

Aug. 13, 2012 -- Property Transaction Proposal
Division of Parks and Wildlife
Tuttle Ranch Perpetual Conservation Easement

Moffat County

15,076 acres

45 miles west of Craig and 12 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 a perpetual conservation easement on the Tuttle Ranch property (15,076 acres, \$4,243,680 CF).

CDC Staff Questions

None.

Capital Development Committee

August, 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 a perpetual conservation easement.		
General Information			
Name	Tuttle Ranch		
Number of acres	15,076		
Location	Approximately 12 miles southwest of Maybell		
County	Moffat		
Costs / Source of Funding			
Purchase Price	\$4,243,680 for the Property	Funding Source*	GOCO Base, GOCO Legacy, Habitat Stamp
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	2011-12 - GOCO Wildlife Purpose	
	Grant	GOCO11150	
	Grant Amount	\$1,814,617	
	Remaining Unexpended Balance	\$1,015,930	
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	N/A-GOCO Board Resolution October 10, 2011	
	Grant	GOCO08729	
	Grant Amount	\$6,200,000	
	Remaining Unexpended Balance	\$2,558,723	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	2011-12	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$1,622,825	
Annual Monitoring and Operation Costs	\$334.00 (based on 1 monitoring day)	Funding for the monitoring of the property will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill. Amount is based on the cost of an average DWM which includes vehicle costs.	
Development Costs	\$200.00 (signage)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

This is a 2010 Request for Proposals (RFP) project. Colorado Parks and Wildlife (CPW) will acquire a perpetual conservation easement on the Property. The Property is important habitat for elk, deer and pronghorn—including summer, migration and winter ranges. It also provides valuable habitat for greater sage-grouse and supports at least one lek. If CPW acquires the easement, it will use the Property as a re-introduction site for the black-footed ferret. In 2011, the landowners enrolled all except approximately 600 acres (along with 3 Sections of State Land) into CPW's Ranching for Wildlife (RFW) program. This program allows public access for big game hunting. The landowners also allow informal public access to the 600-acre parcel because it provides access to large tracts of Bureau of Land Management (BLM) property.

J. Burton Tuttle acquired this Property and several other ranches during the 1960's. It is unknown how much he paid for these properties. Between 1995 and 1997, Mr. Tuttle began to gift these ranches to several of his sons. CPW is currently working with one of those sons.

Current uses of the Property are a working sheep ranch, public access for big game hunting and wildlife habitat. Proposed future uses of the Property would be the same as long as the landowner chooses to continue in the RFW program, plus re-introduction of the black-footed ferret.

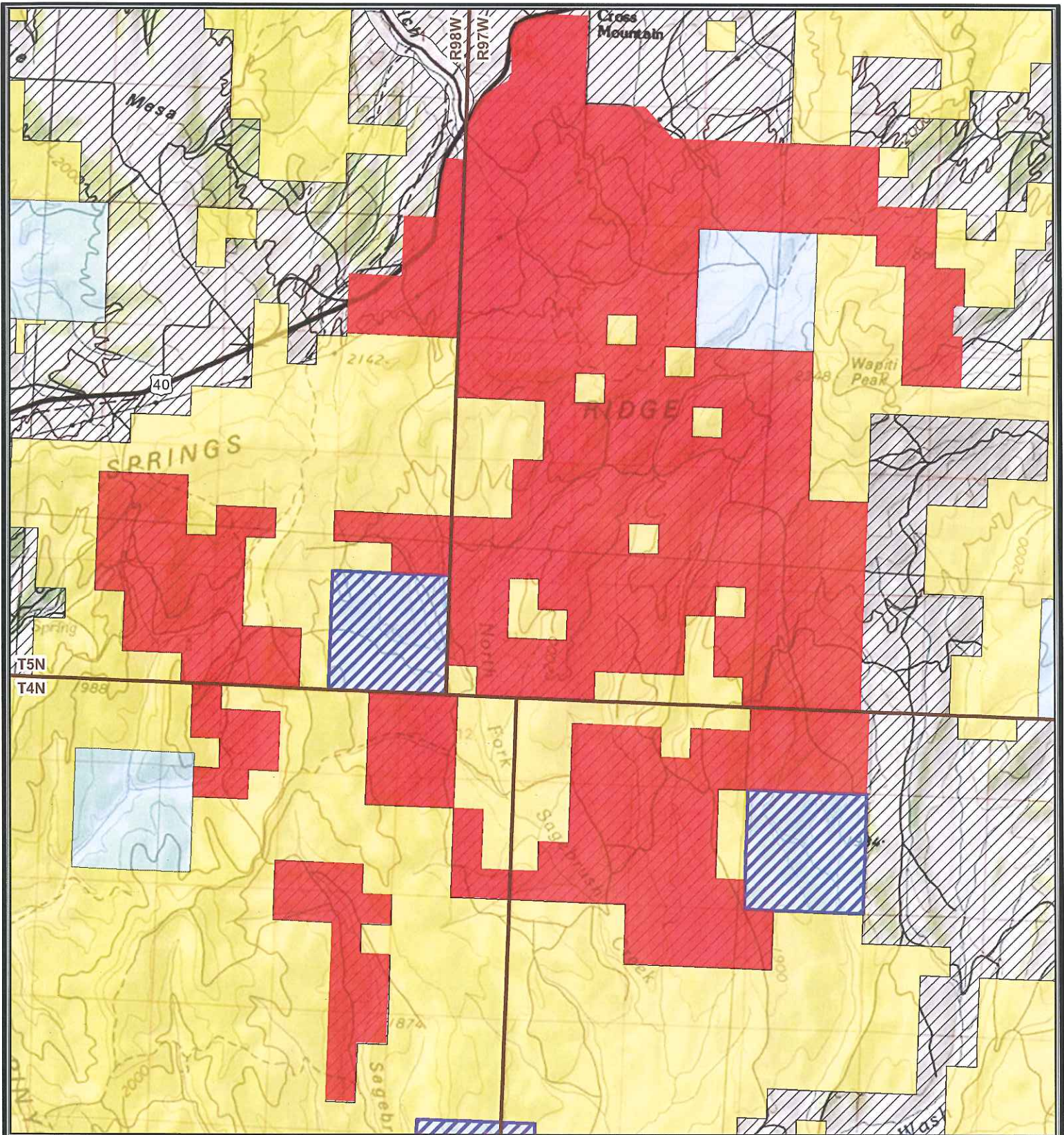
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development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






