

Dec. 3, 2009 -- Property Transaction Proposal
Division of Wildlife

Jumping Cow Ranch State Wildlife Area Public Access Easement and Conservation Easement

Elbert County

12,495 acres

Ramah, about 40 miles east of Castle Rock

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.

Action Required

Recommend support for the Jumping Cow Ranch State Wildlife Area Public Access Easement and Conservation Easement (\$1,492,000, including \$746,000 from Habitat Stamp funds and \$746,000 from GOCO funds, for 12,495 acres).

CDC Staff Questions

1) Will The Nature Conservancy share in the cost of this perpetual conservation easement?

DOW Response: Yes, The Nature Conservancy (TNC) is contributing approximately \$1,092,000 toward the project.

2) The Property Transaction Proposal references a property management plan. Please provide a brief explanation of the negotiated property management plan, including an explanation of the continued use of the property by the landowner.

DOW Response: The management plan will allow the landowner to continue using the property for traditional ranching and agricultural purposes in a manner that is compatible with wildlife and wildlife habitat. Raising/managing captive wildlife, however, will not be permitted. Re-seeding of barren/eroded areas will be done using native forbs and grasses. Riparian areas may be fenced if necessary to prevent degradation from livestock. Pesticide/herbicide applications will be restricted to the minimum amount that is effective.

3) The land included in the proposed conservation easement is non-contiguous. Why have some adjacent and enclosed parcels been excluded from this property transaction? Could the exclusion of some parcels from the property transaction have implications for the future management of the property?

DOW Response: The non-contiguous parcels are State Trust Lands. TNC will or has been in contact with the State Land Board to discuss management issues regarding Jumping Cow Ranch and also to discuss/obtain an access easement across the State Trust Lands for both TNC and DOW.

Capital Development Committee

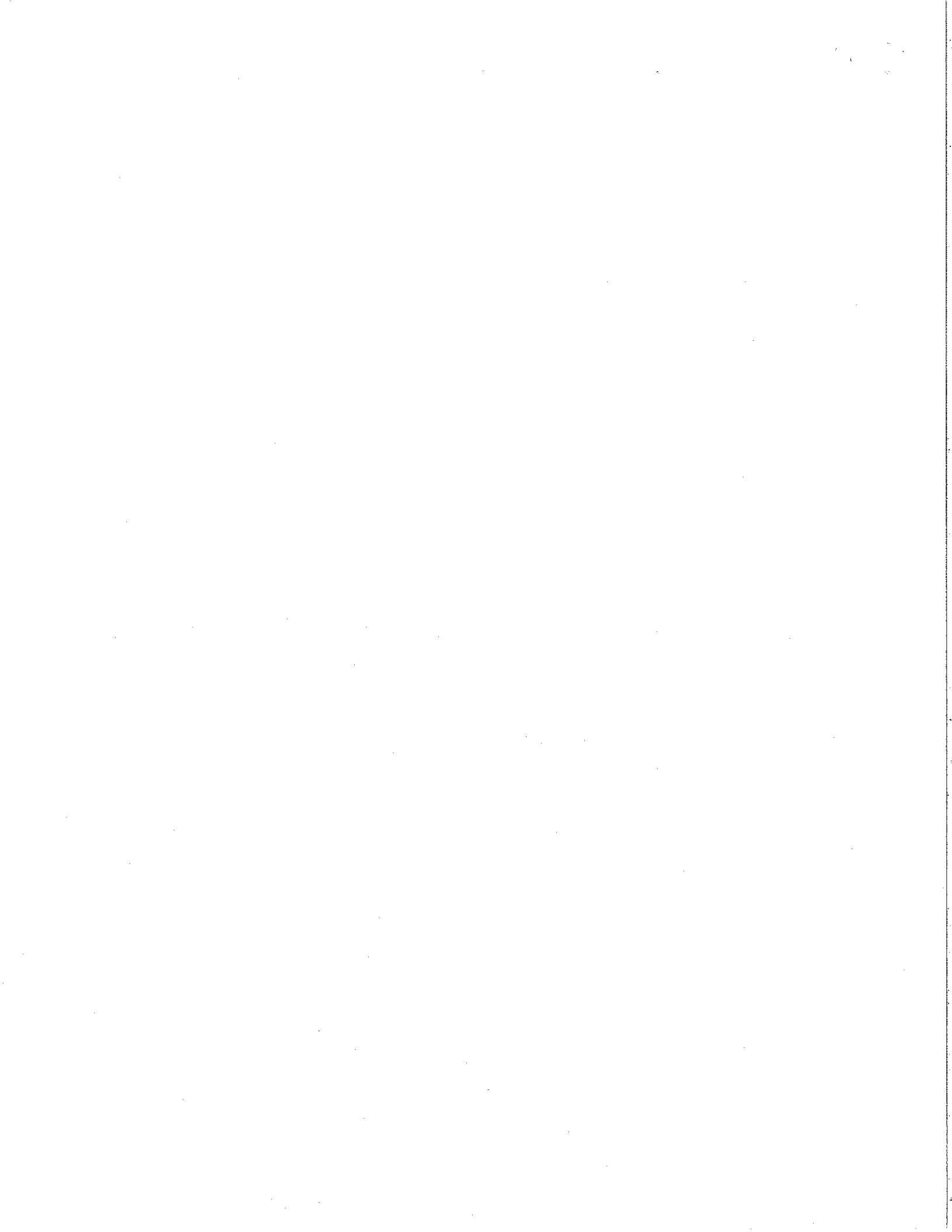
December 2009—Property Transaction Proposal

