

**Oct. 23, 2009 -- Property Transaction Proposal**  
**Division of Wildlife**

*Berthelson Ranch State Habitat Area Conservation Easement*

Rio Blanco County

1,634 acres

11 miles east of Meeker

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

In the event that the [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's questions about the report are listed below.**

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**Action Required**

Recommend support for the purchase of the Berthelson Ranch State Habitat Area property (\$1,840,000 CF, including \$920,000 Wildlife Cash funds and \$920,000 GOCO funds, for 1,634 acres).

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**CDC Staff Questions**

1. Please describe what types of public access will be granted to the Berthelson Ranch State Habitat Area (SHA) property.

DOW Response: There will not be any public access to the Berthelson Ranch SHA.

2. How is the property currently used?

DOW Response: The Berthelson Ranch is primarily used for agriculture, growing hay, and allowing young livestock to graze before selling them to a full livestock operation.

# Capital Development Committee

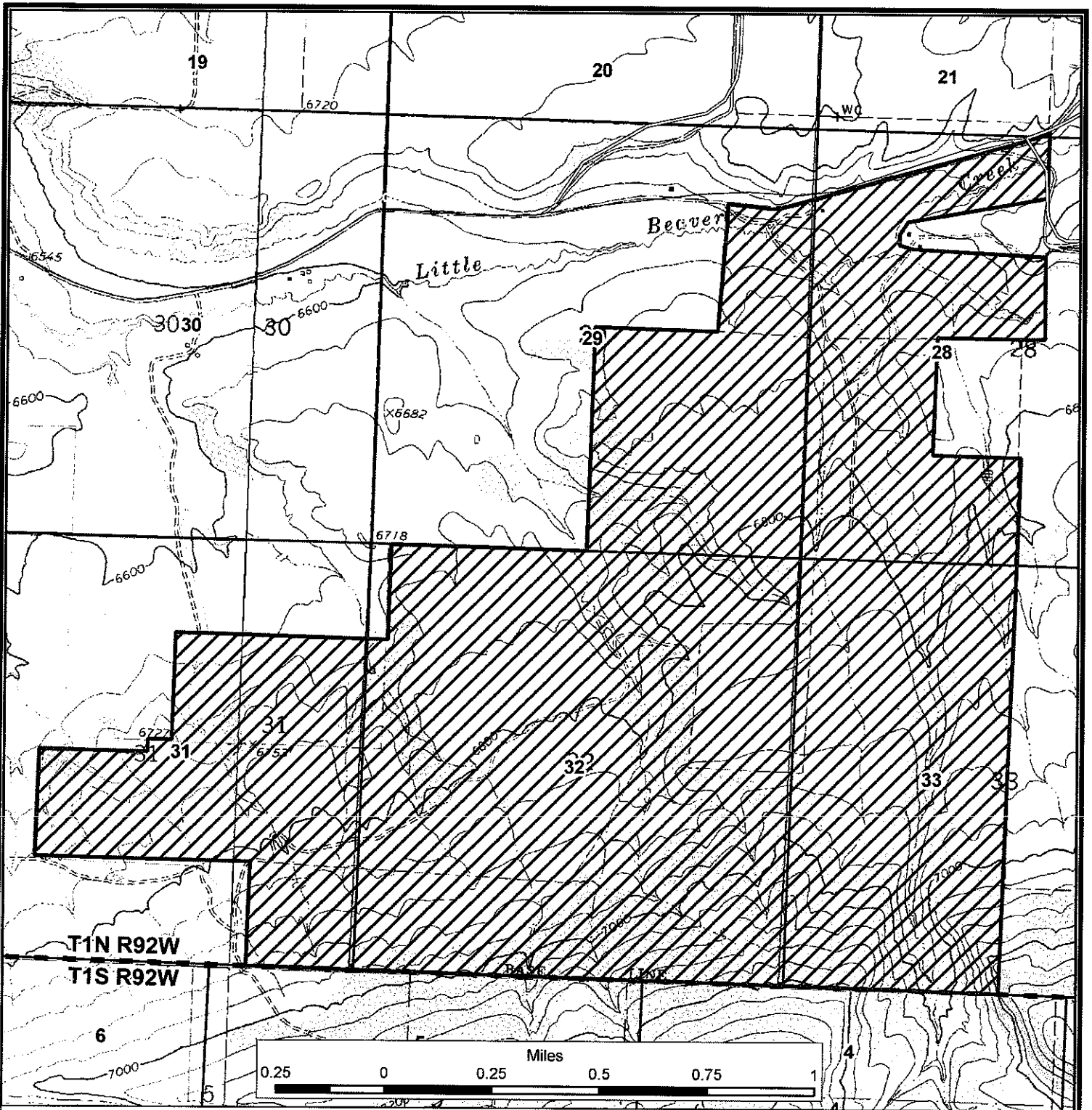
## October 2009—Property Transaction Proposal