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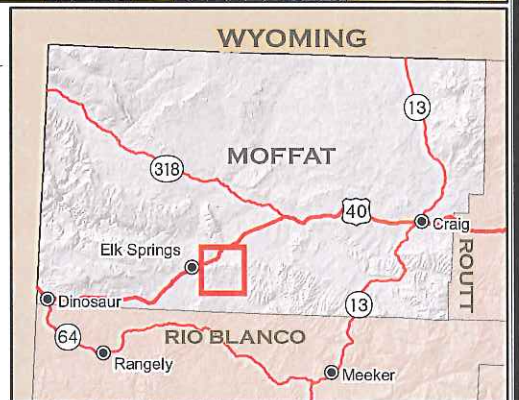
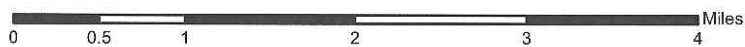
- Map
- Concurrence letters
- Three (3) comparables from appraisal



Tuttle Ranch RFP 10-051-NW



- | | |
|--|---|
|  Tuttle Ranch Boundary |  Private |
|  Elk Springs State Trust Land |  Other State Trust Land |
| |  Bureau of Land Management |



Tuttle Ranch SHA, 10-051-NW

Real Estate Comparables from Appraisal dated May 18, 2012

Sale No. 3

Date: 6/10/08

Size: 9,785.42 acres

Location: approximately 30 miles south of Maybell

Sale Price: \$10,000,000

Price Per Acre: \$1,021.93

Sale No. 6

Date: 7/24/09

Size: 4,156.85 acres

Location: Meeker

Sale Price: \$6,300,000

Price Per Acre: \$1,504

Sale No.8

Date: 5/20/11

Size: 4,617.00 acres

Location: Craig

Sale Price: \$2,812,100

Price Per Acre: \$609.08



JEAN WHITE

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COMMITTEES

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**SENATE
STATE OF COLORADO
DENVER**

January 31, 2011

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

Re: Tuttle Ranch Conservation Easement with CDOW

Dear Bill,

The Colorado Division of Wildlife and the Tuttle Ranch are currently in negotiations concerning a conservation easement in Moffat County. The Tuttle Ranch and the CDOW would agree to protect some critical wildlife habitat specifically sage grouse and big game habitat West of Craig, Colorado.

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

Sincerely,

Jean White,
State Senator

Bill de Vergie

Colorado Division of Wildlife

Meeker Service Center

P.O. Box 1181

Meeker, CO 81641

May 24, 2011

Re: Tuttle Ranch

Dear Mr. De Vergie,

This letter is in reference to the Division of Wildlife's effort to acquire a conservation easement on the Tuttle Ranch property in Moffat County. After reviewing the information and maps that describe the proposal, I concur with this project.

Sincerely,

A handwritten signature in cursive script that reads "Randy Baumgardner". The signature is written in dark ink and is positioned above the typed name.

Randy Baumgardner, Representative



July 31, 2012

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

Dear Bill,

The Moffat County Commissioners thank you for the notice of the Tuttle Ranch Easement with the Division of Wildlife. 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 Division of Wildlife has notified us of the Tuttle 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,

Tom Gray, Chair
Moffat County Commissioners

COMMISSIONERS

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