

Property Transaction Proposal Cover Sheet

Natural Resources -- Parks and Wildlife *Paloma Prairie State Wildlife Area - Fee Title Acquisition via Donation*

Weld County

640 acres

17065 Weld County Road 28, Platteville, CO 80651

Action Required

Recommend support for the fee title acquisition via donation of 17065 Weld County Road 28, Platteville, CO (\$0 for 640 acres).

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 accept a fee title donation from the United State of America for zero monetary consideration.

General Information

Project Name	Paloma Prairie State Wildlife Area - United States of America - Fee Title Acquisition via Donation Real Estate Project 25-038
Location	Fee Title Acquisition (640 acres, Weld County) The former NOAA Office of Atmospheric Research Platteville Site located at 17065 Weld County Rd. 28 Platteville, Weld County, CO 80651.

Costs

Value	\$709,873.00 - Weld County Assessor's Website listed "actual value" • Total Monetary Consideration: \$0.00
Development Costs	Estimated at approximately \$200,000.00 for site clean up to include removing the existing building which contains asbestos.
Annual Operation Costs	\$6,000 - \$8,000 per year for weed management/chemical, fence and road upkeep, and other minor habitat improvements.

Summary of Proposal

To acquire fee title to approximately 640 acres in Weld County for zero monetary consideration.

This property was acquired by the United States (US), from the State Land Board, through Condemnation in 1966. The US then used the location to develop a site for the National Aeronautics and Atmospheric Administration (NOAA). The location is no longer occupied by the US and is a surplus property. According to a provision of the Act of Congress approved May 19, 1948 (Public Law 537, 80th Congress), as amended, the US is required to offer the land to a public entity for the conservation of wildlife. CPW applied to the US to receive the property under that law and was approved by the US.

The land is suitable for hunting small game like doves, rabbits, rattlesnakes, coyotes and may provide an opportunity to hunt deer. This site would be very popular because there is great demand for hunting in this area, but very few opportunities. Grazing would likely be permitted approximately every four years to improve the habitat. The site is not suitable for farming because the soil is sandy and there is limited access to water.

The site has a 5,786 square foot building which has not been used in decades, lacks any historical significance and is dilapidated. The building would be demolished at CPW's expense for safety purposes.

Mineral Interest Ownership

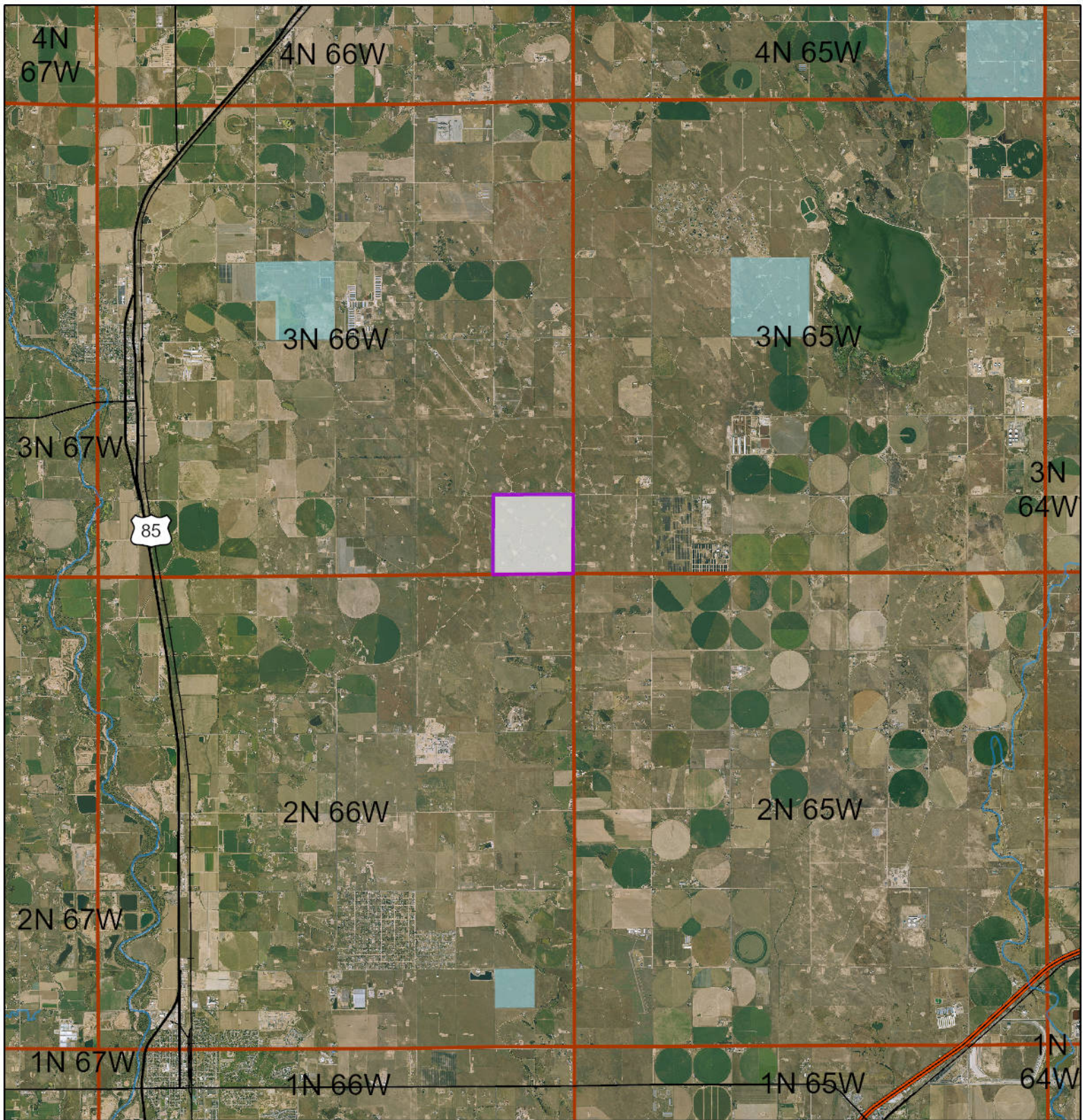
The Minerals Retention Act requires the federal government to retain the mineral rights. Active natural gas leases will continue to be managed by the Bureau of Land Management. The Phase I Environmental Site Assessment, dated July 27, 2026, concluded that there are no recognized environmental conditions on the property.

Water Rights

There are two wells on the property. No water rights will be conveyed to CPW in this transaction.

Attachments

- Map
- Photos
- Concurrence Letters



GIS Unit

Paloma Prairie SWA Weld County

-  Paloma Prairie SWA
-  CPW Parcels
-  SLB

0 1 2 4 Miles

