

**Nov. 18, 2013 -- Property Transaction Proposal****Colorado Parks and Wildlife***Tamarack Ranch State Wildlife Area Fee Title Acquisition*

Logan County

80 acres

30 miles northeast of Sterling

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**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.**

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**Action Required**

Recommend support for the fee title acquisition of an inholding within the Tamarack Ranch State Wildlife Area (\$250,000 CF for 80 acres).

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# Capital Development Committee

## November, 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 fee title to approximately 80 acres within the Tamarack Ranch SWA.		
<b>General Information</b>			
Name	Tamarack Ranch SWA – Tarrell Parcel		
Number of acres	80		
Location	Approximately 2 miles south and 6 miles east of Crook.		
County	Logan		
<b>Costs / Source of Funding</b>			
Purchase Price	\$250,000.00	Funding Source*	GOCO Base, Wildlife Cash – Habitat Stamp
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	2012-13	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,032,942	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2013-14 - GOCO Wildlife Purpose	
	Line Item	GOCO13150	
	Appropriation	\$4,800,000	
	Remaining Unexpended Balance	\$4,800,000	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	N/A-GOCO Board Resolution October 18, 2012	
	Line Item	GOCO13170	
	Appropriation	\$1,500,000	
	Remaining Unexpended Balance	\$584,966	
Annual Monitoring and Operation Costs	\$172.00 (Weed Treatment and IAG)	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. This cost includes an annual estimated Impact Assistance Grant (IAG) payment of \$72.00 for this property.	

Development Costs	\$300.00 (fence removal)	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:

Project began as a Parks and Wildlife Request for Proposal (RFP) in 2009 for a fee title acquisition within the Tamarack Ranch State Wildlife Area. Unable to acquire fee title at the time, the landowner agreed to lease the property to CPW in order to provide public access for big game and small game hunting. The lease will expire on May 31, 2014 and the public will no longer have access to the Property.

The landowner purchased the property in 2008 and paid \$252,500.

Current use of the property is public hunting and wildlife habitat. Future uses will continue to be public hunting and wildlife habitat.

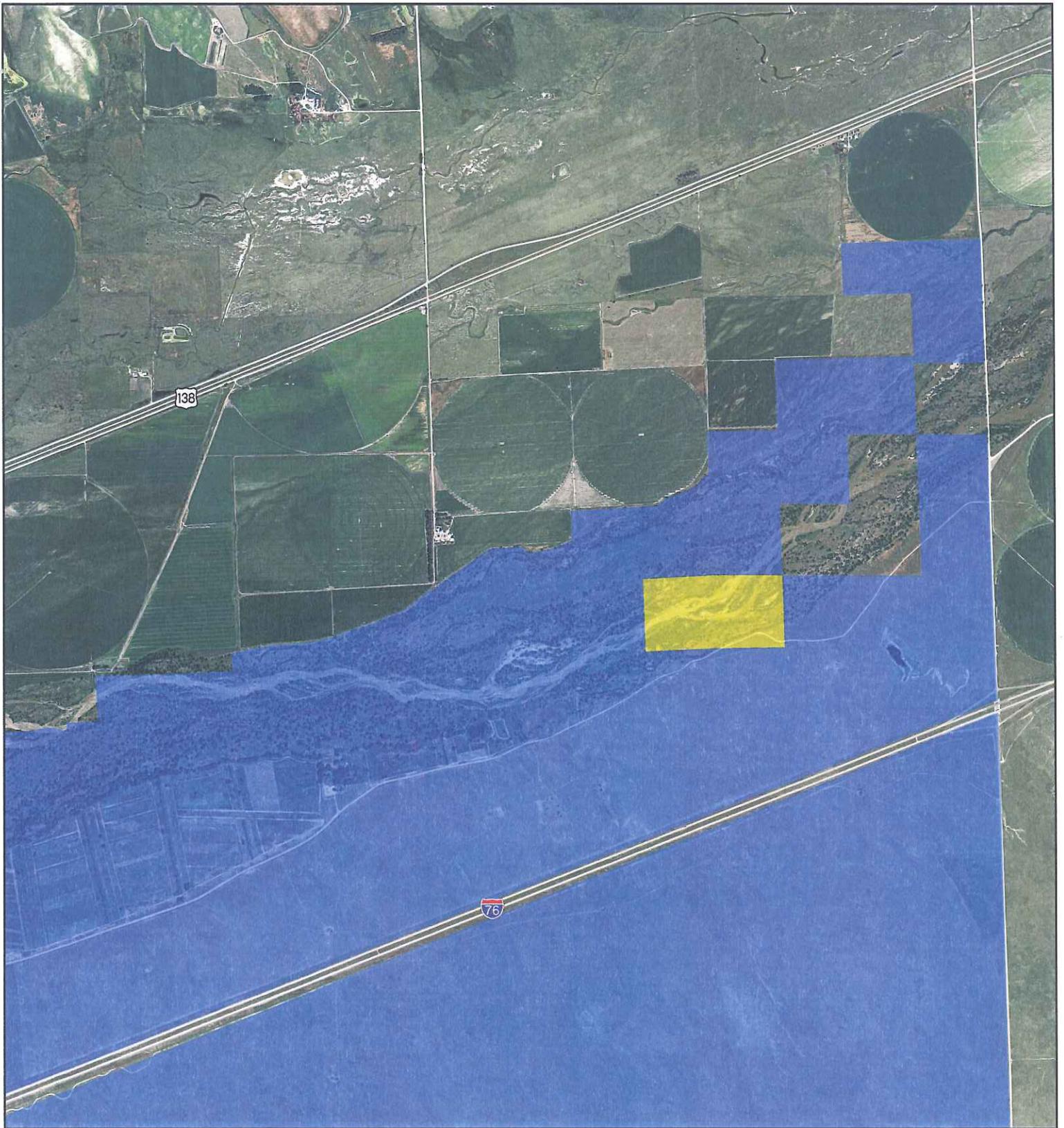
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development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