Department of Natural Resources
Division of Wildlife

Action Required		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 acquire a perpetual Hunting / Fishing Easement.	
General Information			
Name		Jumping Cow Ranch SWA Public Access Easement and Conservation Easement	
Number of acres		12,495	
Location		Ramah, approximately 40 miles east of Castle Rock	
County		Elbert	
Costs / Source of Funding			
Purchase Price	\$1,492,000	Funding Source	Funding Habitat Stamp and GOCO – will be a 50:50 split between the two sources.
Wildlife Cash – Habitat Stamp		Spending authority has already been approved for this project in the Long Bill	
	Fiscal Year		09-10
	Line Item		Property Acquisition
	Appropriation		\$4,500,000
	Remaining Unexpended Balance		\$3,535,000
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		\$6,524,242.50
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 perpetual Hunting and Fishing Easement on approximately 12,495 acres of privately-owned land. The easement will provide public hunting opportunities primarily for non-antlered big game including pronghorn, mule deer and whitetail deer. DOW will manage the public hunting and fishing access through a permit, drawing or other method.



The property will simultaneously be encumbered by a perpetual conservation easement held by The Nature Conservancy (TNC) that will restrict future development. In addition, DOW, TNC and the landowner have worked cooperatively to prepare a property management plan which is enforceable by DOW and that will ensure that the conservation values and wildlife habitat remain available and/or are improved over time.

According to US Department of Energy resource maps referenced below, the property is not in an area of Geothermal activity, has marginal to fair Wind potential and the lowest potential for concentrated Solar power projects.

