

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

*Twenty Mile Sheep Conservation Easement*

Routt County

4,282 acres

About 5 miles southeast of Hayden

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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.**

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**Action Required**

Recommend support for the acquisition of the Twenty Mile Sheep conservation easement (\$4,920,000 CF for 4,282 acres).

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**CDC Staff Questions**

1. The letters of concurrence indicate that the property owners will continue to use the property for agricultural and recreational purposes. What is the current agricultural use of the property? Do the landowners have any plans to further develop the property?

DOW Response: The current agricultural use is a sheep raising ranch. The landowners have no further plans to develop the property.

2. Does the division have any plans to acquire nearby property in order to rehabilitate sagebrush in the area for sage grouse species?

DOW Response: At this time, the DOW has no plans to acquire any specific nearby property; however, if in a future RFP solicitation, a suitable property is available, the DOW may be interested at that time.

## Capital Development Committee October, 2010—Property Transaction Proposal

Department of Natural Resources  
Division of Wildlife

<b>Action Required</b>	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 a perpetual conservation easement on a 4,282 acre parcel in Routt County		
<b>General Information</b>			
Name	Twenty Mile Sheep Conservation Easement		
Number of acres	4,282		
Location	This property is located approximately 5 miles southeast of Hayden, Co.		
County	Routt		
<b>Costs / Source of Funding</b>			
Purchase Price	\$4,920,000.00	Funding Source	Funding GOCO and Federal (State Wildlife Grant)
GOCO	GOCO funds are not appropriated in the Long Bill		
	Fiscal Year	GOCO Grant Pending GOCO Board Approval December 8, 2010	
	Grant	TBD	
	Grant Amount	\$9,600,000	
	Remaining Unexpended Balance	\$9,600,000	
Federal (State Wildlife Grant)	Federal funds are not appropriated in the Long Bill		
	Federal Fiscal Year	10-11	
	Apportionment Amount	\$1,645,524.00	
	Remaining Unexpended Balance	\$1,645,524.00	
Annual Monitoring Costs	\$350.00	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.	

The purpose of this project is to acquire a perpetual conservation easement on the approximately 4,282 acre Twenty Mile Sheep property. The property is in a habitat area identified by the DOW on the High Priority Habitat/Acquisition Area map.

This area is winter range, severe winter range, a winter concentration area, and an important migration corridor for elk. It is utilized as summer and transition range by deer and pronghorn antelope. It is also an important and heavily utilized area for Columbian sharp-tailed grouse.

Q:\0-Real Estate Unit\PROJECT AUTHORITIES\Capital Development Committee documents\2010\10-25-2010\Cynthia's Working Folder\Twenty Mile Sheep PTP.doc

The property includes breeding, nesting and brood rearing habitat. One known lek is located on this parcel and nine known leks are within 1.25 miles of the property. The property is also extremely important for greater sage-grouse. The area south of Hayden into Twentymile Park used to have several sage-grouse leks. However, most of the sagebrush in the area has been converted to Conservation Reserve Program (CRP) and only one consistently active lek remains. The Twenty Mile Sheep property has some of the last and best sagebrush in the area and the last sage-grouse lek in the area is located on the property.

The Twenty Mile Sheep property has historically been used as ranchland. The area including the project property is dominated by sagebrush steppe and mountain shrub habitat. Wildlife species known to occur on the site are elk, mule deer, pronghorn antelope, black bear, mountain lion, red fox, coyote, greater sage-grouse, Columbian sharp-tailed grouse, dusky grouse, sandhill crane, many species of raptor's, songbirds and small mammals. This area is part of the White River elk herd, which is the largest in the state and one of the most economically important herds. The area is considered elk summer range, but is more important as a migration corridor (providing transitional range), elk winter range, and elk winter concentration area. Mule deer utilize the area in the spring, summer and fall in modest numbers and pronghorn antelope are near their eastern extent.

