

Natural Resources -- Parks and Wildlife
Buena Vista SFU - Town of Buena Vista - Fee Title Exchange

Chaffee County

50 acres

Nine miles north of Buena Vista on Highway 24

Action Required

Recommend support for the fee title exchange, receiving the Haug property for the Hay Barn property (113 acres for 63 acres).

Questions and Responses

None.

Capital Development Committee
March 2025 – Property Transaction Proposal
Department of Natural Resources
Division of Parks and Wildlife

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 acquire fee title in an exchange.
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General Information	
Name	Buena Vista SFU – Town of Buena Vista – Fee Title Exchange
Number of acres	<ul style="list-style-type: none"> • 63 acres of CPW Property to the Town of Buena Vista, known as the Hay Barn property. • 113 acres of the Town of Buena Vista’s Property to CPW, known as the Haug property.
Location	<ul style="list-style-type: none"> • CPW’s Hay Barn property is east of Hwy 24, south of Downtown Buena Vista, and north of the prison. • The Town of Buena Vista’s Haug property is approximately 9 miles north of Downtown Buena Vista on the west side of Hwy 24.
County	Chaffee

Costs / Source of Funding			
Consideration	No Monetary Consideration	Funding Source	NA
Monitoring and Operation Costs	Nominal costs for maintenance in conjunction with adjacent CPW property		
Development Costs	N/A		

Summary of Proposal:

CPW and The Town of Buena Vista will exchange land and associated water rights. According to the land and water appraisals, the values of the Hay Barn and Haug property are nearly identical, with Buena Vista’s Haug property having a slightly higher valuation. CPW wants the Buena Vista Haug property for hunting, hunter access to other public lands, habitat preservation, and landscape connectivity. The town of Buena Vista wants CPW’s Hay Barn property for expansion of city infrastructure, business, and other improvements including a closer water supply as the town’s population continues to increase.

CPW Hay Barn Property and Water Rights Values

CPW Property is approximately 63 acres, appraised value	\$1,335,500.00
CPW Water Rights appraised value	<u>\$564,500.00</u>
Total	\$1,900,000.00

CPW Water Rights

CPW owns portions of the Cottonwood Ditch water rights totaling 3.8 cubic-feet per second (cfs) out of 19.0 cfs. Table 1 provides a summary of the Cottonwood Ditch water rights currently owned by CPW at this location.

Table 1							
Cottonwood Irrigating Ditch No. 1 Water Rights Summary							
Case Number	WDID No.	Adjudication Date	Appropriation Date	Priority Number	Priority Admin. No.	Diversion Rate	CPW Portion
CA 1127	1100648	6/19/1890	7/31/1866	15	6056.00000	6.0 cfs	1.2 cfs
CA 1127	1100648	6/19/1890	12/31/1872	43	8401.00000	13.0 cfs	2.6 cfs

The ditch conveys water to the east and southeast for irrigation on the CPW Haybarn property. The Cottonwood Ditch has historically been used for irrigation of an approximately 21-acre parcel on the CPW property located just east of U.S. Highway 24.

Buena Vista Haug Property and Water Values

Buena Vista Property is approximately 113 acres, appraised value	\$1,080,000.00
Buena Vista Water Rights appraised value	<u>\$821,000.00</u>
Total	\$1,901,000.00

Buena Vista Water Right

The Town of Buena Vista owns a total of 3.1 cfs, or one-half of the Dryfield Ditch associated with the Buena Vista Haug property. The Dryfield Ditch is decreed for irrigation and the water right information is summarized in Table 1.

Table 1							
Dryfield Ditch Water Right Summary							
Case Number	WDID No.	Adjudication Date	Appropriation Date	Priority Number	Priority Admin. No.	Diversion Rate	Buena Vista Portion
CA 1127	1100538	6/19/1890	10/23/1882	118	11984.00000	6.2 cfs	3.1 cfs

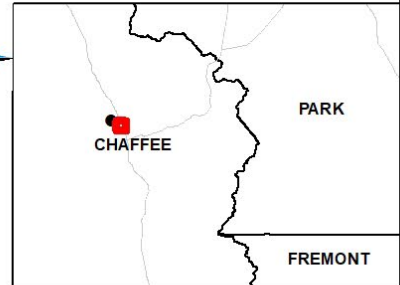
Attachments



- Map
- Pictures
- Concurrence letters

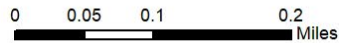
Map of CPW Property



Buena Vista Hay Barn City of Buena Vista Exchange Project # 21-050 Chaffee County



