

Oct. 25, 2010 -- Property Transaction Proposal
Division of Wildlife

Shallow River Ranch Public Access and Conservation Easement

Kit Carson and Yuma Counties

4,850 acres

4 miles west and 22 miles north of Burlington

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 acquisition of the Shallow River Ranch public access and conservation easement (\$988,000 CF for 4,850 acres).

CDC Staff Questions

1. What is the property's current use?

DOW Response: Cattle grazing on uncultivated shortgrass prairie. Some limited horse grazing. Currently no cultivated land. Also normal ranch barns, corrals, and outbuildings, and two houses for ranch owner's family and his grandmother.

Capital Development Committee October 2010—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 1) a perpetual conservation easement and 2) a public access easement for hunting, fishing, trapping, and wildlife viewing on a 4,850 acre parcel in Kit Carson and Yuma Counties.	
General Information			
Name		Shallow River Ranch	
Number of acres		4,850	
Location		Four miles west and 22 miles north of Burlington; four miles west and seven miles south of Idalia.	
Counties		Kit Carson and Yuma	
Costs / Source of Funding			
Purchase Price	\$988,000	Funding Source	Funding GOCO Legacy and Habitat Stamp – 60:40 split between the two sources
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	\$4,126,654	
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	10-11	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$4,500,000	
	Remaining Unexpended Balance	\$4,496,565.34	
Annual Monitoring and Operation Costs	\$525.00	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 and vehicle costs. It is projected that it will take one day to monitor this property.	

Summary of Proposal

A perpetual conservation easement and a perpetual public access easement for hunting, fishing, trapping, and wildlife viewing on the 4,850 acre ranch. The project property consists of approximately 550 acres of Conservation Reserve Program (CRP) grassland; 3,846 acres of mid-grass prairie and sand sage grasslands; 415 acres of lowland riparian river bottom ground, composed on wide, and narrow leaf cottonwood, Peach leaf and coyote willow. The South Fork of the South Republican River runs through the property for approximately 3½ miles. There is one man-made pond on the property with potential as a fishery for warm water fish, and potentially trout seasonally. The property provides big game winter range for both species of deer and important migration corridors are provided by the South Republican River. The property is one and one-half miles west of the Kleweno Parcel of the South Republican SWA.

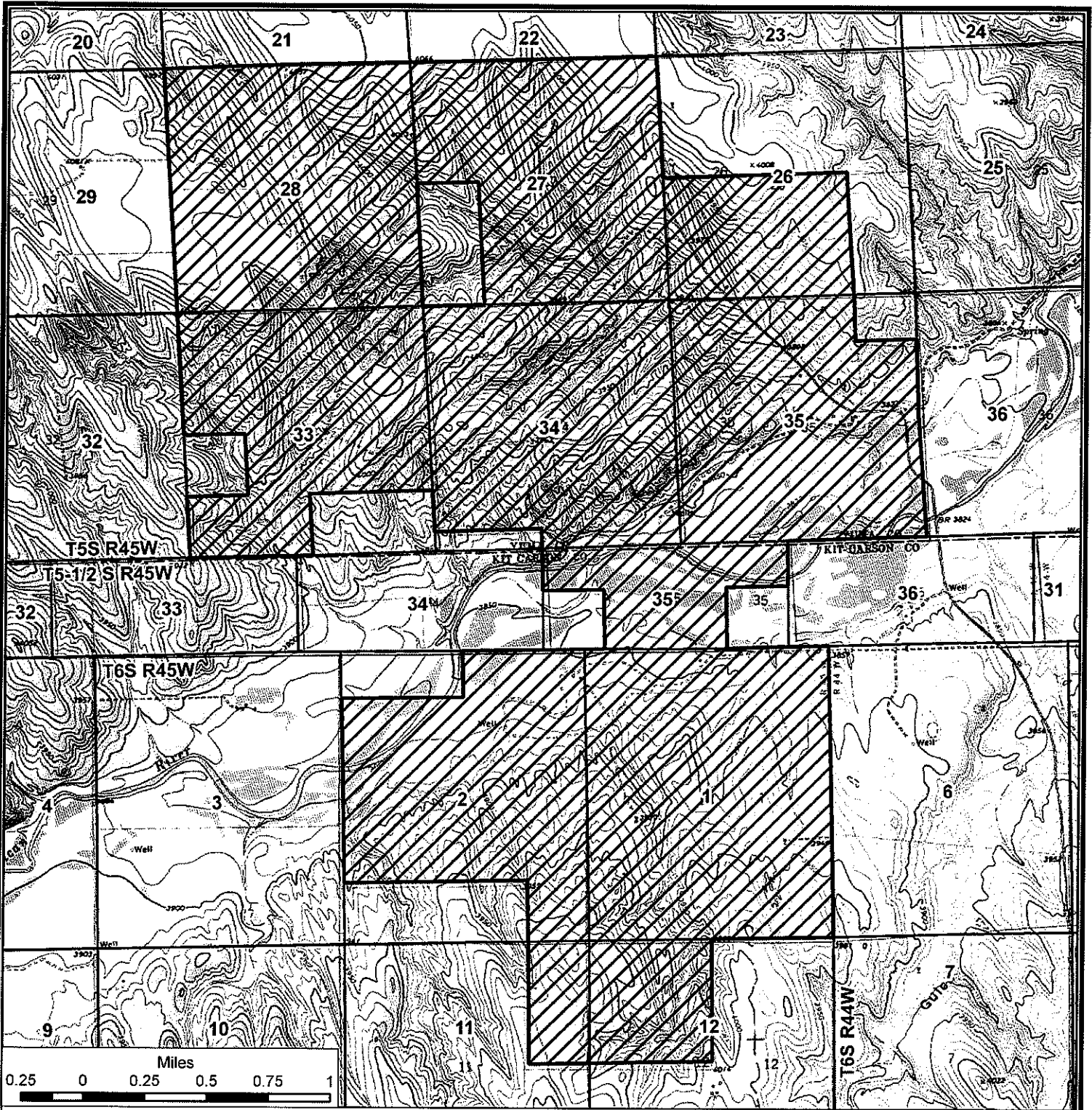
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

