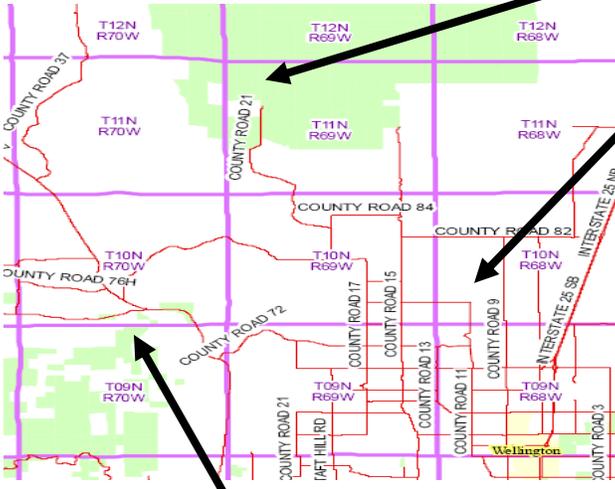


Larimer County Department of Natural Resources Current Grazing and Agricultural Leases

I. Agricultural lease objectives

- Help preserve agricultural heritage.
- Assist local agricultural viability.
- Promote vegetative health and vigor, and reduce fire danger.
- Offset management costs with equitable fees.
- Provide agricultural opportunities to neighboring farmers and ranchers.
- Integrate agricultural use with other open space values.



Red Mountain Open Space Grazing Lease (2006)

Grazing with recreational use. Grazing lease, includes hay production on irrigated fields and use of ranch facilities.

- **Grazing acres:** Approximately 14,000 acres
- **Current Lease term:** One calendar year
- **Lease agreement type:** Renegotiated yearly
- **Lease rate:** \$10.78 per AUM (Animal Unit Month)
- **Grazing period:** Year around
- **Current tenant:** Eldon Ackerman
- **Current type of livestock:** Cow/calf
- **Current number of allowed AUMs:** 1300

North Property Grazing Lease (2006)

Owned by Solid Waste Department and managed by Natural Resources Department. No public access.

- **Grazing acres:** Approximately 640 acres
- **Current Lease term:** One calendar year
- **Lease agreement type:** Renegotiated yearly
- **Lease rate:** \$10.78 per AUM (Animal Unit Month)
- **Grazing period:** April 1 to December 1
- **Current tenant:** Lynn Downey
- **Current type of livestock:** Cow/calf
- **Current number of allowed AUMs:** 120

Eagle's Nest Open Space Grazing Lease (2002)

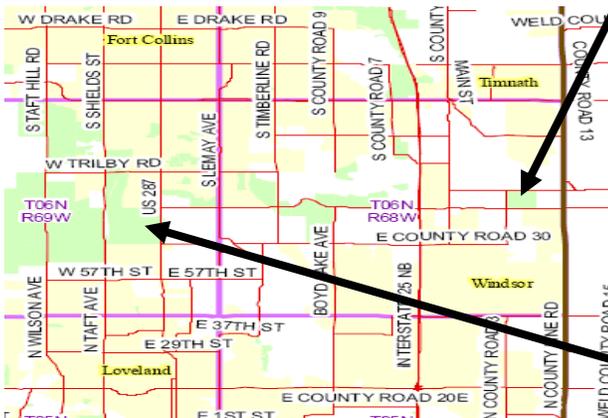
Grazing with recreational use.

- **Grazing acres:** Approximately 640 acres
- **Current lease term:** One calendar year
- **Lease agreement type:** Renegotiated yearly
- **Lease rate:** \$10.78 per AUM (Animal Unit Month)
- **Grazing period:** May 1 to October 31
- **Current tenant:** Jeff and Janeen Weiler
- **Current type of livestock:** Cow/calf
- **Current number of allowed AUMs:** 144

River Bluffs Agricultural Lease (2004)

Agricultural lease for crop and grazing; limited recreational use.

- **Cultivated/grazing acres:** Approximately 90 acres
- **Lease term:** Currently a three year lease.
- **Lease agreement type:** Renegotiated at term end
- **Current tenant:** Royal Vista Equine, Vaughn Cook
- **Current crop(s):** Grass and alfalfa for hay and grazing
- **Grazing period:** Negotiated annually.
- **Water use:** Tenant has use of all water rights.



Long View Farm Open Space Agricultural Lease (1999)

Agricultural lease for cultivated crop; no public access.

- **Cultivated acres:** Approximately 575 acres
- **Lease term:** No limit
- **Lease agreement type:** Renewable annually
- **Lease rate:** Weed control in lieu of payment
- **Current tenant:** Harry Sauer, sublet to Terry Supes
- **Current crop(s):** Dryland, winter wheat

Larimer County Department of Natural Resources
Draft Grazing and Agricultural Leasing Process Development Outline

- Starting in 2012 leases of Larimer County owned properties for agricultural uses will be awarded based on an evaluation of proposals submitted by interested parties.
- Resource management objectives will take precedent in the evaluation process.
- The structure of the process and the proposal evaluation criteria will be developed by Larimer County Department of Natural Resources. The actual Request for Proposal will be developed and administered by the Larimer County Purchasing Department and reviewed by the County Attorney.
- Natural Resources, Purchasing and the County Attorney's office will concurrently draft a lease agreement template.
- Request for Proposals will be advertised, current tenants will be notified and persons who have previously expressed interest will be contacted.
- An evaluation panel will be appointed to review and rate the qualifications and resources of the applicants, the merits of their grazing proposals and their proposed grazing fee; and the panel will recommend a tenant for each property.
- Five year leases with tenant/landlord approved annual operation plans are recommended.
- New tenants will be thoroughly oriented to the management objectives of the property leased.

Timeline

Grazing Lease Properties

- Develop the process...March-June 2011.
- Finalize the Request for Proposal and Lease Agreement template...June 2011.
- Advertise Request for Proposals...July 2011.
- Pre-proposal meetings and tours...July 2011.
- Application/Proposal submission deadline...August 2011.
- Review applications and proposals, and interviews...August-September 2011.
- Select tenant...October 2011.
- Current lease agreements end on December 31, 2011; new leases will commence on January 1, 2012.

Timeline

Agricultural Lease Properties

- Develop the process...January-March 2012.
- Finalize the Request for Proposal and Lease Agreement template...April 2012.
- Advertise Request for Proposals...May 2012.
- Pre-proposal meetings and tours...May 2012.
- Application/Proposal submission deadline...June 2012.
- Review applications and proposals, and interviews...June-July 2012.
- Select tenant...August 2012.
- Current and interim lease agreements will end on December 31, 2012; new leases will commence on January 1, 2013.