

Oct. 22, 2012 -- Property Transaction Proposal
Colorado Parks and Wildlife
Sikes Ranch Perpetual Access Easement

Baca County and Las Animas County

7,075 acres

20 miles east of Kim and 90 miles east of Trinidad

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 access easement for hunting, fishing, and wildlife viewing on the Sikes Ranch (\$954,758 CF).

CDC Staff Questions

None.

Capital Development Committee

October, 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), recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual public access easement for hunting, fishing and wildlife viewing on the Sikes Ranch.		
General Information			
Name	Raymond and Maria Stephanie Sikes		
Number of acres	7,075		
Location	Approximately 20 miles east of Kim, CO		
County	Baca and Las Animas		
Costs / Source of Funding			
Purchase Price	\$954,758	Funding Source*	Habitat Stamp
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	\$4,378,671	
Annual Monitoring and Operation Costs	\$500 (Management and Monitoring of the Public Access Easement)	Funding for the management of the public access easement will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$4,500 (Perimeter Signs, Entrance and Road Signs, Parking Lot Signs and Posts)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

Colorado Parks and Wildlife (CPW) will purchase a perpetual public access easement for hunting, fishing and wildlife viewing on the Property. Appraised value of the access easement is \$1,000,000. In addition to the \$900,000 being spent by CPW, The Nature Conservancy (TNC) will contribute \$54,758 toward the acquisition of the access easement. Therefore, total funds expended for the easement will be approximately \$954,758. TNC will also acquire a perpetual conservation easement on the same Property. The landowner will not receive any funding for the grant of the conservation easement.

The Property is adjacent to 15,000 acres of Comanche National Grasslands and State Land Board lands. Once this project is completed, over 22,000 contiguous acres will be available to the public for hunting, fishing and other outdoor recreation.

The Property is currently grazed by livestock and wildlife and has 3 center pivots used to support agriculture. Those uses will continue in the future, along with public access.

The landowners acquired the Property in 1998.

According to the geothermal map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. According to the wind and solar map below, the Property lies within the 6.0-6.5 kWh/m²/day (lowest end of the scale) Central Solar Power and has fair to good Wind Resource Generation Development areas.

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

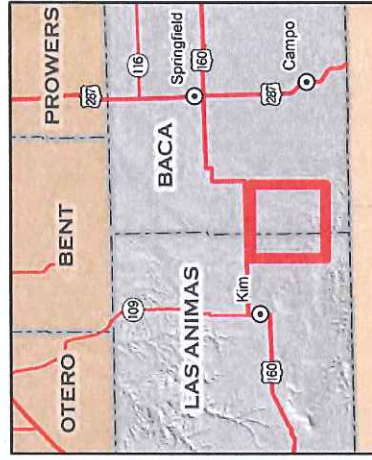
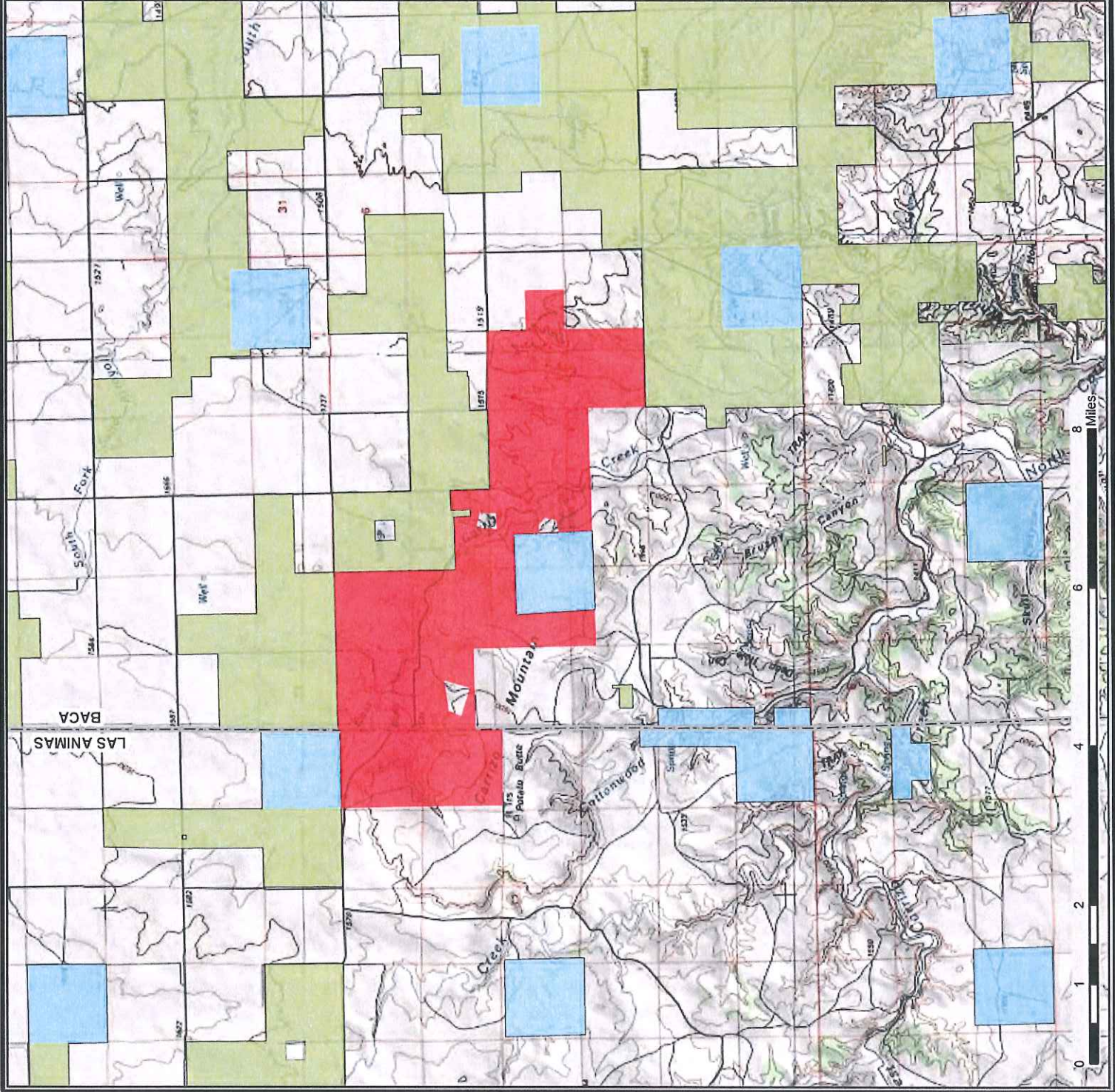
Wind and Solar: A map entitled "SB07-91 Renewable Resource Generation Development Areas" from "Renewable Energy Development Structure," a report of the Colorado Governor's Energy Office dated December 2009.

