

**November 17, 2015 -- Property Transaction Proposal
Colorado Parks and Wildlife**

Yarmony Ranch Perpetual Conservation and Public Access Easements

Jackson

3,672 acres

10 miles south of Walden

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 and a perpetual public access easement on the Yarmony Ranch property (\$4,000,000 CF for 3,672 acres).

CDC Staff Notes

1. Are there any other hunting, fishing, and/or public access opportunities along the Illinois River located on adjacent properties (e.g., ANWR and BLM land)?

There are limited fishing opportunities on the Illinois River immediately downstream from the Yarmony Ranch on the ANWR. The following is taken from the Arapaho Refuge website:

"Fishing is permitted at the Refuge along the Illinois River south of Jackson County Road 32. Fishing is not permitted north of Jackson County Road 32. No fishing is allowed on Refuge ponds. All fishing is closed from June 1st through July 31st to protect nesting birds, during pronghorn rifle seasons and elk seasons 1-4 in Refuge Unit C and when the river is frozen. Use and possession of lead weights and live bait is unlawful on the Refuge."

There are no fishing opportunities on the BLM lands adjacent to Yarmony Ranch. Pronghorn hunting is allowed on the ANWR. Moose hunting is not allowed. Elk hunting on the refuge is limited to the 1st - 4th rifle seasons and limited to ten hunters per season. Preference is given to youth and disabled and a special drawing is held to see who will get the ten access permits for each season. All species may be hunted on the BLM during the appropriate seasons.

Capital Development Committee
November, 2015—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 and perpetual public access easement for hunting and fishing.
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General Information	
Name	Yarmony Ranch
Number of acres	3,672
Location	Approximately 10 miles south of Walden in North Park
County	Jackson

Costs / Source of Funding			
Purchase Price	\$4,000,000	Funding Source	Cash Funds, from Habitat Stamp Revenues which are earmarked for the benefit of wildlife habitat or access to wildlife habitat, pursuant to C.R.S. 33-4-102.7 and GOCO Wildlife Purpose
<i>Spending authority has already been approved for this project in the Long Bill.</i>			
	Fiscal Year	2014-15	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$2,694,945	
GOCO	GOCO Funds are not appropriated in the Long Bill		
	Fiscal Year	2014-15 - GOCO Wildlife Purpose	
	Line Item	GOCO14150	
	Appropriation	\$3,800,000	
	Remaining Unexpended Balance	\$3,800,000	
Annual Monitoring and Operation Costs	\$500.00	Funding for the monitoring and operation costs of the property will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$7300 - Two hunter /fisherman parking lots, signage, and trail to Illinois River	Funding for the development costs will come from Wildlife Operations Line Item under the Division Operations Group in the Long Bill.	

* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.

Summary of Proposal:

Colorado Parks and Wildlife (CPW) will accept a perpetual conservation easement on the entire Yarmony Ranch, 3,672 acres together with a public hunting and fishing access easement. The ranch is located in an important elk migration corridor and in the heart of a big game winter range. Moose, pronghorn and mule deer can also be found on the property. Portions of the property provide brood rearing habitat and limited nesting habitat for Greater Sage Grouse. Eleven active sage grouse leks lie within 3.5 miles of the ranch. Approximately 3 miles of the Illinois River bisects the northeast portion of Yarmony Ranch. This riparian corridor is bounded on each end by the Arapaho National Wildlife Refuge and is home to many species of waterfowl, marsh and shore birds, song birds and neotropical migrants.

Current Use of Property: Livestock grazing, irrigated hayfields, and big game hunting.

Proposed Future Use of Property: Same with the addition of public hunting and fishing.

Date Landowner Purchased the Property: 2008

Renewable Energy

According to a review of the maps referenced below, the Property lies outside the scope of Regions of Known Central Solar Power, the Wind Resource Generation Development areas, and Regions of Known or Potential Geothermal Resources.

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.

Mineral Interest Ownership:

The Title Commitment and the landowner indicate that the landowner owns all of the mineral rights except for one section of land (640 acres) that is owned by the State Land Board. The Minerals Remoteness Report determined, “the probability of surface mining at the Site is so remote as to be negligible. However the possibility exists for oil and/or gas exploration and extraction via methods other than surface mining at the Site.” The conservation easement will prohibit extraction of any minerals held by the landowner by surface extraction methods, but will allow for oil and gas extraction in four specific locations along Highway 125. The conservation easement and a surface use agreement contain specific terms to protect the conservation values during any oil and gas development.

