

Nov. 18, 2013 -- Property Transaction Proposal**Colorado Parks and Wildlife***Segelke-Carey Ranch Fee Title Acquisition*

Larimer County

614 acres

45 miles northwest of Fort Collins

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 fee title acquisition of the Segelke-Carey Ranch (\$1,750,000 CF for 614 acres).

Capital Development Committee November 2013—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	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 the Segelke-Carey Ranch in Larimer County.		
General Information			
Name	Segelke - Carey Ranch – Fee Title Acquisition		
Number of acres	614		
Location	The Segelke-Carey Ranch lies directly adjacent to (on the east side of) the Cherokee State Wildlife Area, south of Larimer County Road 80C, approximately 45 miles northwest of Fort Collins.		
County	Larimer		
Costs / Source of Funding			
Purchase Price	\$1,750,000.00	Funding Source*	GOCO Base, Wildlife Cash – Habitat Stamp, USFWS – Section 6
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	
USFWS Section 6 Grant	Federal funds are not appropriated in the Long Bill		
	Federal Fiscal Year	2012-13	
	Grant Award Amount	\$400,000	

	Remaining Unexpended Balance	\$400,000
Annual Monitoring and Operation Costs	\$1,322.00 (signage, weed control, fencing, and estimated IAG Payment)	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 \$822 for the Property.
Development Costs	\$1,000.00 (signage)	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.		

The Property adjoins the Upper Unit of the Cherokee State Wildlife Area and has 1.36 miles of the North Fork of the Poudre River flowing through it. Wildlife values on the property are high and similar to those found on the neighboring SWA. The Property is surrounded by the Roosevelt National Forest on its other three sides, so acquisition would result in over 2,500 acres of protected land, and provide access for CPW to the three Forest Service sections and another 1.54 miles of the river.

Current Use of Property: Grazing and Recreational (private)

Proposed Future Use of Property: Recreational (public)

Date Landowner Purchased the Property: January 2, 2001 (transfer from family to LLC)

Renewable Energy

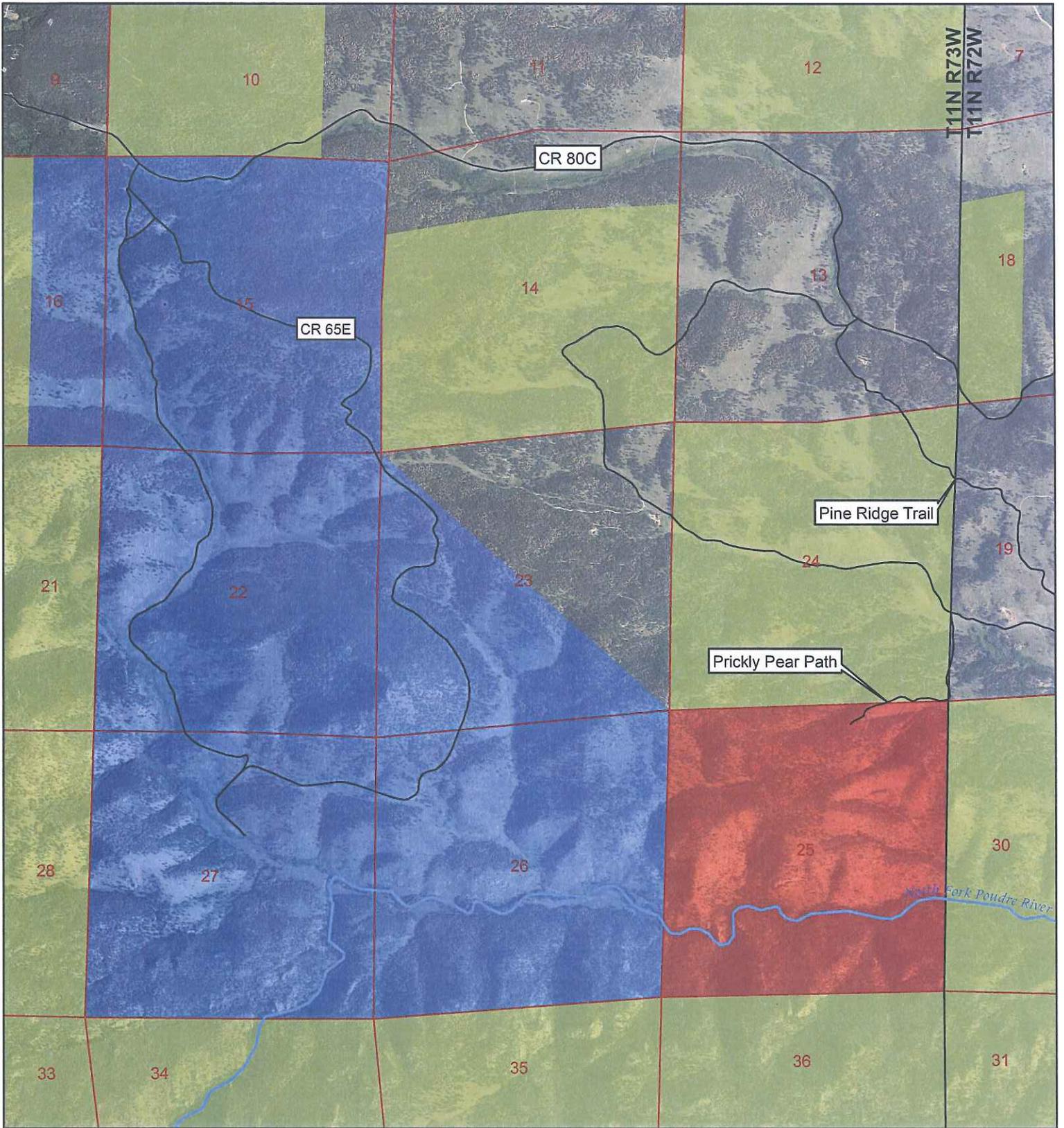
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development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