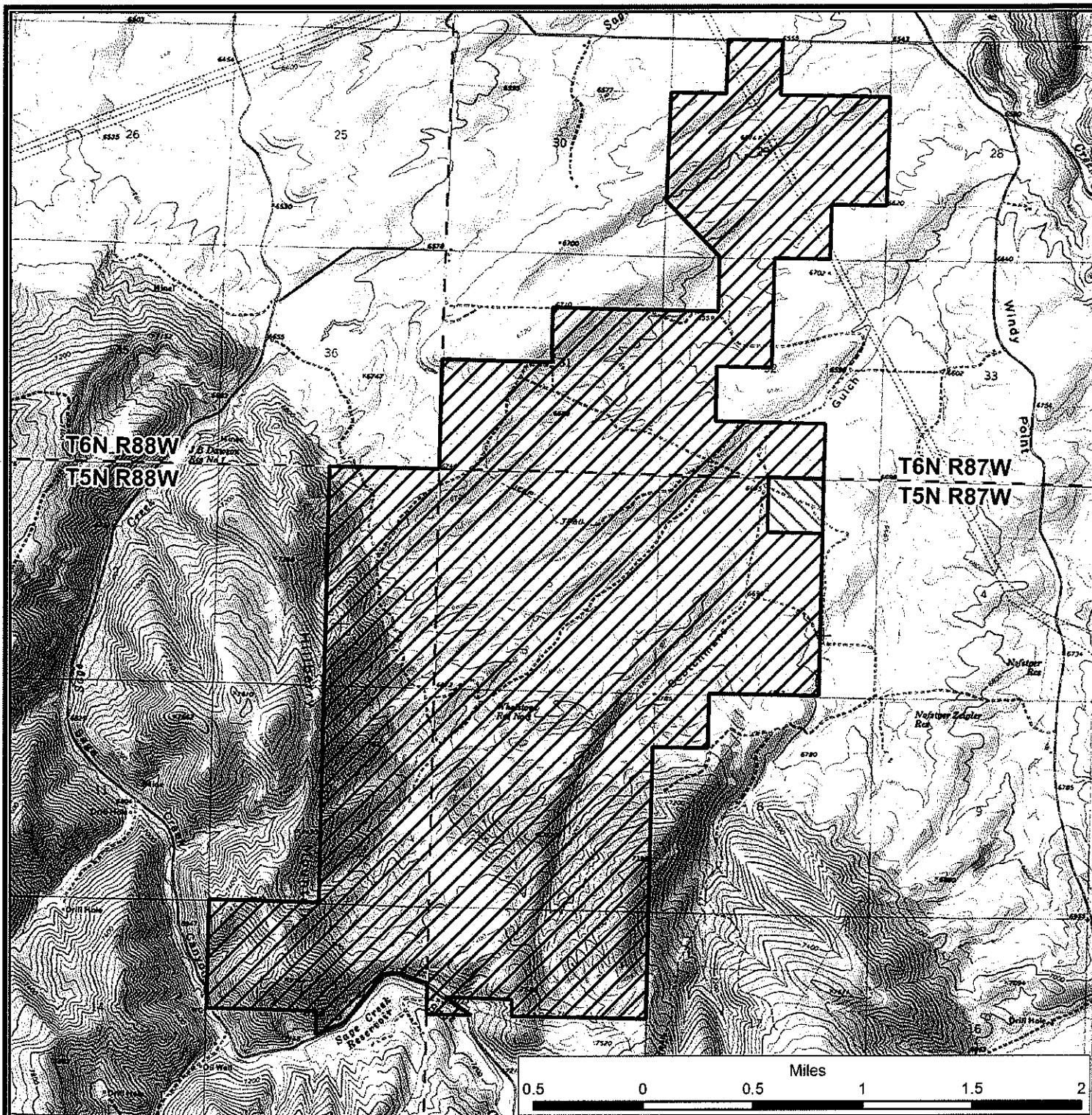
According to the map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to the map below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development areas.

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.

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

Attachments:

- Map
- Concurrence letters



**Twenty Mile Sheep LLC  
Project #09-070-NW**



Twenty Mile Sheep, LLC



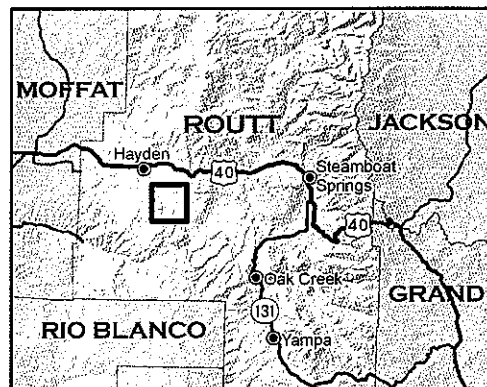
Corral Area  
Excluded from CE



WildlifeGIS



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



AL WHITE  
State Senator  
PO Box 1627  
Hayden, CO 81639  
Cell: (303) 886-2587  
Capitol: (303) 866-2586  
Fax: (303) 866-2012  
al.white.senate@state.co.us



