

Natural Resources -- Parks and Wildlife
Lowe Ranch State Habitat Area - Grassland Service Lease

Prowers County

1,280 acres

Three miles southeast of Holly, Colorado.

Action Required

Recommend support for the Lowe Ranch State Habitat Area grasslands service lease (\$21/acre/year).

Questions and Responses

What is the lease term?

CPW and the landowner have agreed to a five year lease of the grazing rights.

Capital Development Committee October 2024 – Property Transaction Proposal

Department of Natural Resources *Division of Parks and Wildlife*

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|------------------------|---|
| 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 enter into a Grasslands Service Lease. |
|------------------------|---|

| General Information | |
|----------------------------|---|
| Name | Low Ranch State Habitat Area (SHA) – KMLS Properties, LLC - Grassland Service Lease |
| Wildlife Area | 12 |
| Number of acres | 1280 |
| Location | Approximately 3 miles southeast of Holly, Colorado. |
| County | Prowers County |

| Costs / Source of Funding | | | |
|---------------------------------------|--|---|---------------------------------|
| Lease Rate | Approximately \$21/acre/year | Funding Source | Species Conservation Trust Fund |
| | <i>Spending authority has already been approved for this project in the Long Bill.</i> | | |
| | Fiscal Year | FY 2024-25 | |
| | Line Item | Species Conservation Trust Fund - PC024TERR | |
| | Appropriation | \$4,803,789.32 | |
| | Remaining Unexpended Balance | \$4,595,284.65 | |
| Annual Monitoring and Operation Costs | Nominal additional costs for monitoring habitat. | | |
| Development Costs | None. This is vacant land, which CPW will monitor. | | |

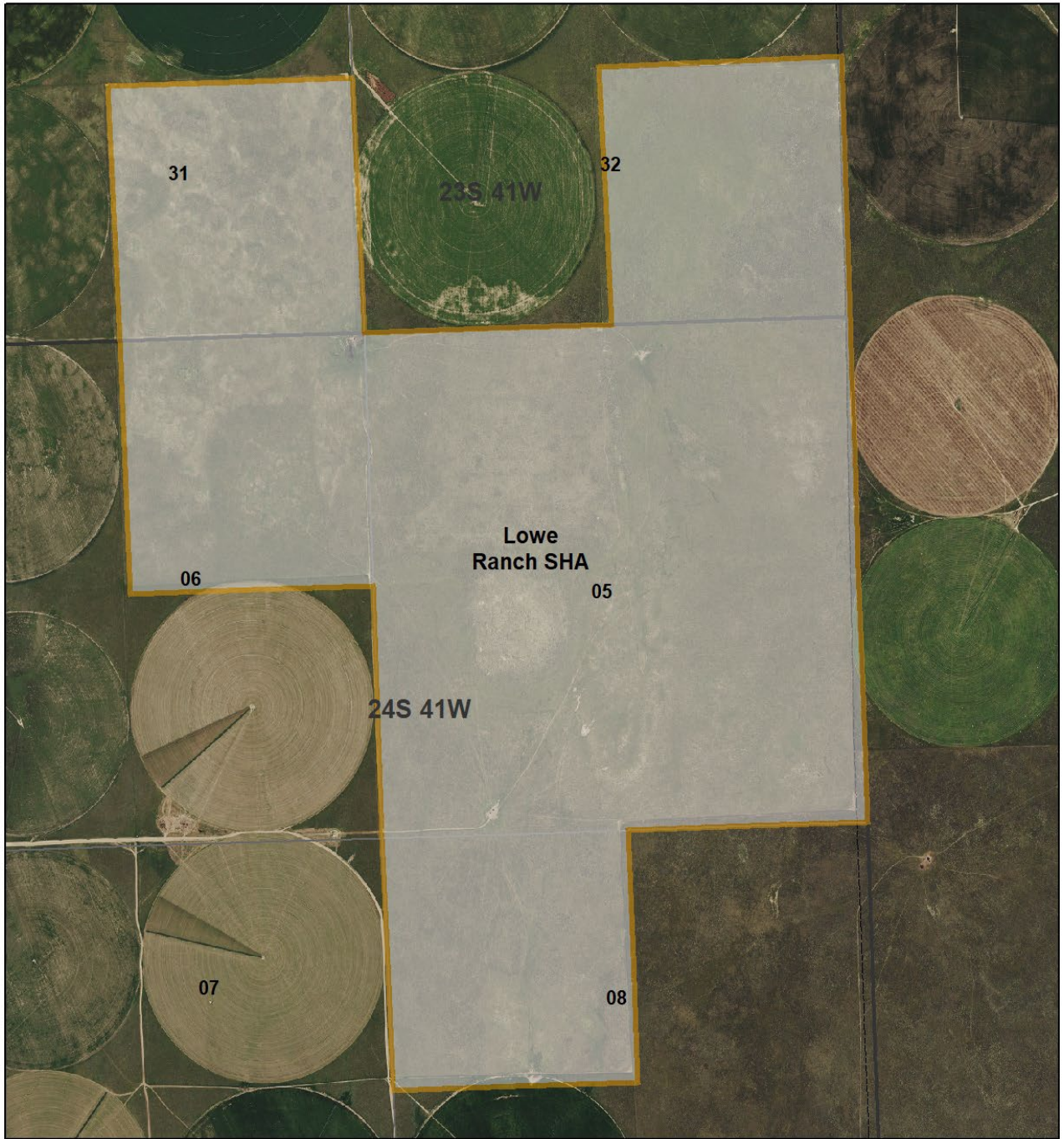
Summary of Proposal:

Colorado Parks and Wildlife has the opportunity to lease the grazing rights associated with 1,280 acres of land from KMLS Properties, LLC. The landowner will be compensated for not grazing the property. Not grazing the land will maximize the amount and quality of available nest habitat for lesser-prairie chickens. In recent years, the property has never been subject to cultivated agricultural practices involving plowing or tilling of the soil.

The Property has a vital role in grassland habitat conservation for the Lesser Prairie Chicken as well as other wildlife.

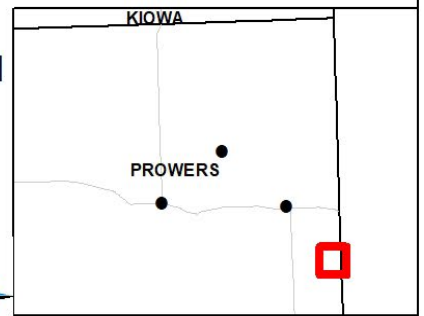
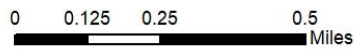
Attachments:

- Map
- Pictures



Low Ranch SHA
KMLS Properties - Grazing Lease 24-031
Prowers County

 Low Ranch SHA



RMW 6/25/2024 Properties\Area12\LowRanchSHA\KMLS_GrazingLeas_e_24-031\Images