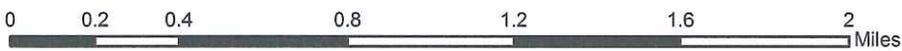
- Maps
- Concurrence letters
- Three comparable sales from appraisal

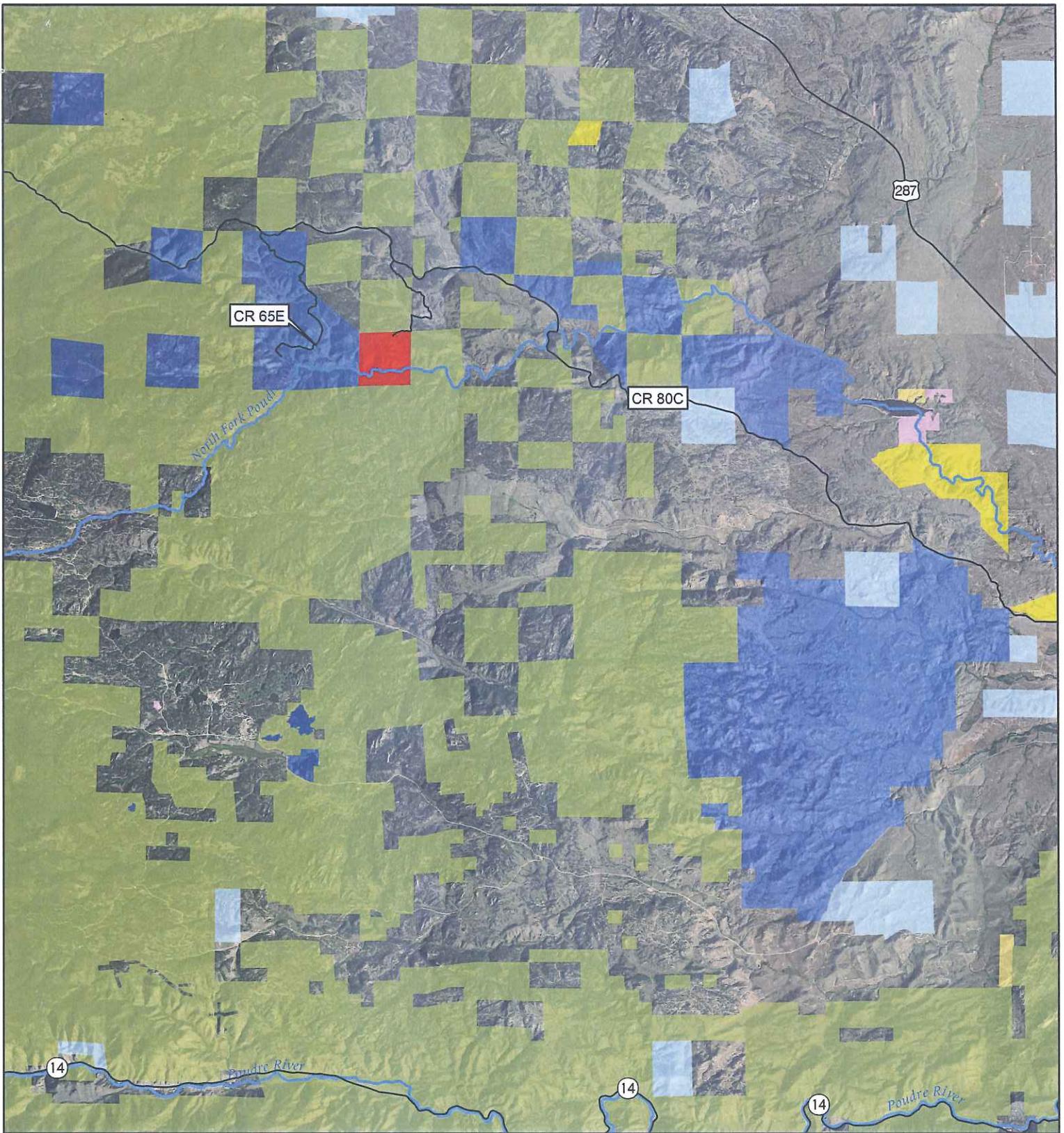


Segelke - Carey Ranch
12-059-NE
Larimer County



- Segelke-Carey Ranch
- Cherokee SWA
- US Forest Service

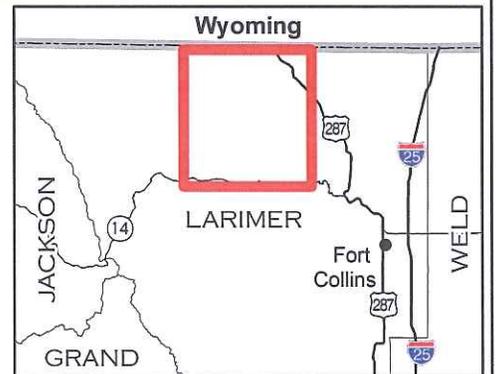




Segelke - Carey Ranch 12-059-NE Larimer County



- | | |
|---|--|
| ■ Segelke-Carey Ranch | ■ US Forest Service |
| ■ CPW Property and Easements | ■ Local (County and/or City) |
| ■ State | ■ Land Trust |
| ■ Bureau of Land Management | |





COLORADO PARKS & WILDLIFE

6060 Broadway • Denver, Colorado 80216
Phone (303) 297-1192
wildlife.state.co.us • parks.state.co.us

October 24, 2013

Senator Kevin Lundberg
Senate District 15

RE: Segelke property fee title acquisition by Colorado Parks and Wildlife

Dear Senator Lundberg,

Colorado Parks and Wildlife (CPW) is in the process of negotiating a fee title acquisition of 640 acres of land belonging to Wes Segelke in northwestern Larimer County. Mr. Segelke contacted CPW staff early in 2012 to let us know that he was interested in selling the property to CPW and then subsequently submitted an application during our Request for Proposal (RFP) process. Through an extensive scoring and ranking process the Colorado Parks and Wildlife Commission approved moving forward with the acquisition and we are now at the point in the process in which we will be presenting the proposal to the Capital Development Committee in November 2013 with an anticipated closing by the end of the year.

The subject property lies south of Larimer County Road 80C and west of Larimer County Road 59 and is immediately east of and adjacent to a portion of the Upper Cherokee State Wildlife Area. The parcel contains outstanding wildlife values and has a mile of the North Fork of the Poudre River running through it. We plan to manage the property similarly to the management scenario for the rest of the Cherokee SWA by providing public walk-in access for stream fishing, small game and big game hunting and other wildlife-related recreation. We will also perform habitat management and weed control as needed on the property and may enroll it in the grazing management plan that we utilize on the rest of the Cherokee SWA in which we lease portions of the SWA to local ranchers for cattle grazing under a strictly-controlled program.

