

Natural Resources -- Parks and Wildlife
Olson Ranch State Habitat Area Perpetual Conservation Easement

Moffat County

449 acres

About 6.5 miles northeast of Craig

Action Required

Recommend support for the acquisition of the Olson Ranch State Habitat Area perpetual conservation easement (\$375,000 for 449 acres).

Questions and Responses

None.



COLORADO

Parks and Wildlife

Department of Natural Resources

Capital Development Committee August 2025 —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 for CPW to acquire a perpetual conservation easement (CE).
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General Information	
Project Name	Olson Ranch State Habitat Area (SHA)- CPW Conservation Easement
Number of acres	449
Location	The property is approximately 6.5 miles northeast of Craig, Colorado.
County	Moffat

Costs / Source of Funding			
Purchase Price	\$375,000 – appraised value	Funding Sources	GOCO
Great Outdoors Colorado (GOCO)	<i>GOCO funds are not appropriated in the Long Bill.</i>		
	Fiscal Year	FY 2024-25 GOCO Wildlife Purpose	
	Line Item	GOCO grant log G24150	
	Allocation	\$4,012,288	
	Remaining Unexpended Balance	\$3,817,658	
Annual Monitoring Costs	\$0	This property will be monitored annually by CPW staff at an approximate cost of \$340.	
Development Costs	\$0		
* 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: CPW will acquire a 449-acre conservation easement.

The Olson Ranch is a working ranch with important wildlife habitat. The property supports the agricultural production of alfalfa/hay, winter wheat, and livestock grazing. The property is also a critical migration corridor for elk, deer and pronghorn, as well as seasonal ranges for these species. The property is also important habitat for greater sage-grouse, Columbian sharp tail grouse, small game species, and a variety of non-game species. The Olson family wants to conserve this land in perpetuity.

Mineral Interest Ownership:

Partially severed from the surface estate. The CE will prohibit mineral development.

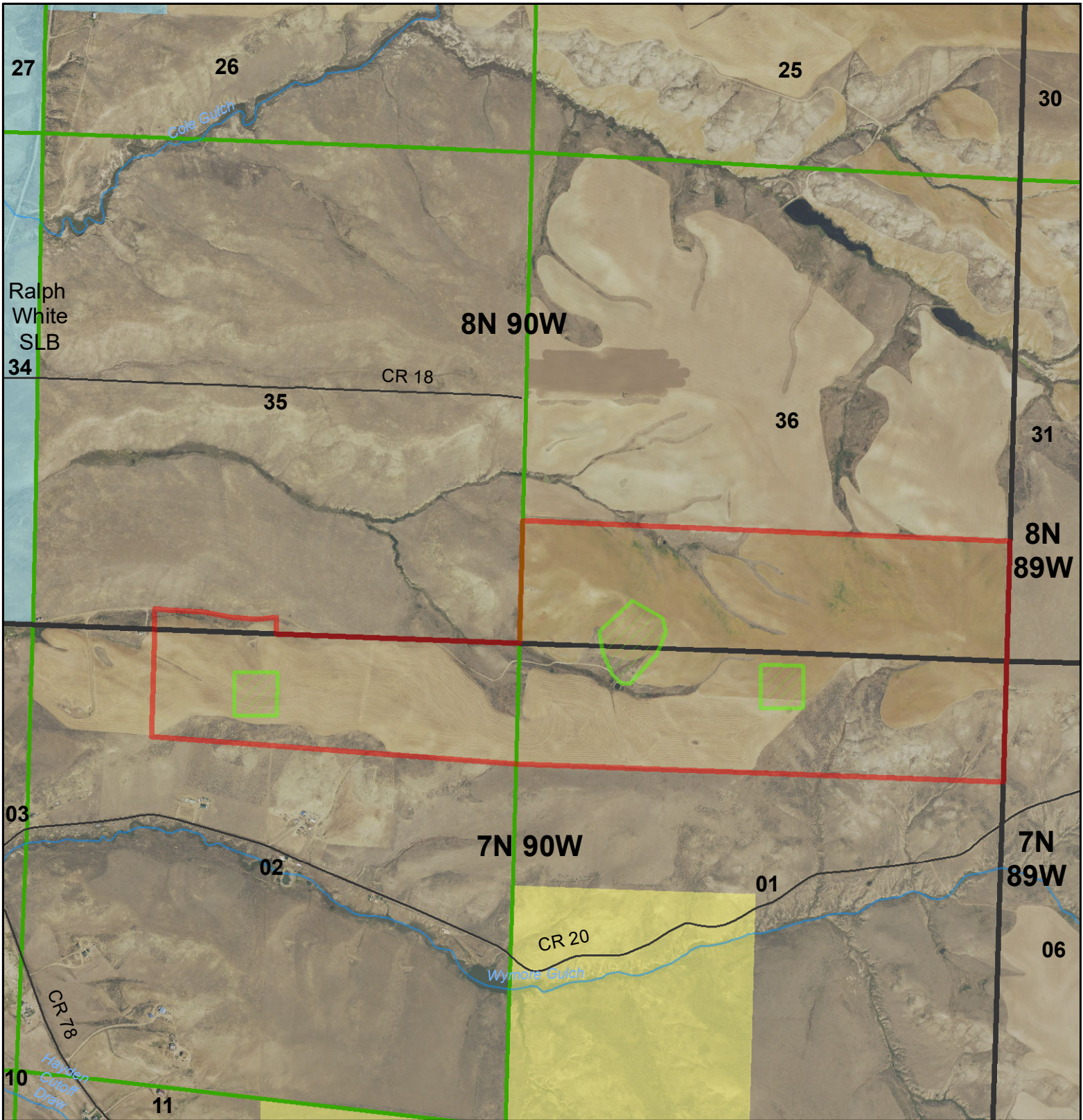
Water Rights:

There are water interests associated with the property, including storage rights. They will be encumbered by the CE.