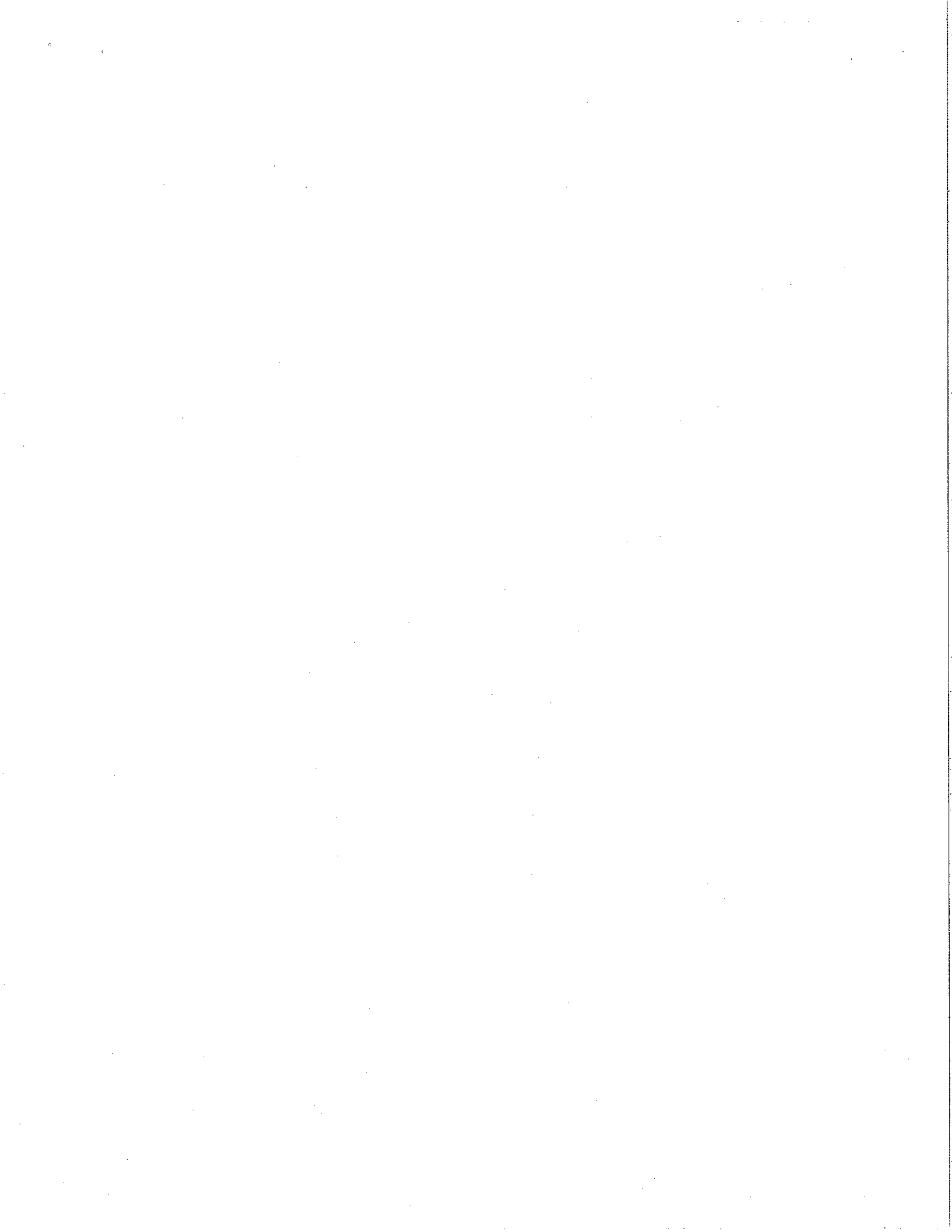
Solar: July, 2007 National Renewable Energy Laboratory (NREL), US Dept. of Energy;