Attachments:

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

Sikes Ranch 11-072-SE

- Sikes Ranch
- Private
- State
- US Forest Service



MMF 8/10/2012: Projects\Properties\Area 21_Proposed CPWSikesRanch_11-072-SE\InitialMappingAndAcquisition\SikesRanch.mxd



COLORADO PARKS & WILDLIFE

2500 South Main Street • Lamar, Colorado 81052
Phone (719) 336-6600 • FAX (719) 336-6623
wildlife.state.co.us • parks.state.co.us

Senator Kevin Grantham
200 E. Colfax Ave.
Denver, CO 80203

August 15, 2012

Dear Senator Grantham,

Colorado Parks & Wildlife has embarked on an endeavor to acquire important habitats, through perpetual easements, for public access. The purpose of the program is to prevent further decline in participation in hunting and fishing related activities, as well as increase hunter recruitment, by improving access on private lands to a public resource. In addition, these types of acquisition provide areas for sportsmen to recreate, thus bringing in needed dollars to the local economies. The public access easement would also include wildlife viewing.

We are attempting to purchase a perpetual easement on the Raymond & Stephanie Sikes Ranch, majority of the property lies in Southwest Baca County and a portion in Southeast Las Animas County. Total acreage of the ranch is 7,075 acres. The ranch contains important native habitat for game and prairie species of wildlife, as well as riparian habitat along Carrizo Creek. The Sikes Ranch will also tie into the existing publicly accessible Comanche National Grasslands, and expands local hunting opportunities.

Under the terms of the easement, the Sikes' would continue with their ranching operations.

Sikes' will also provide a perpetual conservation easement to The Nature Conservancy (TNC), in order to protect important prairie habitat.

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources

Rick D. Cables, 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

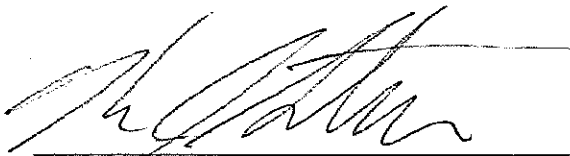
Colorado Parks & Wildlife will be funding the entire cost of the public access easement and a portion of the cost of the conservation easement. Funding for these projects will be derived from game cash.

Colorado Parks & Wildlife respectfully requests your concurrence on the acquisition of this project. If you approve, please sign on the approval line below and return to my address. If you have any questions or concerns, please feel free to call me at (719) 336-6603.

Sincerely,



Travis Black
Area Wildlife Manager
Colorado Parks & Wildlife
2500 S. Main
Lamar, CO 81052



Concur,
Senator Kevin Grantham

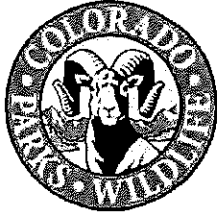
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AUG 06 2012

Baca County Board of Commissioners
741 Main Street, Suite #1
Springfield, CO 81073

August 1, 2012

Dear Board of Commissioners:

Colorado Parks & Wildlife has embarked on an endeavor to acquire important habitats, through perpetual easements, for public access. The purpose of the program is to prevent further decline in participation in hunting and fishing related activities, as well as increase hunter recruitment, by improving access on private lands to a public resource. In addition, these types of acquisition provide areas for sportsmen to recreate, thus bringing in needed dollars to the local economies. The public access easement would also include wildlife viewing.

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Sincerely,



Travis Black
Area Wildlife Manager
Colorado Parks & Wildlife
2500 S. Main
Lamar, CO 81052



Concur,
Chairman
Baca County Board of Commissioners

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Sikes Ranch SWA, 11-072-SE

Real Estate Comparables from Appraisal dated July 2, 2012

Sale No. 3

Date: 10/20/10

Size: 1,485 acres

Location: South of Kim

Sale Price: \$1,184,000

Price Per Acre: \$797.00

Sale No. 5

Date: 5/2/11

Size: 960 acres

Location: East of Campo

Sale Price: \$300,000

Price Per Acre: \$313.00

Sale No.8

Date: 10/12/11

Size: 4,122 acres

Location: 20 miles NW of Kim

Sale Price: \$2,400,000

Price Per Acre: \$582.00