- Kramer Reservoir #1 0.5 acre feet storage volume
- Kramer Reservoir #2 0.25 acre feet storage volume
- 2 permitted wells

Attachments:

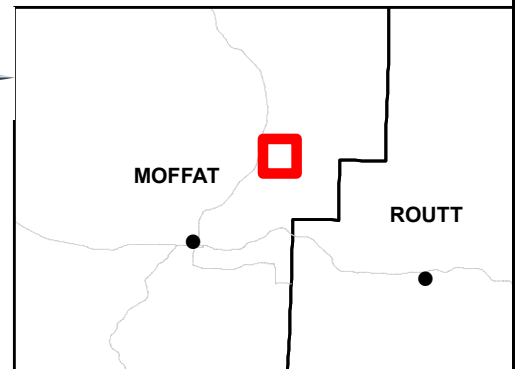
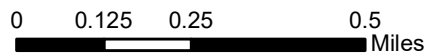
- Map
- Photos
- Concurrence letters



GIS Unit

Olson Ranch CE Moffat County

- Building Envelope Options
- Property
- BLM
- State Land Board







FROM: Daren E. Olson
DEO Trust - Trustee
728 County Road 18S
Craig, CO 81625
(970) 987-8500
darenolson65@yahoo.com

May 24, 2025

TO: Moffat County Board of County Commissioners
1198 West Victory Way, Suite 104
Craig, CO 81625
emiller@moffatcounty.net

RE: CPW Acquisition of a Perpetual Conservation Easement on Olson Ranch

Dear Commissioners,

With respect to our interest in working with Colorado Parks and Wildlife (CPW), I, Daren Olson am writing to request your support in our efforts. Our goal is to protect my property's wildlife habitat through the conveyance to CPW of a perpetual conservation easement held by CPW.

The Olson Ranch Conservation Easement property (the "Property"), is located in eastern Moffat County approximately six miles north of Craig. The Property is approximately 449 acres and is important for both agriculture and wildlife habitat. In addition to the agricultural importance, the Property offers tremendous conservation values to Colorado's wildlife, which is why it has been approved for funding by CPW.

The intent of the Olson Ranch Conservation Easement is to protect, in perpetuity, the important conservation values of the Property, which includes working agricultural land and important wildlife habitat. The Property currently supports the agricultural production of alfalfa/hay, winter wheat, and livestock grazing. The Property is also a critical migration corridor for elk, deer, and pronghorn, as well as seasonal ranges for these species. The Property serves as important habitat for greater sage-grouse, Columbian sharp-tailed grouse, small game species, and a variety of non-game species.

If recommended by the Colorado Parks and Wildlife Commission, CPW will present the proposal, along with this designation letter, to the Capital Development Committee (CDC) of the Colorado General Assembly, per state policy.

I respectfully request your support for this proposal. Please confirm whether you support, are neutral/do not object to, or object to/do not support the proposal, by signing the bottom of this letter, and return it to me at your earliest convenience. Please send it, preferably by email (email address above, and including CC list below), or by parcel post (mailing address also listed above). Please also feel free to provide and attach any additional information, reasoning, and/or reference(s) supporting your position on this matter.

Thank you for your consideration of this project that is important to me.

Sincerely,



Daren E. Olson

CC:

Johnathan Lambert, CPW Area Wildlife Manager - Meeker (johnathan.lambert@state.co.us)
Jared Lamb, CPW District Wildlife Manager - Craig North (jared.lamb@state.co.us)

We the Board of County Commissioners:

Support this proposal.

OR

Are neutral/do not object to this proposal.

OR

Object to/do not support this proposal.

SIGNATURE LINE(S) BELOW:

Melody Hillard (Chair)

Moffat County Board of Commissioners

Date: 8th of July, 2025

July 10th, 2025

Dylan Roberts, State Senator
200 E Colfax Ave
Denver, CO 80203

RE: CPW Acquisition of a Perpetual Conservation Easement on Olson Ranch

Dear Senator Roberts,

I am writing to request your support for the acquisition of a perpetual conservation easement (CE) on the Olson Ranch by Colorado Parks and Wildlife (CPW).

The Olson Ranch Conservation Easement property (the "Property"), is located in eastern Moffat County approximately six miles north of Craig. The Property is approximately 449 acres and is important for both agriculture and wildlife habitat. In addition to the agricultural importance, the Property offers tremendous conservation values to Colorado's wildlife, which is why it has been approved for funding by CPW.

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We respectfully request your support for this proposal. Please confirm whether you support, or are neutral/do not object to the proposal by signing the bottom of this letter, and return it to me at your earliest convenience.

Thank you for your consideration of this project.

Sincerely,

Johnathan Lambert
CPW Assistant Area Wildlife Manager

I support do not oppose this proposal



State Senator Dylan Roberts

July 10th, 2025

Dylan Roberts, State Senator
200 E Colfax Ave
Denver, CO 80203

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Thank you for your consideration of this project.

Sincerely,

Johnathan Lambert
CPW Assistant Area Wildlife Manager

I support do not oppose this proposal



State Senator Dylan Roberts



July 10th, 2025

Meghan Lukens, State Representative
200 E Colfax Ave
Denver, CO 80203

RE: CPW Acquisition of a Perpetual Conservation Easement on Olson Ranch

Dear Representative Lukens,

I am writing to request your support for the acquisition of a perpetual conservation easement (CE) on the Olson Ranch by Colorado Parks and Wildlife (CPW).

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Thank you for your consideration of this project.

Sincerely,

Johnathan Lambert
CPW Assistant Area Wildlife Manager

I support do not oppose this proposal



State Representative Meghan Lukens