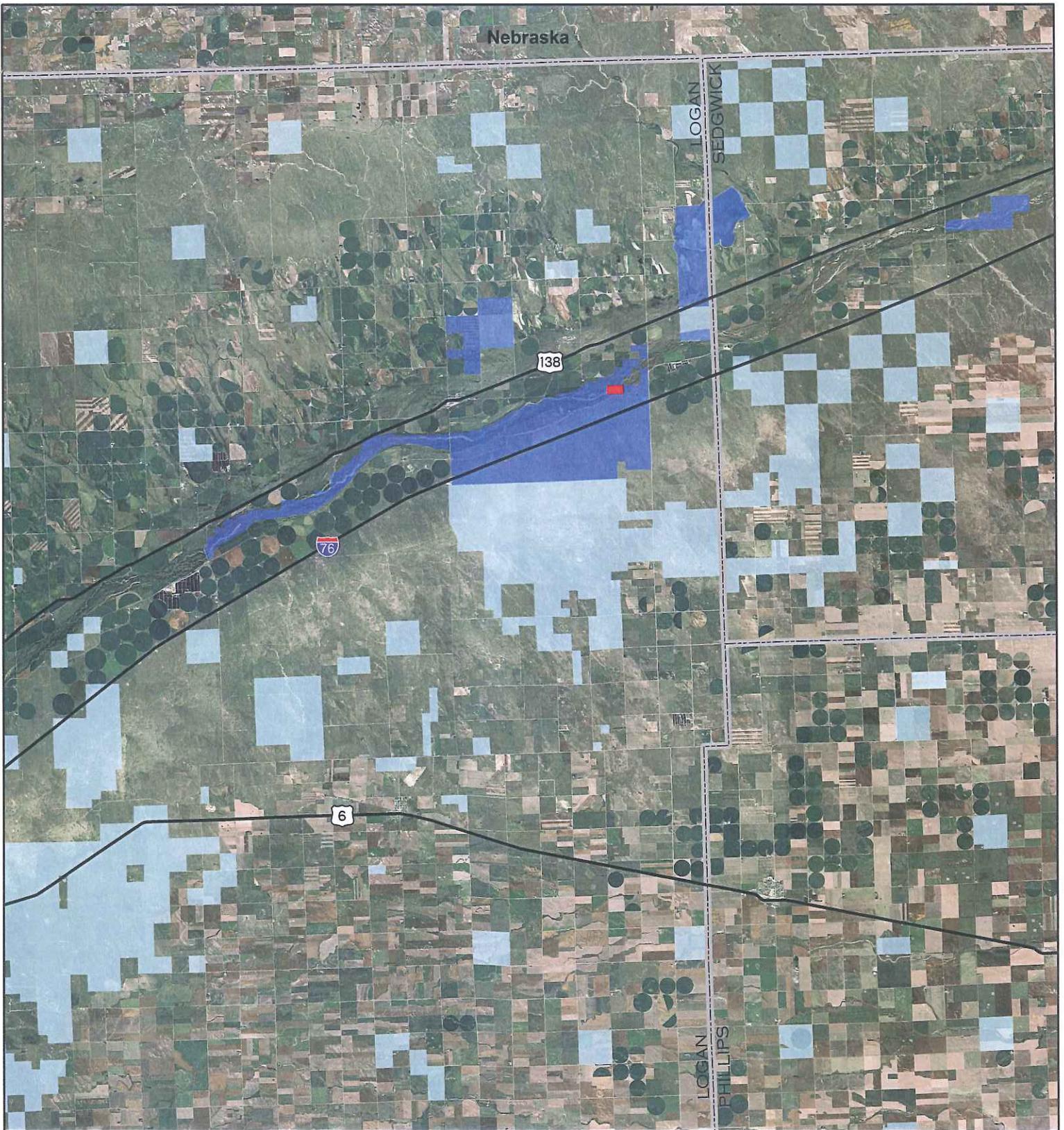


**Tamarack Ranch SWA - Tarrell Parcel**  
**10-059-NE**  
**Logan County**



- Tarrell Parcel
- Tamarack Ranch SWA





**Tamarack Ranch SWA - Tarrell Parcel**  
**10-059-NE**  
**Logan County**

- Tarrell Parcel
- Tamarack Ranch SWA
- Other State



On Tue, Jul 30, 2013 at 8:53 AM, Kroening - DNR, Tom <[tom.kroening@state.co.us](mailto:tom.kroening@state.co.us)> wrote:

Anne and Doug,

Here is Senator Brophy's response concerning the concurrence letter for the Tarrell parcel.

Tom Kroening

Area Wildlife Manager

122 East Edison Street

Brush, CO 80723

[970-842-6311](tel:970-842-6311)

----- Forwarded message -----

From: **Senator Brophy** <[greg@plains.net](mailto:greg@plains.net)>

Date: Mon, Jul 29, 2013 at 4:17 PM

Subject: Re: Concurrence Letter for Tarrell Parcel

To: "Kroening - DNR, Tom" <[tom.kroening@state.co.us](mailto:tom.kroening@state.co.us)>

Cc: Steve Yamashita - DNR <[steve.yamashita@state.co.us](mailto:steve.yamashita@state.co.us)>

Tom,

Thanks for writing. I appreciate all that you do for our area and the sportsmen who come here.

I do not sign these letters. The only time I opposed an action it fell on deaf ears, so I refuse to participate in what I see as a ruse.

Greg B.

Spelling errors are Apple's fault, I own the grammar.

August 14, 2013

Tom Kroening  
122 East Edison  
Brush, CO 80723

Dear Mr. Kroening,

Thank you for your letter dated July 19 regarding the purchase of the Tarrell property in Logan County.

I cannot sign the letter to “support/do not oppose” and indeed do **oppose** the purchase of this property for the following reasons:

- It appears the balance of the Wildlife Cash Reserve Fund is less now than when the purchase of this property was abandoned a couple of years ago for the very reason of not enough funds in that reserve account.
- Until CPW puts a plan in place to insure the long term sustainability of the Wildlife Cash Fund, it is irresponsible to continue to acquire property.
- The change in how the reserve is calculated is a smoke screen hiding the instability of the Wildlife Cash Fund.
- The claim that the acquisition of the Tarrell property will improve management while increasing public access and that this parcel will provide quality deer, small game, and waterfowl hunting for the public is not necessarily true as the management, access and the quality of the wildlife is already provided for by CPW because they currently lease this property.
- The acquisition of this property didn't make since when it was previously considered and thus abandoned. The conditions for this acquisition have not changed or may even be less desirable than when it was abandoned previously.