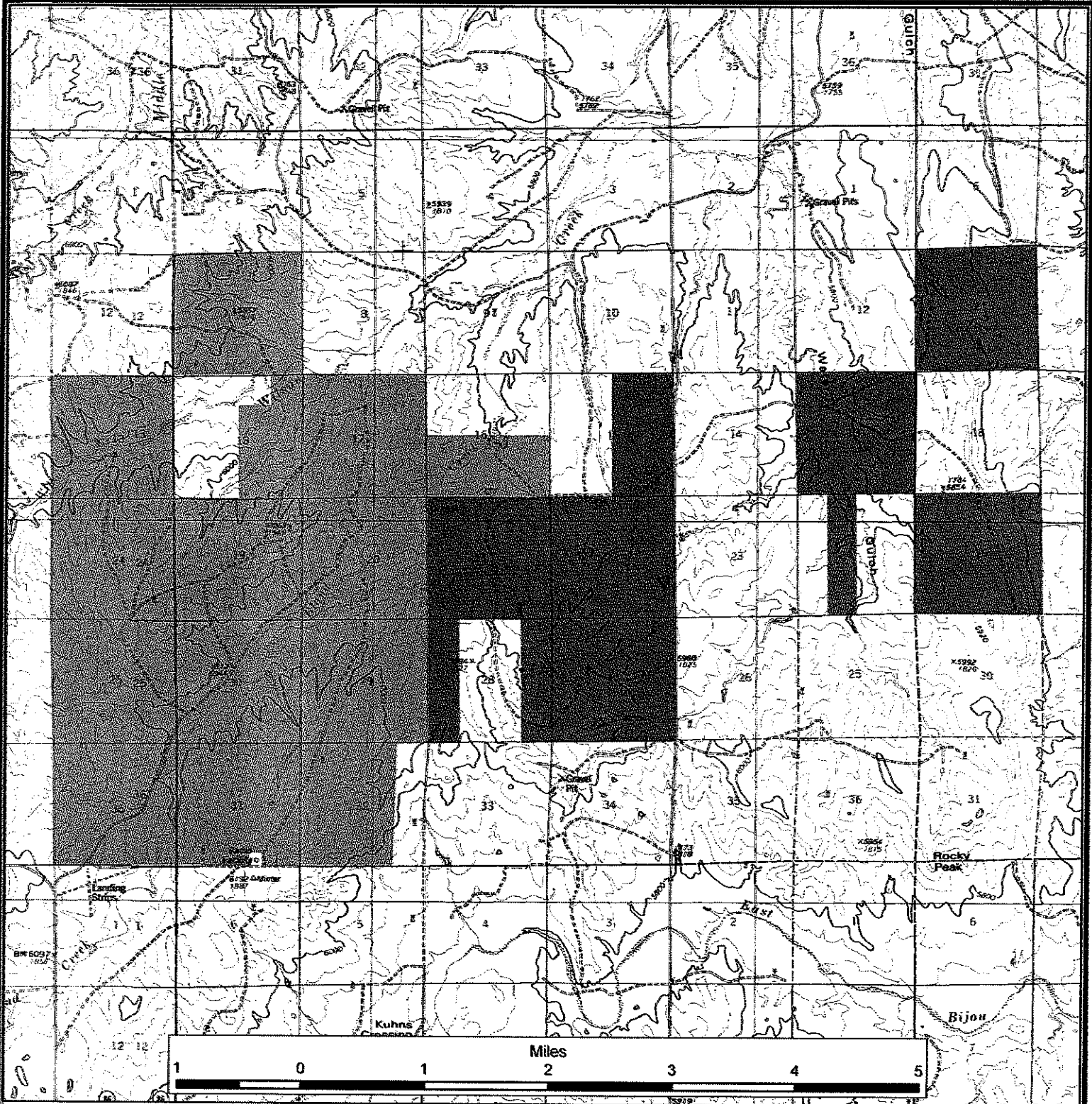
Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program;

Wind: March, 2004, Colorado Governor's Office of Energy Management and Conservation, from US Department of Energy, National Renewable Energy Laboratory.

Attachments:

- Maps
- Concurrence letters



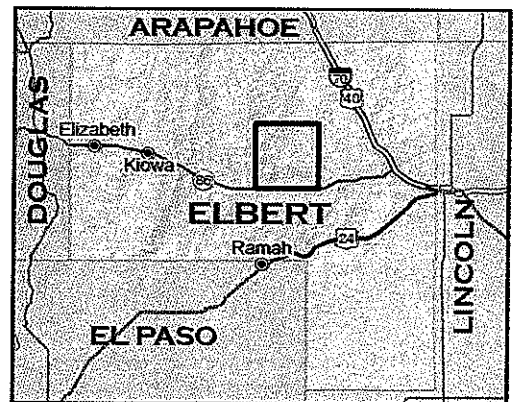


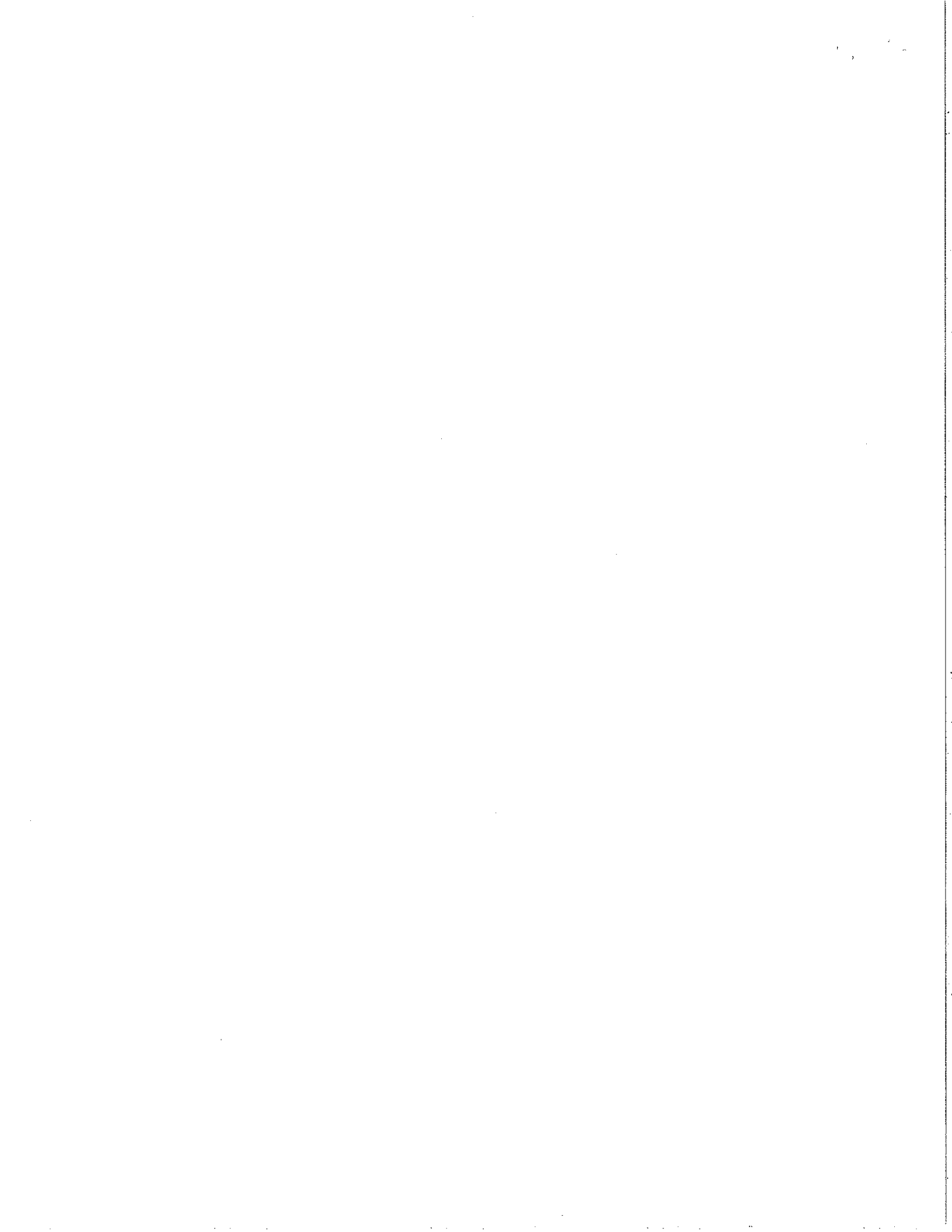
**Jumping Cow Ranch / Hunting Easement
Project #08-054-SE**

-  Denver Buffalo Company Ranch
-  Lone Cedar Ranch



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





STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife-
For People*

May 1, 2009

Senator Greg Brophy
200 East Colfax
Denver, CO 80203

Re: Jumping Cow Ranch Hunting Access Easement, 08-054-NE

Dear Senator Brophy:

The Colorado Division of Wildlife (CDOW) is currently working with Grant Thayer of Jumping Cow Ranch to purchase a Hunting Access Easement on approximately 14,000 acres of his property near Kiowa in Elbert County. This effort is to provide hunting access for pronghorn, mule deer, white-tailed deer and migratory birds. Funding for this easement is anticipated to be provided by revenue generated by Colorado's Habitat Stamp and GOCO Wildlife Purpose Funds.

By granting public hunting access, the Thayers provide a tremendous hunting opportunity very near the Denver metropolitan area. The Hunting Easement will also allow the continuation of agricultural practices, including grazing.

Real Estate Specialist Doug Robinson of the Division of Wildlife, local District Wildlife Manager Casey Westbrook and I have been working cooperatively with Mr. Thayer on the terms of the easement. By way of this letter, we request a letter of concurrence or non-objection from you on the Hunting Easement purchase. This letter will be included in the real estate information package to be sent to the Capital Development Committee (CDC) of the legislature for their consideration. The CDC meets in June 2009 and has requested that letters be received by June. I have also sent similar requests to Representative Cindy Acree and the Elbert County Board of County Commissioners. I have drafted a letter, enclosed, for your signature should you agree to this request.

We anticipate this project will not exceed \$1,492,000. The final value of the Hunting Easement will be based upon an appraisal and a review appraisal.