This property will provide significant benefits to the public and we feel we can continue Mr. Segelke's legacy of sound land management by operating this property as a part of the Cherokee SWA in the decades to come. As part of the acquisition process, we are asking for your concurrence or non-opposition to this proposal. If you are willing to concur, please sign the attached letter and send it back to me via scanned email or to my

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Steven M. Yamashita, Acting 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

office by October 25th. I apologize for the short turn-around time of this request and I would be more than happy to meet with you if that would be more convenient. Please let me know if you have any questions and thank you for your consideration.

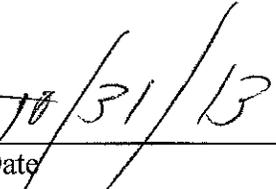
Sincerely,

Mark Leslie
Area Wildlife Manager
317 West Prospect Street
Fort Collins, CO 80526
970-290-0281

I concur and/or do not oppose the fee title acquisition of the Segelke Property in Larimer County by Colorado Parks and Wildlife.



Senator Kevin Lundberg



Date



COLORADO PARKS & WILDLIFE

6060 Broadway • Denver, Colorado 80216
Phone (303) 297-1192
wildlife.state.co.us • parks.state.co.us

October 24, 2013

Representative Perry Buck
House District 49

RE: Segelke property fee title acquisition by Colorado Parks and Wildlife

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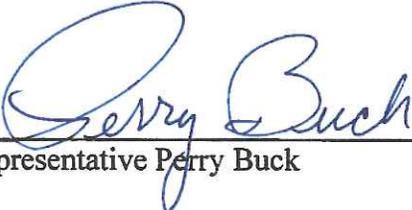
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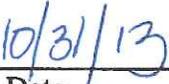
Sincerely,

Mark Leslie
Area Wildlife Manager
317 West Prospect Street
Fort Collins, CO 80526
970-290-0281

I concur and/or do not oppose the fee title acquisition of the Segelke Property in Larimer County by Colorado Parks and Wildlife.



Representative Perry Buck



Date



BOARD OF COUNTY COMMISSIONERS

Post Office Box 1190
Fort Collins, Colorado 80522-1190
(970) 498-7010
FAX (970) 498-7006

October 24, 2013

Mark Leslie
Area Wildlife Manager
Colorado Parks and Wildlife
317 W. Prospect Street
Fort Collins, CO 80526

Dear Mark:

Thank you for the opportunity to comment on Colorado Parks and Wildlife's proposed fee title acquisition in northwestern Larimer County. We are aware of this proposal and understand that the owner has submitted a proposal through CPW's request for proposal process and desires a fee title sale to CPW.

This proposal is for a 640 acre parcel immediately adjacent to the Cherokee State Wildlife Area, has the North Fork of the Poudre River running through it and will create an additional mile of public fishing access as well as additional opportunities for small game and big game hunting as well as habitat protection in an important ecosystem in the county. CPW will manage the proposed acquisition in the same management strategy as the Upper Unit of the Cherokee State Wildlife Area and will be responsible for maintenance, weed control and that the parcel will be enrolled in the PILT payment program that CPW pays to counties in Colorado.

The Larimer County Board of Commissioners supports this fee title acquisition by CPW and we feel that it will benefit the residents and visitors to Larimer County by the additional opportunities for recreation that it will provide. Please let us know if you need any further assistance with this matter.

Sincerely,

Steve Johnson
Chair
District II

Lew Gaiter
Commissioner
District I

Tom Donnelly
Commissioner
District III

BOARD OF COUNTY COMMISSIONERS

Lew Gaiter III
District 1

Steve Johnson
District 2

Tom Donnelly
District 3

Segelke-Carey Ranch, 12-059-NE

Real Estate Comparables from Appraisal dated September 27, 2013

Sale No. 1

Date: 11/1/11

Size: 640 acres

Location: Carbon County (WY)

Sale Price: \$2,250,000

Price Per Acre: \$2,891.00

Sale No. 2

Date: 4/10/12

Size: 780 acres

Location: Jackson County

Sale Price: \$2,300,000

Price Per Acre: \$2,782.00

Sale No.3

Date: 12/31/12

Size: 931 acres

Location: Larimer County

Sale Price: \$2,750,000

Price Per Acre: \$2,954.00