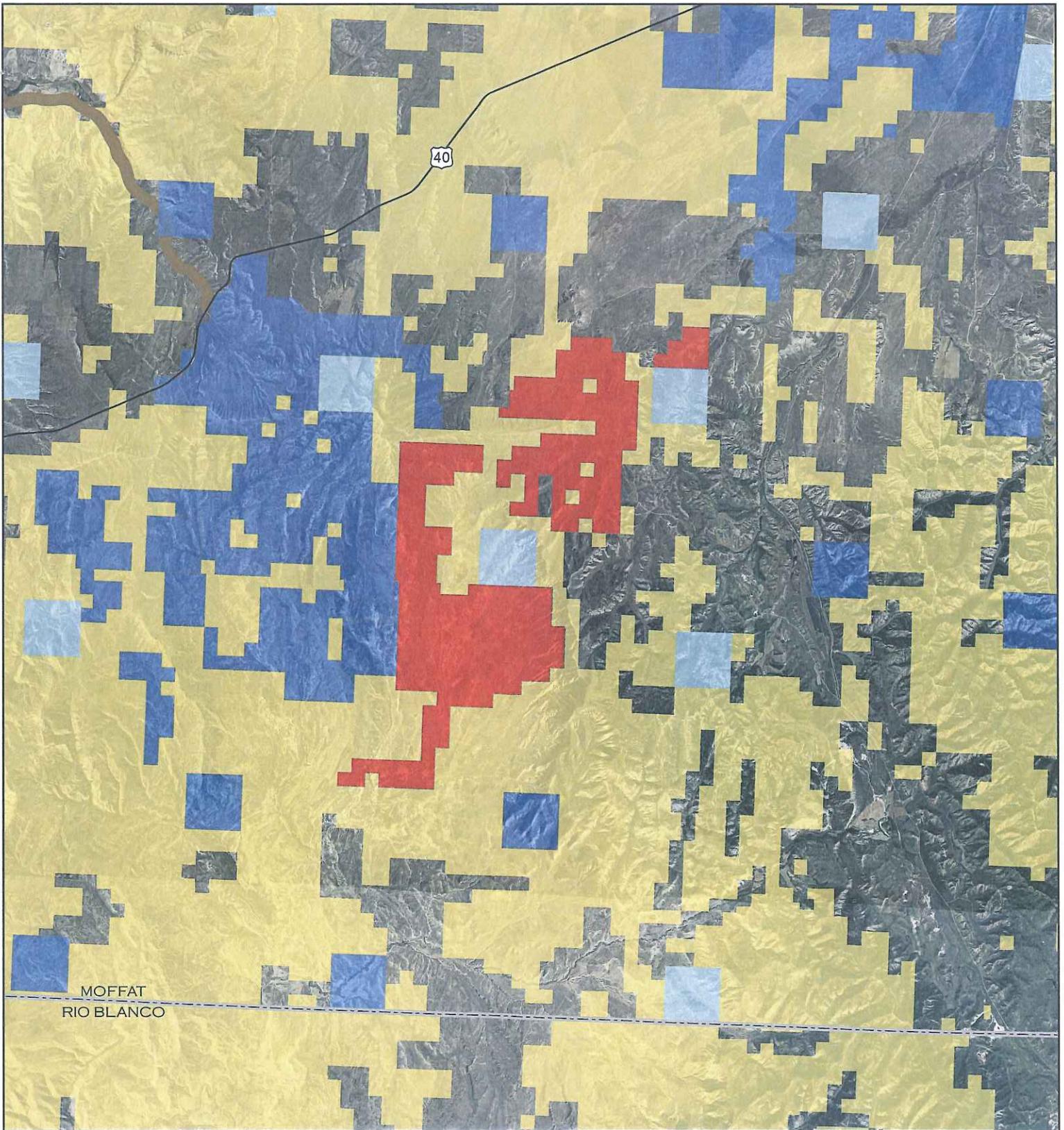


## Crooked Wash Ranch 12-067-NW Moffat County



- Crooked Wash Ranch
- Other State Property
- CPW Property and Easements
- Bureau of Land Management





