



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	Skylark Ranch State Habitat Area (SHA)- American Farmland Trust & Trapper Valley Ranch, LLC- CPW Conservation Easement
Number of acres	240
Location	The property is approximately 5 miles Southeast of Parshall, CO off of Grand County Road 3 and Grand County Road 34.
County	Grand

Costs / Source of Funding		
Purchase Price	\$0- Donated conservation easement	Zero monetary consideration
Annual Monitoring Costs	\$0	Rolls into existing costs at the SHA.
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:

The landowner, Trapper Valley Ranch, LLC (Tom Galley), will donate a new 80-acre conservation easement to CPW, and his existing 160-acre conservation easement with American Farmland Trust (AFT) will be assigned to CPW. The landowner has a long-standing relationship with CPW and would like CPW to be the conservation easement holder going forward. These two parcels are adjacent to each other and will be combined into a single amended and restated 240-acre conservation easement with CPW.

The 240-acre CPW held conservation easement will be managed as part of the existing Skylark Ranch SHA. The 240 acres is adjacent to CPW’s existing 5,002-acre SHA and will protect critical sage grouse habitat, and is a movement corridor for deer, elk, and pronghorn, as well as winter range for deer and elk. This CE will also support and provide buffer to the existing

Skylark Ranch SHA and surrounding publicly conserved lands, and will ensure the property remains a working landscape

The property was purchased by the landowner in 1996 and was historically used for ranching purposes. It is currently used for agricultural and recreational purposes. Approximately 50 cow/calf pairs of cattle are grazed on the Property in the summer, typically from about June 15 to August 15.

Mineral Interest Ownership:

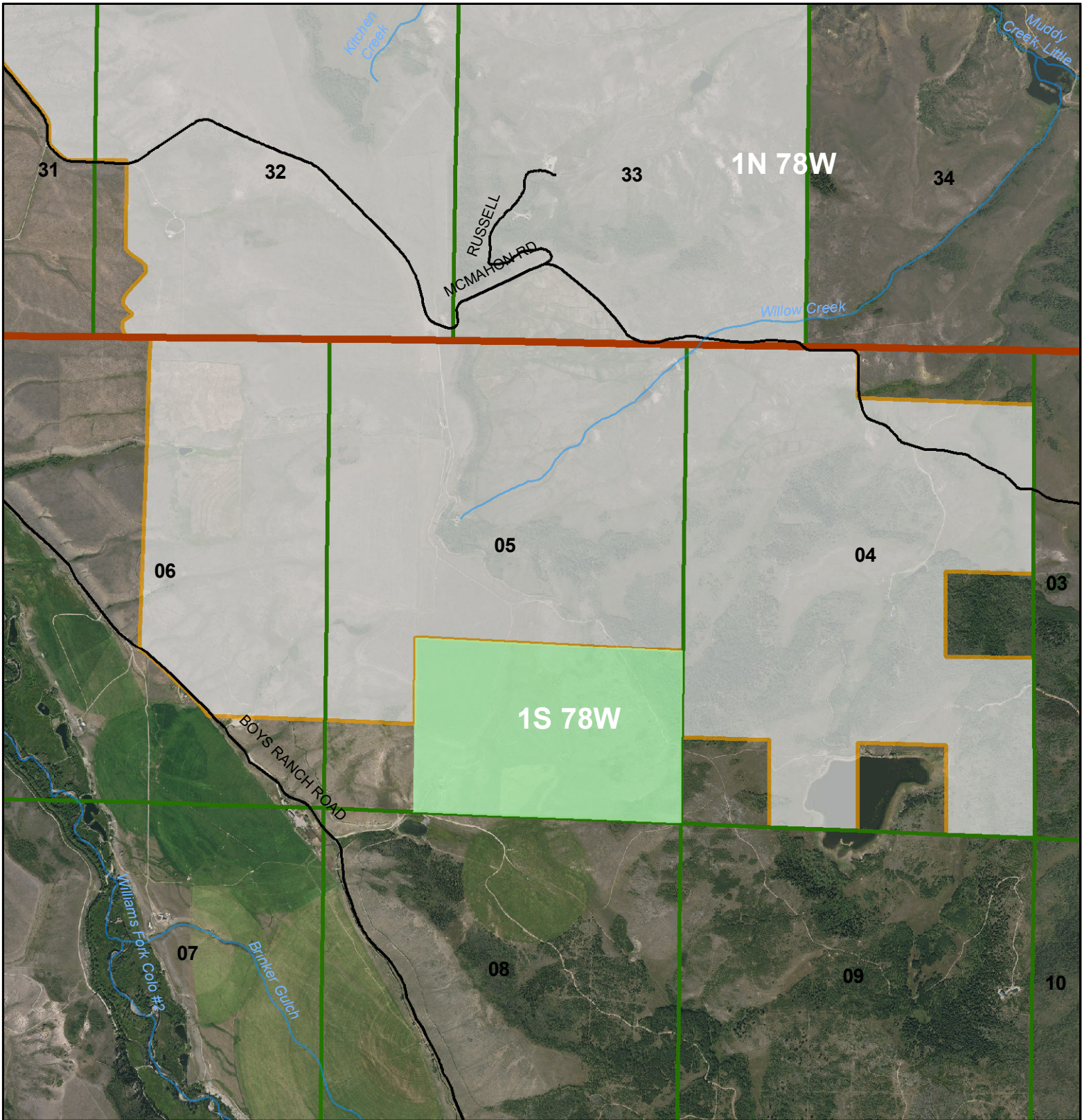
Owned by the landowner and not severed from the surface estate. The CE will prohibit mineral development.

