



DEPARTMENT OF NATURAL RESOURCES

• Parks & Visitor Services • Open Lands • Weed Management & Forestry
 1800 South County Road 31
 Loveland, CO 80537
 (970) 679-4570/ (970) 679-4574 FAX
www.larimer.org/naturalresources

Date: April 28, 2016

Staff Assigned: Castino

Values (shown in bold):

| | | |
|-------------------------|-----------------------------------|-------------------------------------|
| Scenic | Significant Plants/Natural | Agricultural |
| Buffer | Communities | Geological/Paleontological |
| Wildlife Habitat | Outdoor Recreational | Educational |
| Wetlands | Historic/Archaeological | Other (explain in narrative) |

Property Description: Larimer County Open Lands has an Inter-Governmental Agreement with the Town of Windsor to co-hold a GOCO third party conservation easement on several properties acquired by the City of Greeley in the Poudre River area. These purchases are funded in part by Great Outdoors Colorado’s (GOCO) Poudre River Corridor and Regional Trail Initiative Grant. The funds were awarded to the parties in recognition of the important collaborative effort and shared value to protect the Poudre River and regional trail corridor from development.

The Properties contain a combination of saltgrass meadows, wetlands, cottonwood stands, grasslands, and cropland adjacent to and along a one-half mile reach of the Cache la Poudre River. The diverse habitat on the Properties provides food, shelter, breeding ground, and migration corridors for several wildlife species, including white-tailed and mule deer, coyote, black-tailed prairie dog, great blue heron, bald eagle, and red-tailed hawk. The Properties will also provide public access for passive outdoor recreation and education and trail connections and associated recreation access for the use and enjoyment of the general public along a portion of the Poudre River Trail. In addition, the public acquisition of the Properties furthers Congress’ vision in designating the Cache la Poudre River National Heritage Area “to provide for the interpretation ... of the unique and significant contributions to our national heritage of cultural and historic lands, waterways and structures within the Heritage Area.”

| | |
|-------------------------|--|
| Location | Weld County, Poudre River Trail between Windsor and Greeley |
| Acreage: | Tennyson – 84 acres, Bauer Grove – 54 acres, Brown Oxbow – 26 acres, Stevens Pasture – 8 acres = 172 total acres |
| Current Zoning: | Agricultural |
| Adjacent Zoning: | Agricultural |
| Water Rights: | No |
| Mineral Rights: | Some transferred, some reserved. Tennyson Meadows is subject to an active oil and gas lease with two actively producing oil and gas wells. Bauer Grove is subject to four active oil and gas leases with three actively producing oil and gas wells. Brown Oxbow is subject to one active oil and gas lease, with no active gas wells. Stevens Pasture is subject to one active oil and gas lease, with one actively producing oil and gas well. Any notices of proposed mineral activities must be provided to Grantees and any amendments, extensions and new surface use agreements must be approved by Grantees. |
| Liens: | N/A |
| Value: | \$1,081,017 (fee value) |

Evaluation Criteria:

| Values | Staff Assessment |
|---------------------------------|-------------------------|
| Environmental/Ecological | High |
| Scenic/Aesthetic/Sense of Place | High |
| Outdoor Recreation | High |
| Historical/Archaeological | N/A |
| Agricultural | N/A |
| Geological/Paleontological | N/A |
| Information/Education | Medium |
| Context | Medium |
| Political Factors | Medium |
| Price | N/A |

Ownership Information:

Partners:

- City of Greeley
- Great Outdoors Colorado
- Town of Windsor (non-financial, CE co-holder)
- Larimer County Open Lands (non-financial, CE co-holder)

Property Rights Involved (shown in bold):

| | |
|-------------------------|--------------------------------|
| First Right of Refusal | Conservation Easement |
| Option to Purchase | Lease |
| Fee Simple | Development Rights Transferred |
| Fee Simple w/Conditions | Development Rights Acquired |
| Access Easement | |

Purchase Price: (Fee) Bauer - \$297,000; Brown - \$143,000; Stevens - \$91,597; Tennyson - \$549,420

Financial Terms: N/A

Funding Sources:

| | Amount |
|-------------------------|-----------------|
| City of Greeley | (25%) \$270,254 |
| Great Outdoors Colorado | (75%) \$810,762 |
| Total: | \$1,081,017 |

Closing Date(s): Early May

Open Lands Advisory Board Recommendation: Requested

Board of County Commissioners Approval: Awaiting OLAB Review to Request