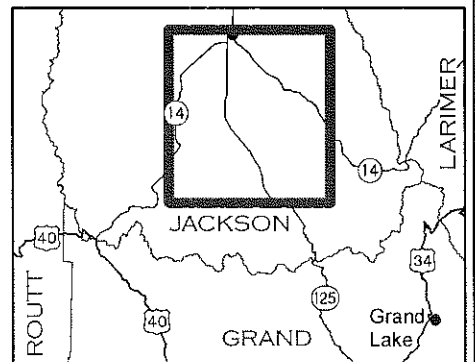
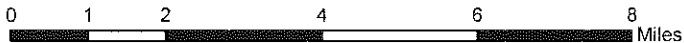
Attachments:

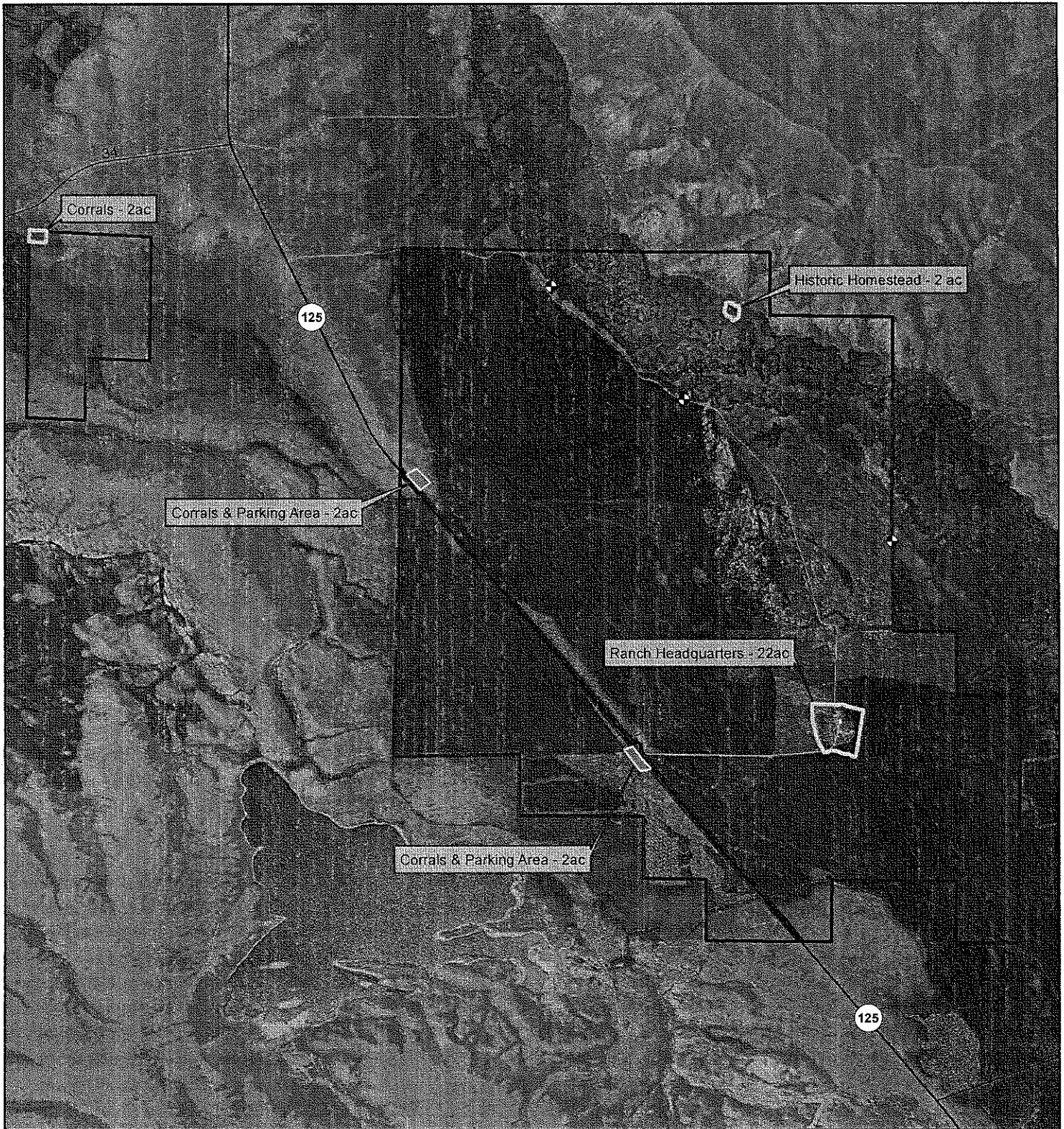
- Maps
- Concurrence letters
- Three comparables from appraisal