-  Exchange Parcel
-  Buena Vista Hay Barn



RMW 10/1/2024 Properties\Area13\BuenaVistaHayBarn\CityofBVExchange_21-050\Images

Pictures of the CPW Haybarn Property that the Town of Buena Vista will acquire

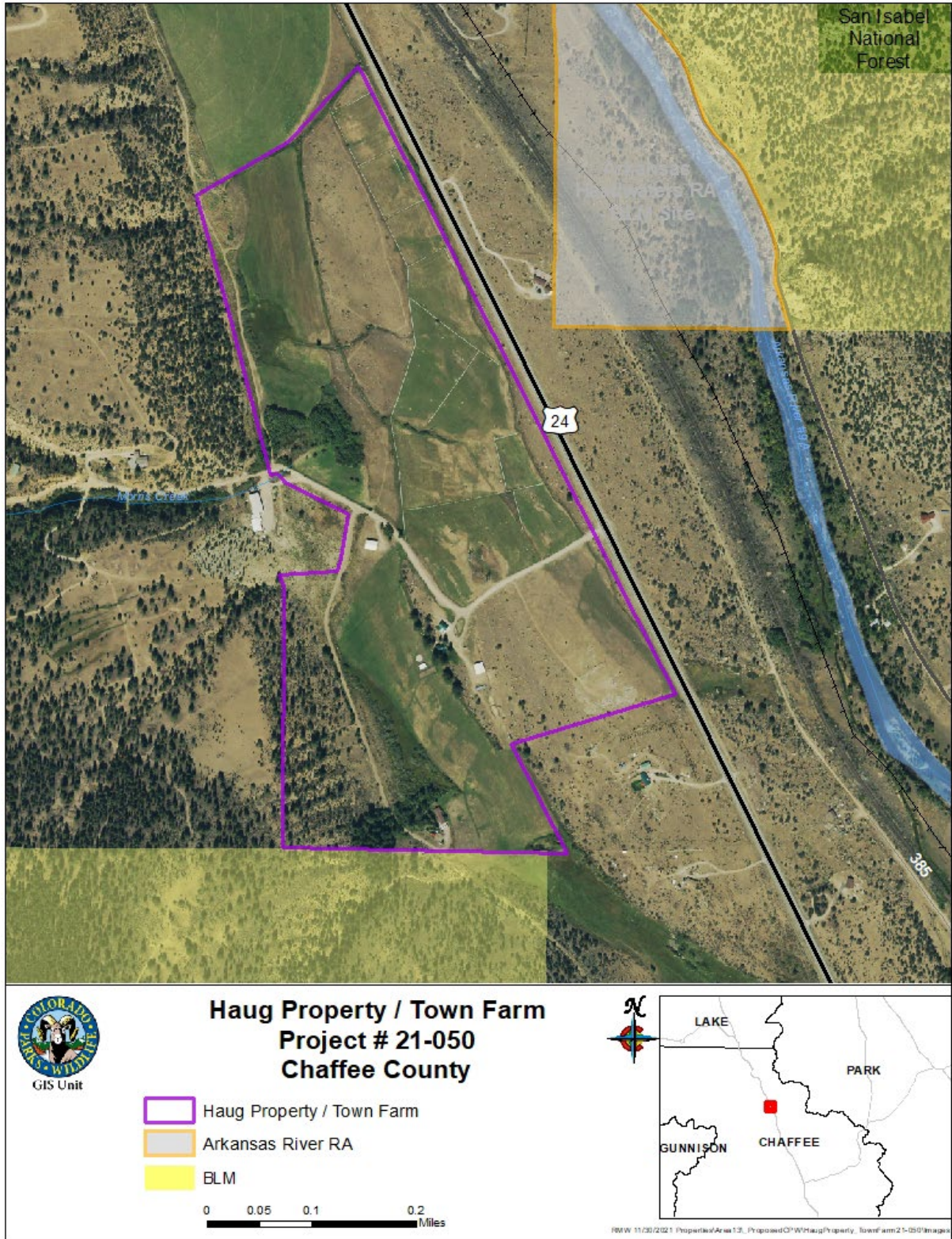


Looking south taken from CR 317 at north point of land east of Highway 24



Looking northwest at south area of Hay Barn property located east of Highway 24

Map of Buena Vista Property



Pictures of the Town of Buena Vista Haug Property that CPW will acquire



Looking southeast from northwest area of the property near north outbuilding



Looking southwest from Hwy 24 near northeast corner of the property



Looking west to northwest from Hwy 24 near southeast corner of the property



COLORADO

Parks and Wildlife

Department of Natural Resources

Salida---Area 13 Office
7405 W Hwy 50, Ste. 100
Salida, CO 81211
P 719.530.5520

February 17, 2025,

Chaffee County Board of County Commissioners
P.O. Box 699
104 Crestone Ave
Salida, CO 81201

RE: Town of Buena Vista and Colorado Parks and Wildlife property exchange

Dear Commissioners,

I am writing to request the support of the Chaffee County BOCC for an exchange of property between the Town of Buena Vista and Colorado Parks and Wildlife (CPW). The Town of Buena Vista will give CPW a 113 acre ranch north of Buena Vista that consists of irrigated hayfields, a single family residence, a detached studio/garage, several shops and outbuildings, and a 3.1 cfs water right. In exchange, CPW will give the Town of Buena Vista an approximately 63 acre parcel of irrigated vacant land that is east of US HWY 24, partially bisected by County Road 317, and north of the Department of Corrections Buena Vista Complex. It includes a 3.8 cfs water right. CPW will be presenting this acquisition to the Capital Development Committee in the near future.

The Town of Buena Vista property has clear benefits to CPW and will be managed as a State Wildlife Area. The property will continue as a working ranch with grass hay production. It will also provide opportunities for hunting, wildlife viewing, and outdoor recreation. It borders a BLM parcel that is adjacent to USFS property. This acquisition protects big game winter range, migration corridors and connectivity to other public lands in Chaffee County.

CPW is respectfully asking you to support the exchange of these two properties. Your signature at the bottom of this page indicates support for this project. You can then return it to me by the address above or email it back to me, sean.shepherd@state.co.us, as soon as is convenient. If you have any questions, please feel free to call me at 719-539-5991. Thank you for your time and attention to this matter.

Sincerely,

Sean Shepherd
Area Wildlife Manager

We support/do not oppose this proposal.

P.T. Wood, BOCC

Date: March 5, 2025