Department of Natural Resources  
Division of Wildlife

<b>Action Required</b>		Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Wildlife Commission support for the Division of Wildlife's proposal to <u>acquire</u> a perpetual Conservation Easement.	
<b>General Information</b>			
Name		Berthelson Ranch SHA, Conservation Easement	
Number of acres		Approximately 1634 acres	
Location		Approximately 11 miles east of Meeker.	
County		Rio Blanco	
<b>Costs / Source of Funding</b>			
Purchase Price	\$1,840,000.00	Funding Source*	Funding Wildlife Cash and GOCO – will be a 50:50 split between the two sources.
Wildlife Cash	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	07-08	
	Line Item	Property Acquisition	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,344,112	
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Resolution Dec. 2007	
	Grant	GOCO08729	
	Grant Amount	\$12,000,000	
	Remaining Unexpended Balance	\$6,624,742.50	
Annual Operation Costs	\$500.00	The annual operations costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

### Summary of Proposal:

DOW will purchase a conservation easement on approximately 1634 acres that will conserve critical winter range for big game species including deer, elk, bear and mountain lion; critical migration corridors for big game, important habitat for sage-dependent species (including greater sage grouse), important habitat for Threatened and Endangered Species or Species of Concern and wetland and riparian corridors on privately-owned land adjacent to the Oak Ridge SWA.



**Berthelson Ranch  
Project #08-059-NW**

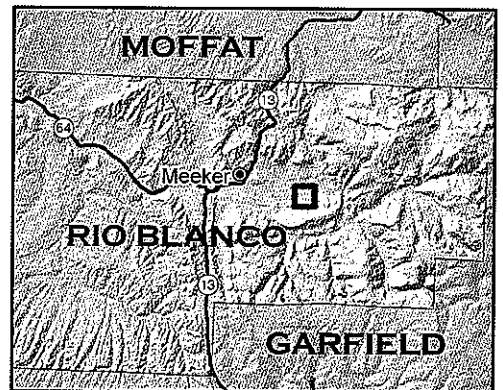
 BerthelsonRanch







Wildlife GIS

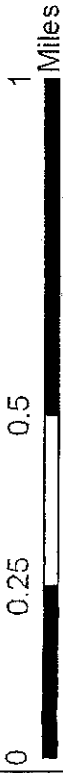


Mapped By: Dawn Browne  
CDOW Wildlife GIS Group  
Projection: UTM, Zone 13  
Datum: NAD 1983  
Date: April 2009



# Exhibit B - Page 1

-  Old Wheat Fields
-  Pasture Meadows
-  Ranch Headquarters Areas
-  Fishing Cabin