Thank you for your consideration of the Jumping Cow Hunting Access Easement on the Thayer ranch, which will increase public access for hunting. If you have questions please contact me at 303.947.1796.

Kind regards

Liza Hunholz
Area Wildlife Manager

Cc: S. Yamashita, Northeast Region Manager; D. Robinson, Real Estate Specialist; C. Westbrook DWM

Senator Greg Brophy
200 East Colfax
Denver, CO 80203

Doug Robinson
Real Estate Specialist
Colorado Division of Wildlife
6060 Broadway
Denver CO 80216

Mr. Robinson:

I do not object to/concur with the acquisition of a Hunting Access Easement by the Colorado Division of Wildlife from Grant Thayer of the Jumping Cow Ranch in Kiowa, Colorado.



Senator Greg Brophy

5-5-07
Date

STATE OF COLORADO

Bill Ritter, Jr., Governor
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WILDLIFE

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director
6060 Broadway
Denver, Colorado 80216
Telephone: (303) 297-1192
wildlife.state.co.us



*For Wildlife-
For People*

May 1, 2009

Representative Cindy Acree
200 East Colfax
Denver, CO 80203

Re: Jumping Cow Ranch Hunting Access Easement, 08-054-NE

Dear Representative Acree:

The Colorado Division of Wildlife (CDOW) is currently working with Grant Thayer of Jumping Cow Ranch to purchase a Hunting Access Easement on approximately 14,000 acres of his property near Kiowa in Elbert County. This effort is to provide hunting access for pronghorn, mule deer, white-tailed deer and migratory birds. Funding for this easement is anticipated to be provided by revenue generated by Colorado's Habitat Stamp and GOCO Wildlife Purpose Funds.

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Kind regards,

Liza Hunholz
Area Wildlife Manager

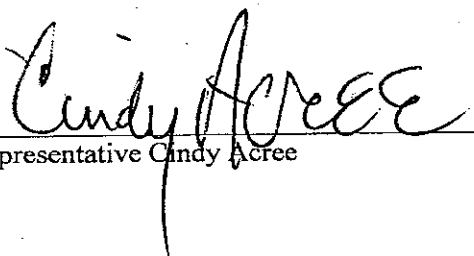
Cc: S. Yamashita, Northeast Region Manager; D. Robinson, Real Estate Specialist; C. Westbrook DWM

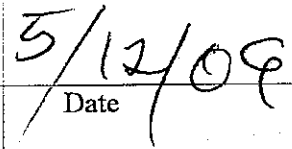
Representative Cindy Acree
200 East Colfax
Denver, CO 80203

Doug Robinson
Real Estate Specialist
Colorado Division of Wildlife
6060 Broadway
Denver CO 80216

Mr. Robinson:

I do not object to/concur with the acquisition of a Hunting Access Easement by the Colorado Division of Wildlife from Grant Thayer of the Jumping Cow Ranch in Kiowa, Colorado.


Representative Cindy Acree


Date

Board of County Commissioners
Elbert County Government
215 Comanche Street
P.O. Box 7
Kiowa CO 80117

Doug Robinson
Real Estate Specialist
Colorado Division of Wildlife
6060 Broadway
Denver CO 80216

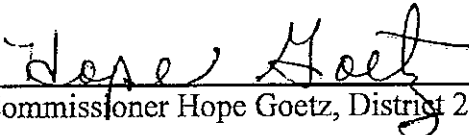
Mr. Robinson:

We, the Elbert County Commissioners, do not object to/concur with the acquisition of a Hunting Access Easement by the Colorado Division of Wildlife from Grant Thayer of the Jumping Cow Ranch in Kiowa, Colorado. This effort is to provide hunting access for pronghorn, mule deer, white-tailed deer and migratory birds. Funding for this easement is anticipated to be provided by revenue generated by Colorado's Habitat Stamp and GOCO Wildlife Purpose Funds.

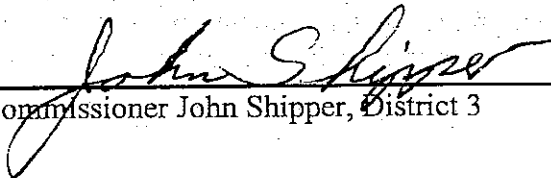
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Commissioner Del Schwab, District 1



Commissioner Hope Goetz, District 2



Commissioner John Shipper, District 3

