

Bijou Basin

Open Space

Grazing Lease Opportunity — Eastern Colorado Prairie & Riparian Range



1,330

GRAZING ACRES

6–10 YR

LEASE TERM

488 ac

RIPARIAN CORRIDOR

ABOUT THE PROPERTY

Bijou Basin Open Space is a 1,330-acre working landscape preserved by Arapahoe County, located approximately 6.5 miles south of Byers, Colorado at the junction of Quincy Avenue (CR30) and Bradbury Road (CR173). The property features diverse shortgrass prairie uplands and a productive riparian/floodplain corridor along West Bijou Creek — well-suited for cattle operations on the eastern plains.

The County actively manages this land for agricultural use as part of its commitment to protecting the ranching heritage of Arapahoe County and maintaining ecological health through responsible grazing.



PROPERTY AT A GLANCE

TOTAL ACREAGE 1,330 Acres	RIPARIAN HABITAT ~488 Acres (W. Bijou Creek)
WATER SOURCE 5 Windmill Stock Tanks	INFRASTRUCTURE Gates, Fencing, Roads
LOCATION Byers, CO (CR30/CR173)	COUNTY Arapahoe County
GRAZING UNITS 8 Fenced + 1 Dryland	CONSERVATION 1,470 ac CCALT Easements

PROPERTY FEATURES

- Shortgrass prairie: blue grama, buffalo grass, soapweed yucca, sand dropseed
- Riparian/floodplain corridor along West Bijou Creek — sandbar willow, reed canary grass, smooth brome
- 5 stock tanks supplied by windmills for year-round water
- Lockable cattle gates, cattle guards & 4-strand barbed wire fencing
- 2-track roads for operational access across all grazing units
- Wildlife: pronghorn, mule deer, wild turkey, bald eagles, grassland birds

HOW TO APPLY

- 1 Request Bid Packet —**
Contact Arapahoe County Open Spaces for the official grazing lease bid packet and property map.
- 2 Submit Written Proposal —**
Provide your grazing plan, stocking rate, experience summary, and competitive bid per AUM.
- 3 Property Walk —**
Attend the optional property tour to assess range condition, water, and infrastructure firsthand.
- 4 Award & Agreement —**
Successful bidders enter a formal grazing lease agreement with Arapahoe County Open Spaces.

LEASE OVERVIEW

- Competitive bid — open to qualified operators
- Lease: 6-year initial term, renewable to 10
- Tier 3 rate: \$19.00 per AUM
- Lessee responsible for fence maintenance
- Grazing plan approval required by County
- Annual herd & range condition reporting

APPLICATION DEADLINE

Contact County for Dates

Get in Touch

Arapahoe County Open Spaces
5334 S. Prince St., Littleton, CO 80120
Tel: 720-874-6540
askopenspaces@arapahoegov.com
arapahoeco.gov/openspaces

LESSEE REQUIREMENTS

- ◆ Licensed livestock operator in good standing in Colorado
- ◆ Experience managing cattle on shortgrass or mixed-grass prairie
- ◆ Ability to comply with county stewardship and land management standards
- ◆ Must carry appropriate liability insurance as specified by the County
- ◆ Willing to coordinate with Open Spaces staff on seasonal management plans



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Property Features

Native Shortgrass Prairie

Extensive upland prairie with blue grama, buffalo grass, western wheatgrass, soapweed yucca, and sand dropseed — ideal for rotational cattle grazing. Native grass communities support healthy soils and excellent carrying capacity through the growing season.

Riparian Creek Corridor

Outstanding floodplain corridor along West Bijou Creek with riparian shrub communities providing shelter and water access. Supports diverse plant communities and serves as a key wildlife movement corridor across eastern Arapahoe County.

Windmill Stock Tanks

Five windmill-supplied stock tanks provide reliable year-round water access for livestock across all eight grazing units, significantly reducing operational costs and improving cattle distribution throughout the property.

Working Infrastructure

Lockable cattle gates, cattle guards, 4-strand barbed wire fencing, and 2-track roads enable efficient management of all grazing areas. Existing improvements reduce startup costs and support rotational grazing systems from day one.

Abundant Wildlife

Pronghorn, mule deer, white-tailed deer, wild turkey, bald eagles, grassland birds, raptors, and migratory shorebirds — part of a 12,000-acre contiguous protected shortgrass prairie and riparian habitat network.

Public Recreation Co-Use

Open for hiking, trail running, and horseback riding under Arapahoe County open space access policy. Low-impact uses are managed to minimize conflicts with active cattle grazing and livestock welfare.



LESSEE RESPONSIBILITIES

- Maintain livestock fencing to county standards
- Coordinate stocking rates with Open Spaces staff
- Practice responsible rotational grazing methods
- Protect native vegetation, creek corridors & wildlife habitat
- Provide proof of liability insurance coverage
- Submit annual grazing management reports

PROGRAM BENEFITS

- Access to 1,330 acres of native shortgrass and riparian forage
- Long-term lease stability with county partner
- Competitively priced per-AUM grazing lease rates
- 5 windmill stock tanks & existing gate/fencing infrastructure
- Support for agricultural heritage along West Bijou Creek
- Coordination with conservation management goals

