

PROFILE
Blue Valley Ranch Land Exchange
USDOI Bureau of Land Management – Blue Valley Ranch
Grand & Summit Counties, Colorado

Land Exchange Proponent:

Blue Valley Ranch

Proposal:

Under the proposed land exchange, 11 parcels of Federal land totaling 1,652 acres, more or less, would be conveyed to Blue Valley Ranch. Blue Valley Ranch would keep 1,303 acres and convey the balance (Parcels D, E, J and K) to adjoining property owners. In exchange, Blue Valley Ranch would convey 10 parcels of non-Federal land totaling approximately 2,005 acres to the United States. All of the lands are in Grand and Summit Counties, Colorado. General characteristics of the Federal and Non-Federal Parcels are summarized in the attached table. The parcels are shown on the attached map.

Purpose and Need:

The exchange is intended to accomplish the management goals and objectives of BLM and Blue Valley Ranch in the following ways:

- Consolidation of Federal landownership patterns in the following areas: north of Trough Road, along the Colorado River Headwaters Scenic Byway, and within the Upper Colorado River Special Recreation Management Area to reduce potential for conflicts between users of the public lands and adjoining property owners.
- Meet objectives of the Kremmling Field Office Resource Management Plan for wildlife, recreation, public access and scenic values. Such objectives would be met through estimated net gains of 438 acres of sage grouse habitat, 274 acres of big game habitat, 1,099 acres of critical winter range, and approximately 2.3 miles of pedestrian access to the Blue River. In addition, the exchange would provide enhanced public access to the Inspiration Point area, and public lands north of US Highway 40.
- The proposal complements the open space and scenic resources protection efforts of Summit County in the Green Mountain Reservoir area.

Valuation:

Land exchanges are completed on an appraised value-for-value basis, not acre-for-acre. The values of the exchange parcels will be determined by appraisals which are prepared by an independent appraiser working under the direction of the US Department of the Interior Appraisal Services Directorate.

For Further Information Contact:

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BLM, Kremmling Field Office

Attachments

**Blue Valley Ranch Land Exchange
Summary of Federal and Non-Federal Parcels**

Federal Parcels (to Blue Valley)	Size	Natural Resource Values, Access, Other
Parcel A – NW Sheephorn Mtn.	80 acres	Timber and wildlife habitat. Public access by foot. Intermingled landownership pattern has resulted in trespass. Blue Valley Ranch holds grazing permit.
Parcel B – N Sheephorn Mtn	120 acres	Timber and wildlife habitat. Surrounded by private land. No public access. Blue Valley Ranch holds grazing permit.
Parcel C – SW Sheephorn Mtn	330.36 acres	Timber and wildlife habitat. Surrounded by private land. No public access. Blue Valley Ranch holds grazing permit.
Parcel D – Sheephorn Creek	165.75 acres	Timber and wildlife habitat. Public access by foot. Intermingled landownership pattern has resulted in trespass. Sheephorn Creek Ranch holds grazing permit. Would be conveyed to Sheephorn Creek Ranch at closing.
Parcel E – Sheephorn Creek	120 acres	Timber and wildlife habitat. Public access by foot. Intermingled landownership pattern has resulted in trespass. Sheephorn Creek Ranch holds grazing permit. Would be conveyed to Sheephorn Creek Ranch at closing.
Parcel F – Southern Parcel	80 acres	Grazing. Blue Valley Ranch holds grazing permit. Public access by foot.
Parcels G&H – Blue River East and West	78.83 acres and 273.17 acres, respectively	Grazing. Blue Valley Ranch holds grazing permits. Parcels include 4,333 feet of river frontage. Public access only from river. No pedestrian access.
Parcel I – Blue River North	274.02 acres	Fishing, wildlife habitat. Includes 1,620 feet of river frontage. Public access via trail. Blue Valley Ranch holds grazing permit.
Parcel J – Palmer Meadows	89.72 acres	Two parcels used for livestock grazing. Would be conveyed to adjoining property owner at closing.
Parcel K – Blue Valley Acres	40 acres	Surrounded by private land. Blue Valley Ranch holds grazing permit.
Parcels A – K	1,651.85 acres	

Non-Federal Parcels (to USA)	Size	Natural Resource Values, Access, Other
<i>North of Trough Road</i> Parcel 1	656.58 acres	Timber, wildlife habitat visible from Colorado River Headwaters Scenic Byway, consolidated Federal landownership patterns in area.
Parcel 5	2.05 acres	Provides public access from US Highway 40 to a large block of Federal lands containing sage grouse habitat and big game winter range.
Parcel 7	1.5 acres	Access easement providing public access to approximately 1,280 acres of Federal land at Inspiration Point which contains big game habitat.
Parcel 8	62 acres (est)	Two tracts with 1.06 miles river frontage. Consolidates public lands along Blue River for nearly 2 miles from Trough Road north to confluence of Blue and Colorado Rivers. 7.12 CFS water rights included.
<i>Green Mountain Parcels</i> Parcel 2 & 9	621.64 acres & 120 acres, respectively	Critical big game habitat, scenic resources, consolidation of Federal landownership patterns (BLM and Forest Service), complements Summit County Open Space acquisitions.
Parcel 3 & 4	189 acres & 160 acres, respectively	Sage grouse and other wildlife habitat. Consolidates Federal landownership patterns. Enhances recreational opportunities along Williams Peak Road.
Parcel 10	14.62 acres	Provides enhanced public access to approximately 3.2 miles of Blue River immediately below Green Mountain Reservoir.
<i>Red Gorge Mining District</i> Parcel 6	178 acres	20 patented mining claims. Consolidation of Federal landownership. Approximately 50% of parcel lies within Upper Colorado River Special Recreational Management Area.
Parcels 1 – 10	2,005.39 acres	