

Property Transaction Proposal Cover Sheet

Natural Resources -- Parks and Wildlife *Cottonwood State Wildlife Area - Ford Water Pipeline Easement*

Morgan County

1 acres

1.25 miles northeast of Hillrose

Action Required

Recommend support for the acquisition of a perpetual irrigation water conveyance easement for the Cottonwood State Wildlife Area (\$7,500 for less than 1 acre).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

CAPITAL DEVELOPMENT COMMITTEE
SEPTEMBER 2026 – PROPERTY TRANSACTION PROPOSAL
Department of Natural Resources
Division of Parks and Wildlife

Action Requested

Pursuant to C.R.S. 33-1-105(3)(a) and C.R.S. 33-10-107(2) recommend support to the Colorado Parks and Wildlife Commission for the Division of Parks and Wildlife's proposal to purchase a perpetual irrigation water conveyance easement.

General Information

Project Name	Cottonwood State Wildlife Area (SWA) - Ford - Water Pipeline Easement Real Estate Project 25-050
Location	Right-of-Way (Pipeline) Easement Acquisition (<1 acre, Morgan County) 1.25 Miles northeast of the town of Hillrose, Colorado.

Costs / Source of Funding

Consideration	Value: \$7,500.00 Total Consideration: \$7,500.00								
CPW Funding Source*	Ford - Irrigation Water Easement: Wildlife Cash <i>Spending authority has already been approved for this project in the Long Bill.</i> <table><tbody><tr><td>Fiscal Year:</td><td>FY 2026-27</td></tr><tr><td>Line Item:</td><td>2025 Property Acquisitions and Improvements</td></tr><tr><td>Appropriation:</td><td>\$24,973,211.60</td></tr><tr><td>Remaining Unexpended Balance:</td><td>\$24,964,922.08</td></tr></tbody></table>	Fiscal Year:	FY 2026-27	Line Item:	2025 Property Acquisitions and Improvements	Appropriation:	\$24,973,211.60	Remaining Unexpended Balance:	\$24,964,922.08
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Line Item:	2025 Property Acquisitions and Improvements								
Appropriation:	\$24,973,211.60								
Remaining Unexpended Balance:	\$24,964,922.08								

* The Division may alter the source of funds for individual acquisitions based on circumstances that arise in the time period prior to closing.

Summary of Proposal

To acquire a perpetual irrigation water conveyance easement across private land, which includes an existing siphon, in order to deliver water to the Cottonwood State Wildlife Area for the benefit of wildlife and wildlife habitat on the Cottonwood SWA.

Through a series of transactions between 1984 and 1986, the "Wacker/Walker" parcels were purchased by Colorado Parks and Wildlife (CPW) and added to the Cottonwood SWA. The agriculture portions of the section to the south are privately held and have since been converted to center pivot irrigation, but CPW retains ownership of ditch shares (Lower Platte and Beaver Canal Co.) and well pumping rights (Braun Wacker Well / Lower Platte and Beaver Augmentation Plan). The utilization of CPW's irrigation water is challenging due to the creation, operation, and maintenance of an open irrigation ditch aligned through a center pivot irrigated field. The historical and grade-dependent route of the existing ditch path prevents CPW from accessing the associated irrigation water without damaging a portion of the farmers' crop. A formal easement will allow CPW to continue to move water to the SWA for the beneficial use of wildlife, without damaging any of the farmers' crop, while staying within the confines of its decreed use.