Water Rights:

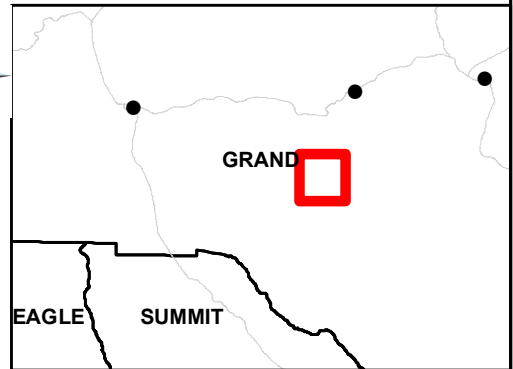
None.

Attachments:

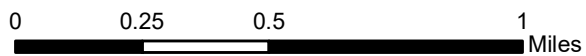
- Map
- Photos
- Concurrence letters



**Skylark Ranch SHA - CE Donation
American Farmland Trust & Galley
Project # 23-049
Grand County**



- Property
- Skylark Ranch SHA









COLORADO

Parks and Wildlife

Department of Natural Resources

Hot Sulphur Springs Service Center
346 CR 362 | PO Box 216
Hot Sulphur Springs, CO 80451
PH: (970) 725.6200

July 10, 2025

Grand County Board of Commissioners
PO Box 264,
Hot Sulphur Springs, CO 80451

RE: Skylark Ranch State Habitat Area Expansion –Donated CE- 23-049 Concurrence Letter Request

Dear Commissioners,

I am writing to request the support of the Grand County Board of County Commissioners for the acquisition of a 80 acre conservation easement by Colorado Parks and Wildlife (CPW) that will be donated by Trapper Valley Ranch, LLC, Tom Galley, and American Farmland Trust (AFT) will assign their existing 160 acre conservation easement to CPW. The property is approximately 5 miles Southeast of Parshall, CO, located off Grand County Roads 3 and 34. These two adjacent parcels will be combined into a new 240-acre conservation easement.

The new 240-acre CPW CE will be adjacent to CPW's existing 5,002-acre SHA. The acquisition will protect critical sage grouse habitat and is a movement corridor for deer, elk, and pronghorn, as well as winter range for deer and elk. This CE will support and provide a buffer to the existing Skylark Ranch SHA and surrounding publicly conserved lands, ensuring the property remains a working landscape. This property will be managed as, become part of, and be subject to any regulations that may be applicable to the Skylark Ranch SHA.

The AFT has invested significant resources in stewarding the 160 acres from its location on the East Coast. The landowner requests that only one organization hold his CEs and prefers that CPW hold the ATF CE. ATF's leadership has approved conveying this CE to CPW. CPW will be presenting this acquisition to the State Capital Development Committee in the near future.

CPW respectfully requests your support for the acquisition of the combined 240-acre CE, which would then be added to the current Skylark SHA. Your signature at the bottom of this page indicates support

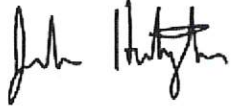


Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blaney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson

for this project. You can return it to me at the address on the letterhead above or email it back to me, jeromy.huntington@state.co.us, at your convenience. If you have any questions, please do not hesitate to call me at (970) 531-3708. Thank you for your time and consideration for support.

Sincerely,



Jeromy Huntington
Area Wildlife Manager

We support/do not oppose this proposal


Grand County Board of Commissioners

Date: July 15, 2025



Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blaney · John Emerick · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero · Murphy Robinson