RBC 6

Detail Map  
of Ranch Headquarters  
on Page 2 of Exhibit B

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T11N R92W  
T11S R92W



# Exhibit B - Page 2

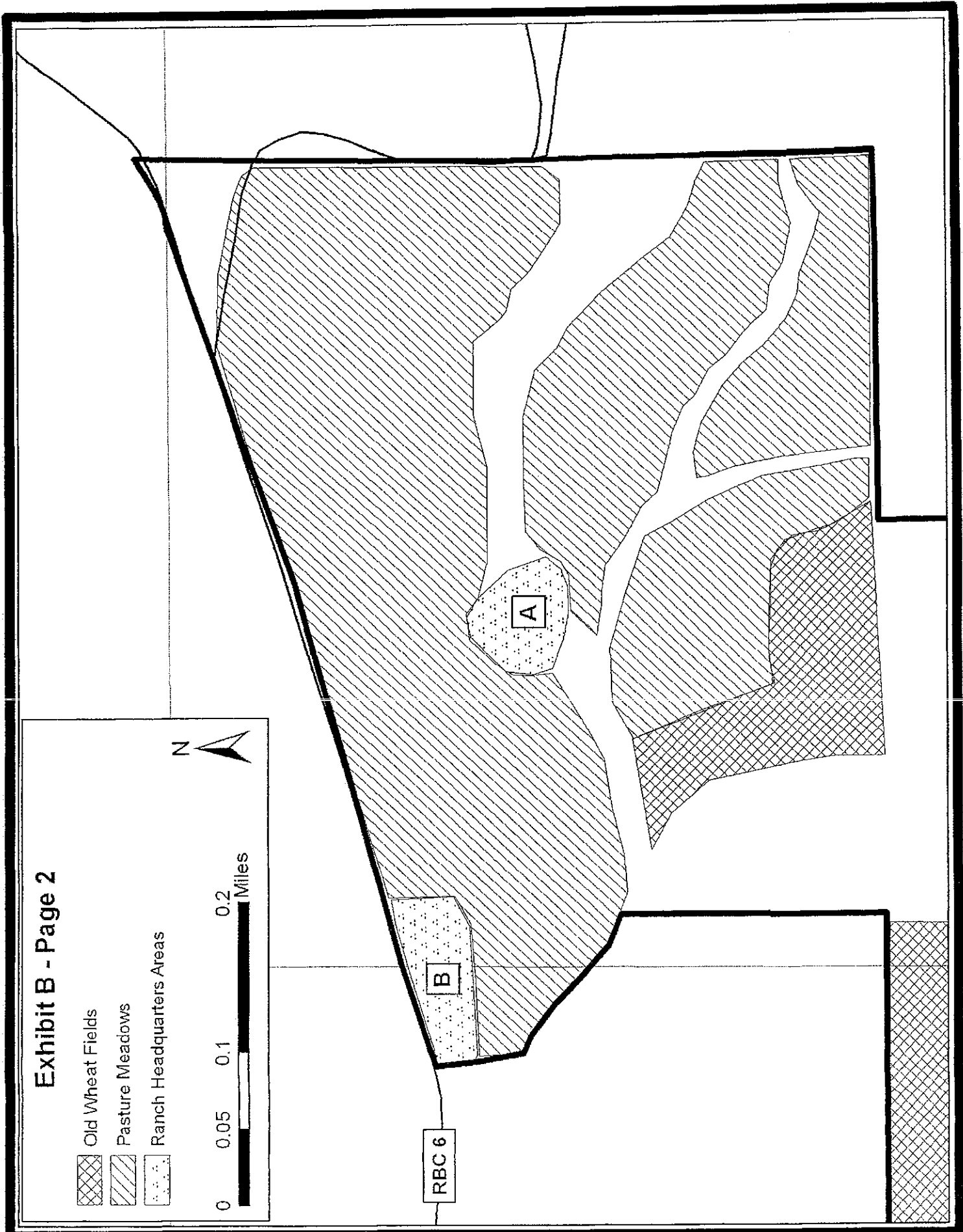
- Old Wheat Fields
- Pasture Meadows
- Ranch Headquarters Areas



RBC 6

B

A



AL WHITE  
State Senator  
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SENATE  
STATE OF COLORADO  
DENVER

COMMITTEES  
Member of:  
Joint Budget Committee  
Appropriations

Bill de Vergie  
Colorado Division of Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO. 81641

Re: Berthelson Conservation Easement with CDOW

Dear Bill;

The Colorado Division of Wildlife and Berthelson family Ranch are currently in negotiations concerning a conservation easement in Rio Blanco County. The Berthelsons and the CDOW agree to protect some critical wildlife habitat, specifically sage grouse and big game habitat east of Meeker, Colorado.

I concur with the conservation easement between the Colorado Division of Wildlife and Berthelson Family Ranch.

Sincerely,

A handwritten signature in cursive script, appearing to read "Al White".

Al White  
State Senator  
District 8

Bill de Vergie  
Colorado Division of Wildlife  
Meeker Service Center  
PO Box 1181  
Meeker, CO. 81641

Re: Berthelson Conservation Easement with CDOW

Dear Bill,

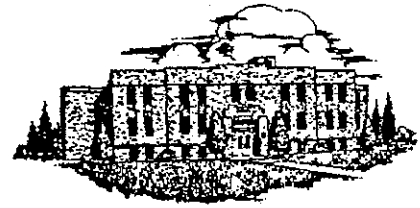
The Colorado Division of Wildlife and Berthelson family Ranch are currently in negotiations concerning a conservation easement in Rio Blanco County. The Berthelsons and the CDOW would agree to protect some critical wildlife habitat specifically sage grouse and big game habitat east of Meeker Colorado.

I concur/do not object with the conservation easement between the Colorado Division of Wildlife and Berthelson Family Ranch.

Randy Baumgardner, Representative

*Representative*  
*Randy Baumgardner*

**BOARD OF COMMISSIONERS  
RIO BLANCO COUNTY  
P.O. Box 1  
Meeker, CO 81641  
970-878-9430**



7 April 2009

Mr. Bill de Vergie  
Colorado Division of Wildlife  
Meeker Service Center  
P.O. Box 1181  
Meeker, Co 81641

RE: Berthelson Conservation Easement with CDOW

Dear Bill:

Rio Blanco County is in support of the proposed Conservation Easement between the Berthelson family and the Colorado Division of Wildlife (CDOW). It is our understanding the proposed easement is located on property adjacent to the CDOW Oak Ridge State Wildlife Area.

The Berthelson property will provide valuable wildlife habitat for sage grouse and protect a migration corridor for deer and elk. By providing valuable quality range for big game species this easement will contribute to the economic hunting season base of the County.

Sincerely,

Board of Commissioners  
Rio Blanco County

Joe F. Collins,  
Chairman