In conclusion, it is the responsibility of the Capital Development Committee to serve as the only committee to provide oversight of these types of financial obligations CPW enters into and must ask the question, “Is this the best place to invest money or should we be purchasing property when the reserve continues to decline?”

Sincerely,

Jerry Sonnenberg

State Representative

Thank you!

**Jerry Sonnenberg**

**State Representative**

*4465 CR 63*

*Sterling, CO 80751*

*970-581-8648*

[www.RepSonnenberg.com](http://www.RepSonnenberg.com)



## COLORADO PARKS & WILDLIFE

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122 East Edison • Brush, Colorado 80723  
970-842-6300 • 970-842-6329  
wildlife.state.co.us • parks.state.co.us

July 19, 2013

Board of Logan County Commissioners  
315 Main Street  
Sterling, CO 80751

RE: Proposed Tarrell property acquisition

Dear Logan County Commissioners,

The Colorado Division of Parks and Wildlife (CPW) is working with Ev Tarrell to purchase an 80 acre parcel located within Tamarack State Wildlife Area in Logan County. Mr. Tarrell has given CPW a limited opportunity to purchase this property. CPW discussed purchasing an access or conservation easement with Mr. Tarrell, but he is not interested in conveying interests through any of these land protection measures. Mr. Tarrell is only interested in a fee-title sale. Funding for this project is anticipated to be through Great Outdoors Colorado and Habitat Stamp funds.

The purchase of this parcel will provide benefits to the public, to wildlife, and to the agency. The property is currently surrounded by Tamarack State Wildlife Area, except on the northeast corner where it touches another parcel of private property (see attached map). The South Platte River runs through the parcel, and thus provides high quality habitat and hunting opportunities. The acquisition of the Tarrell property will improve management while increasing public access at Tamarack State Wildlife Area. This parcel will provide quality deer, small game, and waterfowl hunting for the public.

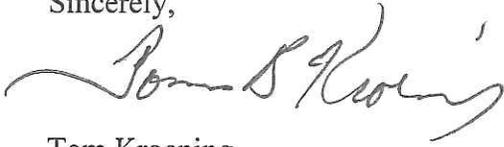
CPW and Mr. Tarrell are working through the final details of the purchase, and to facilitate closure we are requesting a letter of support or no opposition from you for the fee-title purchase of this property. This letter will be included in the real estate package to be sent to members of the Capital Development Committee for their consideration. I am sending a similar request to Senator Brophy and Representative Sonnenberg. If you support or do not oppose this project please forward a copy of this letter with your signature below to me by June 14, 2013.

Thank you for your consideration of this wildlife habitat protection and public access project. If you have any questions, please do not hesitate to contact me at (970)842-6311.

### STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources  
Rick D. Cables, Director, Colorado Parks and Wildlife  
Parks and Wildlife Commission: Robert W. Bray • Chris Castilian • Jeanne Horne  
Bill Kane, Vice-Chair • Gaspar Perricone • James Pribyl • John Singletary, Chair  
Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman  
Ex Officio Members: Mike King and John Salazar

Sincerely,



Tom Kroening  
Area Wildlife Manager—Brush  
122 East Edison  
Brush, CO 80723

Cc: S. Yamashita, K. Green, M. Taylor, D. Robinson, M. Allen, J. Mekelburg

**I support/do not oppose the above referenced fee-title acquisition of 80 acres in Logan County by Colorado Parks and Wildlife from the Ev Tarrell.**

 Commissioner Meisner, District 1	<u>7-30-13</u> Date
 Commissioner Samber District 2	<u>7/30/13</u> Date
 Commissioner Donaldson, District 3	<u>7-30-13</u> Date

**Tamarack Ranch SWA, Tarrell Parcel, 10-059-NE**

Real Estate Comparables from Appraisal dated May 15, 2013

**Sale No. 1**

Date: 10/22/10

Size: 200 acres

Location: Weld County

Sale Price: \$1,355,000

Price Per Acre: \$6,775.00

**Sale No. 2**

Date: 10/26/12

Size: 226 acres

Location: Sedgwick County

Sale Price: \$650,000

Price Per Acre: \$2,876.00

**Sale No.3**

Date: 11/16/12

Size: 413 acres

Location: Logan County

Sale Price: \$1,200,000

Price Per Acre: \$2,906.00