SENATE  
STATE OF COLORADO  
DENVER

COMMITTEES  
Member of:  
Joint Budget Committee  
Appropriations

August 16, 2010

James M. Haskins  
Area Wildlife Manager  
Colorado Division of Wildlife  
PO Box 775777  
Steamboat Springs, CO 80477

RE: Twentymile Sheep Company, LLC Conservation Easement

Dear Jim:

As a follow up to our conversation about real estate projects being pursued by the Colorado Division of Wildlife in Routt County, I agree that the Colorado Division of Wildlife should place approximately 4300 acres of private land owned by John Maneotis under the protection of a perpetual conservation easement. This easement augments existing conservation easements south of Hayden and continues the work of the Colorado Division of Wildlife by protecting additional critical habitat of a number of important wildlife species including Columbian sharp-tailed grouse, greater sage grouse and elk.

This easement will conserve in perpetuity the important habitat values of this property while allowing the Maneotis family to continue enjoying the agricultural and recreational use of their property. This project is in the best interest of all parties and should move forward.

Sincerely,

State Representative  
RANDY BAUMGARDNER  
P.O. Box 108  
124 Ridgeway Avenue  
Hot Sulphur Springs, CO 80451  
Capitol: 303-866-2949  
Home: 970-724-3274  
Cell: 970-509-9187  
E-mail: randybaumgardner@gmail.com



Vice Chair:  
Agriculture, Livestock &  
Natural Resources Committee  
Member:  
Transportation & Energy  
Committee

**COLORADO**  
**HOUSE OF REPRESENTATIVES**  
STATE CAPITOL  
DENVER  
80203

August 13, 2010

James M. Haskins  
Area Wildlife Manager  
Colorado Division of Wildlife  
PO Box 775777  
Steamboat Springs, CO 80477

**RE: Twentymile Sheep Company, LLC Conservation Easement**

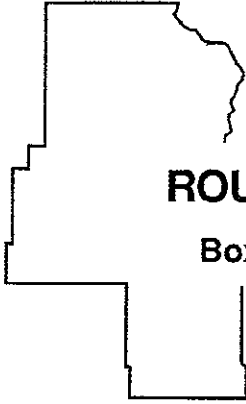
Dear Jim:

As a follow up to our conversation about real estate projects being pursued by the Colorado Division of Wildlife in Routt County, I agree that the Colorado Division of Wildlife should place approximately 4300 acres of private land owned by John Maneotis under the protection of a perpetual conservation easement. This easement augments existing conservation easements south of Hayden and continues the work of the Colorado Division of Wildlife by protecting additional critical habitat of a number of important wildlife species including Columbian sharp-tailed grouse, greater sage grouse and elk.

This easement will conserve in perpetuity the important habitat values of this property while allowing the Maneotis family to continue enjoying the agricultural and recreational use of their property. This project is in the best interest of all parties and should move forward.

Sincerely,

Randy L. Baumgardner  
State Representative  
District 57



## ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Box 773598 • Steamboat Springs, Colorado 80477 • 970-879-0108  
Fax: 970-879-3992

James M. Haskins  
Area Wildlife Manager  
Colorado Division of Wildlife  
PO Box 775777  
Steamboat Springs, CO 80477

Nancy J. Stahoviak  
District 1

Doug Monger  
District 2

Diane Mitsch Bush  
District 3

Tom Sullivan  
County Manager

August 10, 2010

RE: Twentymile Sheep Company, LLC Conservation Easement

Dear Jim:

As a follow up to our conversation today about real estate projects being pursued by the Colorado Division of Wildlife in Routt County, we agree that the Colorado Division of Wildlife should place approximately 5000 acres of private land owned by John Maneotis under the protection of a perpetual conservation easement. This easement augments existing conservation easements south of Hayden and continues the work of the Colorado Division of Wildlife and other entities, including the Routt County PDR Program, of protecting critical wildlife habitat and agricultural lands in Routt County.

This easement will conserve in perpetuity the important habitat values of this property while allowing the Maneotis family to continue enjoying the agricultural and recreational use of their property. This project is in the best interest of all parties and should move forward.

Sincerely,  
THE ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Nancy J. Stahoviak, Chairman