Yarmony Ranch Conservation Easement Regional Ownership

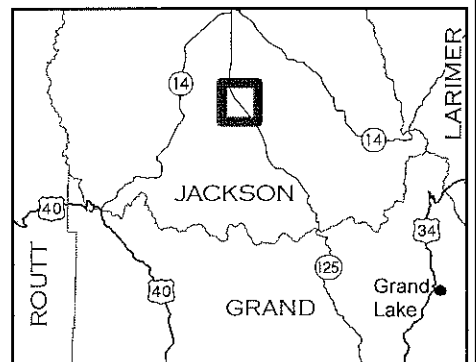
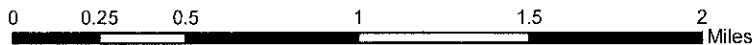
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|---------------------------|------------|---------------------------|
| Yarmony Ranch CE Boundary | State | Fish and Wildlife Service |
| BLM | Tribe | Local |
| USFS | Land Trust | NGO |
| Other Federal | NPS | |





**Yarmony Ranch Conservation Easement
Exhibit B - Main Parcel
Page 2 of 2**

-  Yarmony Ranch CE Boundary
-  Building Envelopes
-  Gravel Sites
-  Parking Areas



BETSY BLECHA

P.O. BOX 337

BOARD OF COUNTY COMMISSIONERS

JAMES A. MURPHY, Chair
COUNTY OF JACKSON
WALDEN, COLORADO 80480

CHARLES B. CLAYTON

FAX (970) 723-4706
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July 20, 2015

James M. Haskins
Area Wildlife Manager
Colorado Parks and Wildlife
P.O. Box 775777
Steamboat Springs, CO 80477

Re: Yarmony Ranch Conservation Easement

Dear Jim:

The County Commissioners of Jackson County (Commissioners) have long supported landowners' property rights under the United States and Colorado Constitutions. The Commissioners also support a landowner's right to choose to sell or donate a conservation easement on their own property.

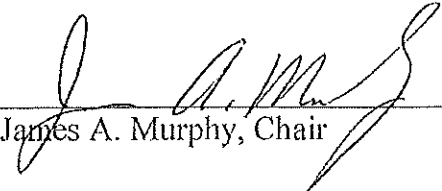
Family ranching continues to be an important part of Jackson County's heritage and character. Private landowners are good stewards of the land and often provide the most productive wildlife habitat and resources.

This Board understands that approximately 3,680 acres of the Yarmony Ranch will be placed in a conservation easement utilizing Habitat Stamp funds and Great Outdoors Colorado (GOCO) funding. In this instance, the Commissioners do not dissent to the use of Great Outdoors Colorado (GOCO) funds and Habitat Stamp funds for the purchase of a conservation easement on the Yarmony Ranch in Jackson County.

The Commissioners shall consider other issues related to conservation easements on a case-by-case basis. This letter shall not constitute a binding precedent as to other transactions.

Board of County Commissioners
Jackson County, Colorado

By: _____


James A. Murphy, Chair

cc: file

State Representative
KC Becker
Colorado State Capitol
200 East Colfax Avenue, Room 307
Denver, Colorado 80203
Office: 303-866-2578
Email: KCBecker.house@state.co.us



Vice-Chair:
Agriculture, Livestock & Natural
Resources Committee
Member:
Finance Committee
Capital Development Committee

COLORADO
HOUSE OF REPRESENTATIVES
STATE CAPITOL
DENVER
80203

August 4, 2015

James M. Haskins
Colorado Parks and Wildlife
Steamboat Springs Service Center
PO Box 775777
Steamboat Springs, CO. 80477

Re: Yarmony Ranch Conservation Easement.

Dear Mr. Haskins:

Colorado Parks and Wildlife and the Yarmony Ranch in Jackson County are finalizing the terms of a conservation easement on approximately 3,672 acres near Walden, CO. This easement will protect critical wildlife habitat in Jackson County, Colorado and also allows for public fishing and big game hunting access.

I concur with the conservation easement to be held by the Colorado Parks and Wildlife on the Yarmony Ranch.

KC Becker
State Representative
House District 13

Yarmony Ranch, 13-067-NW

Real Estate Comparables from Appraisal dated July 20, 2015

Sale No. 1

Date: 2/14

Size: 2300 acres

Location: Jackson & Grand Counties SW of Walden

Sale Price: \$5,000,000

Price Per Acre: \$2130

Sale No. 2

Date: 5/13

Size: 1731 acres

Location: Jackson County SE of Walden

Sale Price: \$4,875,000

Price Per Acre: \$2816

Sale No.3

Date: 3/13

Size: 1417 acres

Location: Jackson County north of Walden

Sale Price: \$3,800,000

Price Per Acre: \$2,064