Mineral Interest Ownership

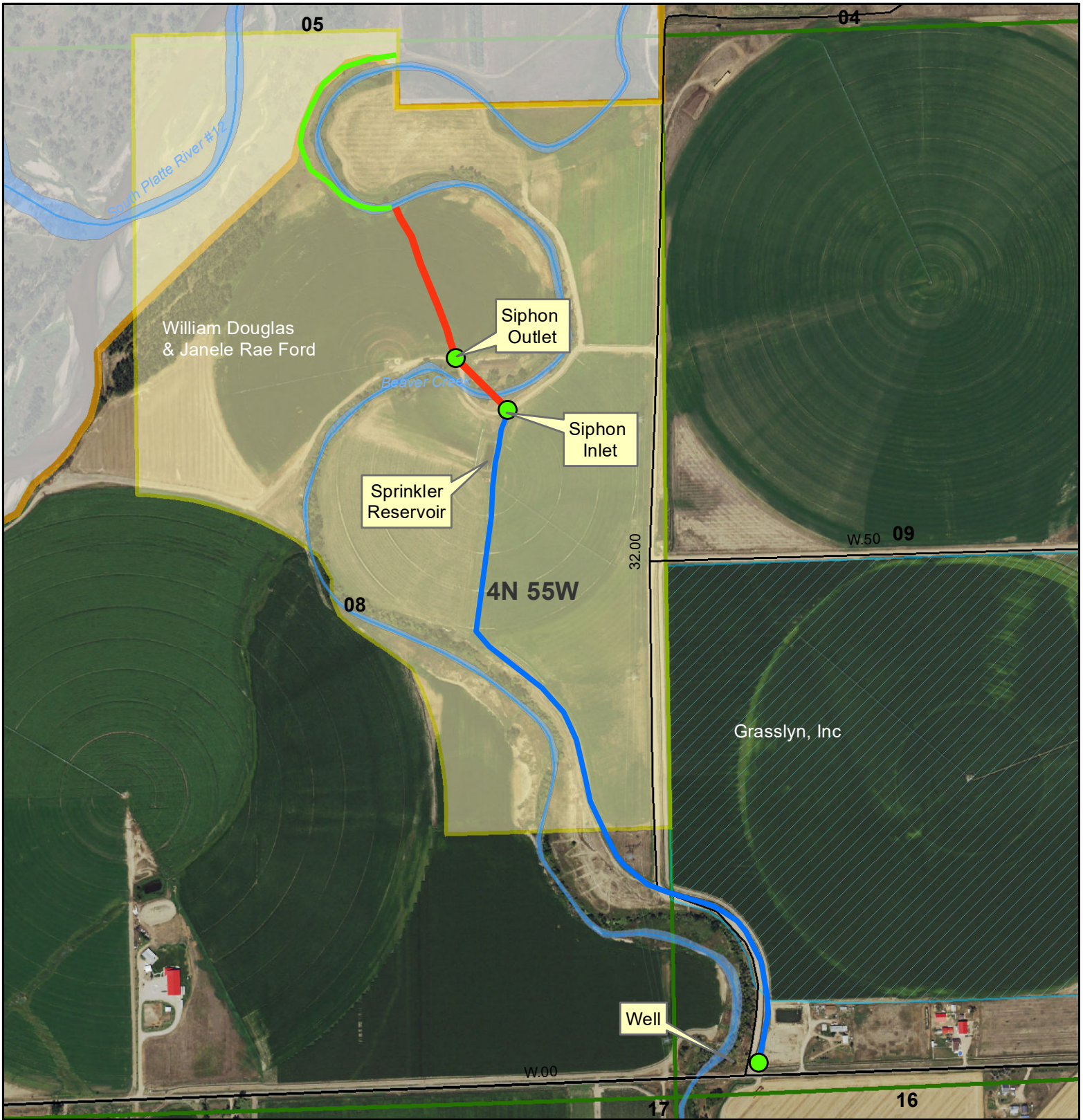
N/A

Water Rights

Braun Wacker Well, Well Permit 8370-R, Case W2969, 1/9 ownership, actual water volume dependent on annual augmentation allotment from Lower Platte and Beaver plan. Additional 4 shares in Lower Platte and Beaver Canal Co.

Attachments

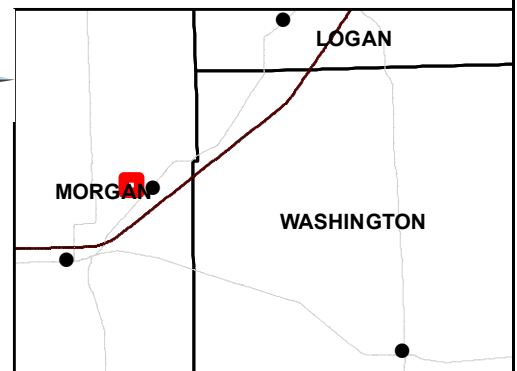
- Map
- Concurrence Letter



Cottonwood SWA Well Pumping Easement Morgan County

- Proposed Easement
- Existing Open Ditch
- Path to the Well
- Cottonwood SWA

0 0.05 0.1 0.2
Miles





COLORADO

Parks and Wildlife

Department of Natural Resources

Area 3 (Brush)

28167 Cr T • Brush, CO 80723

PH: (970) 842-6300

Jul 7, 2026

Board of Morgan County Commissioners

218 West Kiowa Ave

Fort Morgan, CO, 80701

Cottonwood State Wildlife Area Irrigation Water Delivery Easement

Dear Commissioners,

I am writing to request your support of a perpetual easement across private property for the purposes of delivering irrigation water to Cottonwood State Wildlife Area (SWA) that Colorado Parks and Wildlife (CPW) will be presenting to the Capitol Development Committee (CDC) in late summer, 2026.

The property for this easement is located 1.25 miles north east of the town of Hillrose, CO. At the dead-end of Morgan County Road 32, .75 miles north of the intersection of Morgan County Roads 32 and W.5

CPW currently holds the following water for use in this location: Bruan Wacker Well, Well Permit 8370-R, Case W2969, 1/9 ownership, actual water volume dependent on annual augmentation allotment from Lower Platte and Beaver plan. Additional 4 shares in Lower Platte and Beaver Canal Co.

There currently is no way for CPW to receive this water across the private property in question without causing interruption to the annual farming practices. This perpetual easement would allow for CPW to install an underground pipeline. This pipeline would



Laura Clellan, Director, Colorado Parks and Wildlife

Assistant to the Director, Colorado Parks and Wildlife, Fort Collins, Colorado

Phone: (970) 842-6300, Email: laura.clellan@colorado.gov

Website: www.coloradoparksandwildlife.com

allow us to successfully utilize the irrigation water at appropriate times and not interfere with any other agricultural operations on the private property.

Colorado Parks and Wildlife respectfully requests your support for this perpetual easement. If you either support, or do not object to the lease renewal, please sign at the bottom of this letter and return it to me at your earliest convenience. You may either send it by mail to the address listed above or email it to me at todd.cozad@state.co.us.

Sincerely,



Todd Cozad
Area Wildlife Manager, Area 3 - Brush

We support / do not object to this proposal.



Morgan County Board of Commissioners



Date: 7/14/26, 2026