MOFFAT  
RIO BLANCO

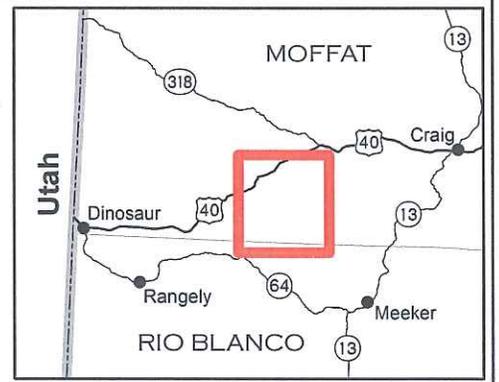


GIS Unit

## Crooked Wash Ranch 12-067-NW Moffat County



- Crooked Wash Ranch
- Bureau of Land Management
- CPW Property and Easements
- National Park Service
- Other State Property





## COMMISSIONERS

October 28, 2013

Bill de Vergie  
Area Wildlife Manager  
PO Box 1181  
Meeker, CO. 81641

Bill de Vergie,

The Moffat County Commissioners thank you for the notice of the Crooked Wash Ranch Easement. We have generally not weighed in regarding our opinion for or against easements on private property. The Moffat County Commissioners support a private landowner's ability to enter his own property into contracts that a landowner feels is of his benefit. Moffat County Commissioners acknowledge that the Colorado Parks and Wildlife have notified us of the Crooked Wash Ranch Easement, but we do not intend to weigh in on the appropriateness of the easement. Thank you for the opportunity to comment on this issue.

Sincerely,

Charles G. Grobe, Chairman  
District 2, Moffat County Commissioner

Bill de Vergie  
Colorado Parks and Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO. 81641

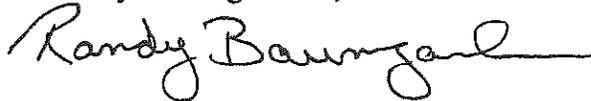
Re: Crooked Wash Perpetual Public Access Easement with CPW

Dear Bill,

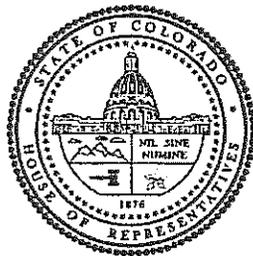
The Colorado Parks and Wildlife and Crooked Wash Ranch are currently in negotiations concerning a perpetual public access easement in Moffat County. The Crooked Wash Ranch and the CPW would agree to protect some critical wildlife habitat in Moffat County, Colorado in perpetuity.

I concur/do not object with the perpetual public access easement between the Colorado Parks and Wildlife and Crooked Wash Ranch.

Randy Baumgardner, Senator

A handwritten signature in black ink that reads "Randy Baumgardner". The signature is written in a cursive style with a long horizontal line extending to the right.

State Representative  
BOB RANKIN  
Colorado State Capitol  
200 East Colfax Avenue, Room 271  
Denver, Colorado 80203  
Office: 303-866-2949  
Email: bob.rankin.house@state.co.us



Member:  
Agriculture, Livestock, &  
Natural Resources Committee  
Local Government Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
State Capitol  
Denver  
80203

December 4, 2013

Capitol Development Members:

This letter is to acknowledge that Colorado Parks and Wildlife has informed me about the Crooked Wash Ranch easement in Moffat County. I do not oppose the public access easement that CPW is bringing to the Capitol Development Committee for approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Rankin", is written over a horizontal line.

Bob Rankin  
State Representative  
House District 57

**Crooked Wash Ranch SWA, 12-067-NW**

Real Estate Comparables from Appraisal dated July 26, 2013

**Sale No. 2**

Date: 8/27/12

Acreage: 3,120

Location: approximately 19 miles north of Maybell

Sale Price: \$1,500,000

Price/Acre: \$481.00

**Sale No. 5**

Date: 12/29/11

Acreage: 1,800

Location: approximately 7 miles northwest of Meeker

Sale Price: \$1,625,000

Price/Acre: \$902.00

**Sale No. 14**

Date: 8/15/11

Acreage: 6,321

Location: approximately 12 miles southeast of Hayden

Sale Price: \$10,137,000

Price/Acre: \$1,604.00