

# LINDSAY RANCH CONSERVATION EASEMENT

ARAPAHOE AND ELBERT COUNTIES

DECEMBER 7, 2021

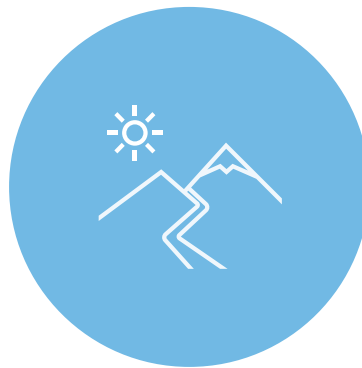


# CONSERVATION EASEMENT



## FUNDERS AND TRANSACTION COSTS

- CCALT will lead the conservation easement transaction
- Natural Resources Conservation Service (NRCS): \$334,806
- Arapahoe County Open Space (REQUESTED): \$200,000
- Transaction Costs: \$103,200



## RESERVED RIGHTS

- One (1) right of subdivision between the two separate parcels
- Two (2) building envelopes – size and location will be defined in the due diligence phase
- ALE Plan, Grassland Management Plan



## Timeline

- January 2021 – December 2021 – Fundraising and review of title work
- January 2022 – Due diligence contractors retained
- March 2022 – Due diligence field work
- July 2022 – Due diligence drafts reviewed, edits and updates
- September 2022 – Submit to NRCS and Arapahoe County for review
- December 2022 – Transaction closes



- The Lindsay family has ranched in this community for generations.
  - Homesteaded by Kay Lindsay's great grandfather, John Thomas Monnahan in 1909.
  - Two (2) years after his arrival, John Thomas founded the Monnahan School, which operated for 34 years, with its last class graduating in 1945.
- Current agricultural operation
  - Raise commercial and registered Red Angus cow/calf pairs. Cattle graze on the ranch year round.
  - 1,764 acres (Elbert County – 325 acres, Arapahoe County – 1,439)
  - There are eight (8) active watering facilities on the Ranch, not including water available at the ranch headquarters.
  - Hunting operation
- Landscape connectivity to State Lands, contribute greatly to growing conserved landscape.
  - Supports connectivity for wildlife habitat and wildlife migration corridors.



- Conservation Easement Outcomes
  - Preventing the conversion of native prairie grasslands is the strongest protection for imperiled grassland landscapes
  - Carbon Sequestration and Climate Resiliency
  - Wildlife Habitat and at-risk species protection
  - Economic Impact on eastern portion of the County
  - Study by CSU shows the state receives up to a \$12 return for every \$1 invested in conservation
  - Alignment with Arapahoe County Master Plan
    - Supports objective 2 (Maintain Ecosystem Health and Resilience), through priorities 1 and 2.
      - Focus on restoring and conserving wildlife habitat, and supporting agricultural practices and heritage, conserving agricultural lands, grasslands, and Heritage Areas.
    - Master Plan shows the location of the Ranch to be a notably environmentally sensitive area, with critical wildlife habitat, and scenic viewsheds.





Thank you for your time and consideration.