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

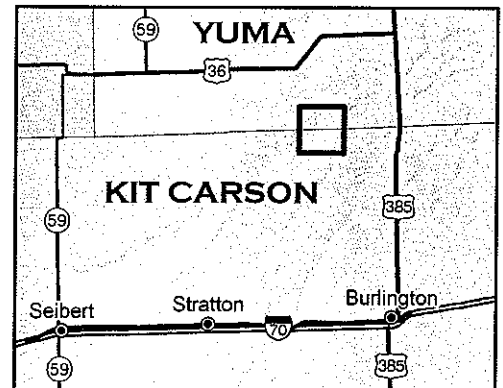


**Shallow River Ranch
Conservation and Access Easements
Project #09-064-SE**

 Shallow River Ranch



Mapped By: Dawn Brownne
CDOW Wildlife GIS Group
Projection: UTM, Zone 13
Datum: NAD 1983
Date: 2010



[The following is the email sent to Cory Chick, Area 14 Wildlife Manager, by Senator Greg Brophy in relation to the Shallow River Ranch proposed conservation easement and access easement to DOW]

From: Senator Greg Brophy <greg@gregbrophy.net>
To: cory.chick@state.co.us
Cc: cyandsteph@yahoo.com
Sent: Tue, October 5, 2010 11:20:17 PM
Subject:

Cory,

I do not oppose the public access and wildlife conservation easement sought by Cy and Steph Homm in Yuma and Kit Carson Counties .

Greg



BOARD OF COUNTY COMMISSIONERS

KIT CARSON COUNTY
PO BOX 160

BURLINGTON CO 80807-0160

PH: 719-346-8139
FX: 719-346-7242

Jim Whitmore,
District 1 Commissioner
Dave Gwyn,
District 2 Commissioner
Dave Hornung,
District 3 Commissioner

SENT

Real Estate / C. Chick
10/10/10

September 29, 2010

FILE COPY

REC'D OCT 01 2010

Dan Prenzlou
Southeast Regional Manager
Colorado Division of Wildlife
4255 Sinton Rd.
Colorado Springs, CO 80907

Dear Mr. Prenzlou,

We are writing in support of the Colorado Division of Wildlife's (DOW) acquisition of a public access and wildlife conservation easement on the Shallow River Ranch Inc. property, owned by Cy and Stephanie Homm in Yuma/ Kit Carson County. This easement purchase of a 5000 acre private parcel located adjacent to the South Republican River Will make an excellent addition to the South Republican SWA. We understand that the landowners wish to sell this easement on their property to the state. It will remain a working ranch under the ownership and management of the Homm family as well as providing public wildlife recreation.

This purchase will help DOW focus on the protection and management of a riparian and upland area that offers opportunities for hunting, education and wildlife viewing.

Thank you for soliciting our support of this acquisition, we are pleased to see the Division add new opportunities for sportsman and Kit Carson County residents.

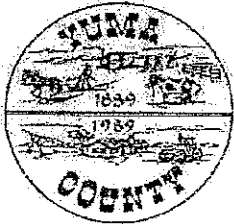
Sincerely,

Chairman
Kit Carson County Commissioners

Della M. Calhoon,
County Clerk & Recorder

Wade Gateley,
County Attorney

Paula S. Weeks,
Administrator



BOARD OF COUNTY COMMISSIONERS

Dean Wingfield
District 2

Robin Wiley
District 3

Trent Bushner
District 1

Mike Grinnan
Commissioners Attorney

Linda Briggs
Administrator

REC'D OCT 06 2010

September 17, 2010 .

Dan Prenzlou
Southeast Regional Manager
Colorado Division of Wildlife
4255 Sinton Rd.
Colorado Springs, CO 80907

Dear Mr. Prenzlou,

We are writing in support of the Colorado Division of Wildlife's (DOW) acquisition of a public access and wildlife conservation easement on the Shallow River Ranch Inc. property, owned by Cy and Stephanie Homm in Yuma/ Kit Carson County. This easement purchase of a 5000 acre private parcel located adjacent to the South Republican River will make an excellent addition to the South Republican SWA. We understand that the landowners wish to sell this easement on their property to the state. It will remain a working ranch under the ownership and management of the Homm family as well as providing public wildlife recreation.

This purchase will help DOW focus on the protection and management of a riparian and upland area that offers opportunities for hunting, education and wildlife viewing.

Thank you for soliciting our support of this acquisition, we are pleased to see the Division add new opportunities for sportsman and Yuma County residents.

Sincerely,

Representing
Yuma County Commissioners