

## Capital Development Committee August, 2012—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 a perpetual conservation easement.		
<b>General Information</b>			
<b>Name</b>	Tuttle Ranch		
<b>Number of acres</b>	15,076		
<b>Location</b>	Approximately 12 miles southwest of Maybell		
<b>County</b>	Moffat		
<b>Costs / Source of Funding</b>			
<b>Purchase Price</b>	\$4,243,680 for the Property	<b>Funding Source*</b>	GOCO Base, GOCO Legacy, Habitat Stamp, USFWS - Section 6
<b>GOCO</b>	GOCO funds are not appropriated in the Long Bill		
	<b>Fiscal Year</b>	2011-12 - GOCO Wildlife Purpose	
	<b>Grant</b>	GOCO11150	
	<b>Grant Amount</b>	\$1,814,617	
	<b>Remaining Unexpended Balance</b>	\$1,015,930	
<b>GOCO</b>	GOCO funds are not appropriated in the Long Bill		
	<b>Fiscal Year</b>	N/A-GOCO Board Resolution October 10, 2011	
	<b>Grant</b>	GOCO08729	
	<b>Grant Amount</b>	\$6,200,000	
	<b>Remaining Unexpended Balance</b>	\$2,558,723	
<b>Wildlife Cash – Habitat Stamp</b>	Spending authority has already been approved for this project in the Long Bill		
	<b>Fiscal Year</b>	2011-12	
	<b>Line Item</b>	Land and Water Acquisitions	
	<b>Appropriation</b>	\$6,500,000	
	<b>Remaining Unexpended Balance</b>	\$1,622,825	
<b>USFWS - State Wildlife Grant</b>	Federal funds are not appropriated in the Long Bill		
	<b>Federal Fiscal Year</b>	2010-11	
	<b>Apportionment Amount</b>	\$41,341	
	<b>Remaining Unexpended</b>	\$41,341	

	Balance	
USFWS Section 6 Grant	Federal funds are not appropriated in the Long Bill	
	Federal Fiscal Year	2011-12
	Grant Award Amount	\$469,540
	Remaining Unexpended Balance	\$469,540
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.

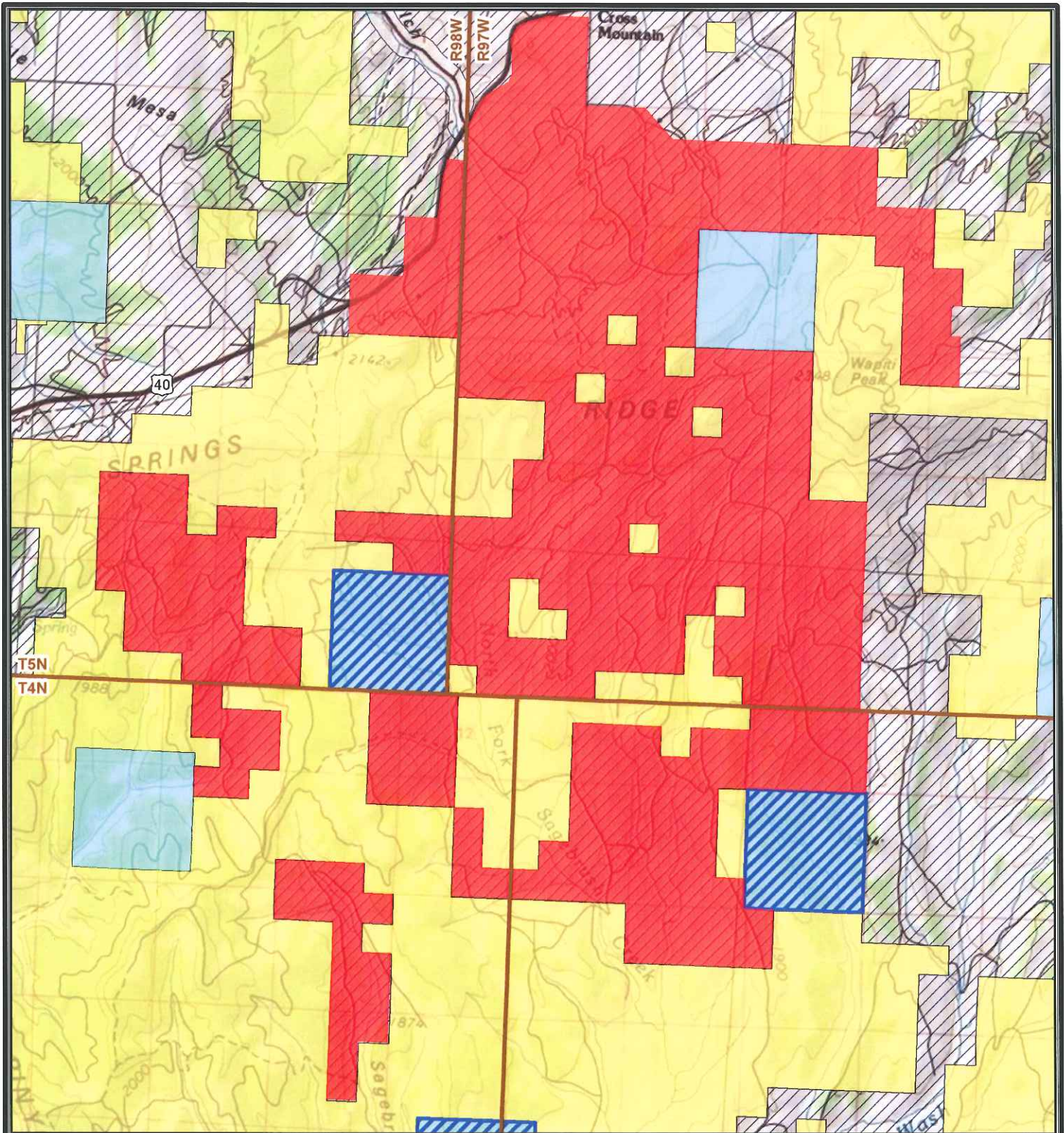
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's

Energy Office dated December 2009.

Attachments:

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

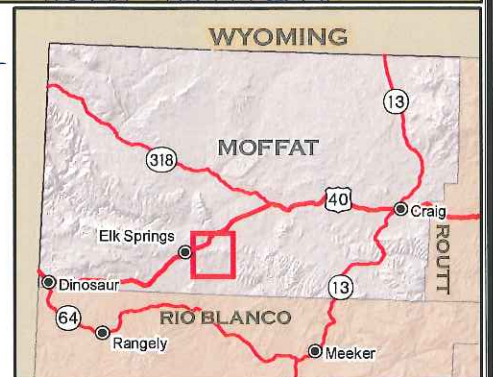




## Tuttle Ranch RFP 10-051-NW



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



**JEAN WHITE**  
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**SENATE  
STATE OF COLORADO  
DENVER**

**COMMITTEES**  
Member of:  
Business Affairs, Labor and Technology  
Health and Human Services

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 black ink and is positioned below the word "Sincerely,".

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

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## COMMISSIONERS

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Tom Gray  
District 1

Audrey Danner  
District 2

Tom Mathers  
District 3

**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