

*Collaborative Conservation in Action*



# *Collaborative Conservation in Action: A Real-Time Colorado Case Study*

## The South Park Heritage Area Partnership and Tarryall Creek Ranch

Presented by:

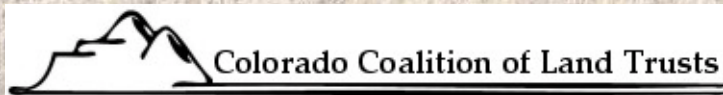
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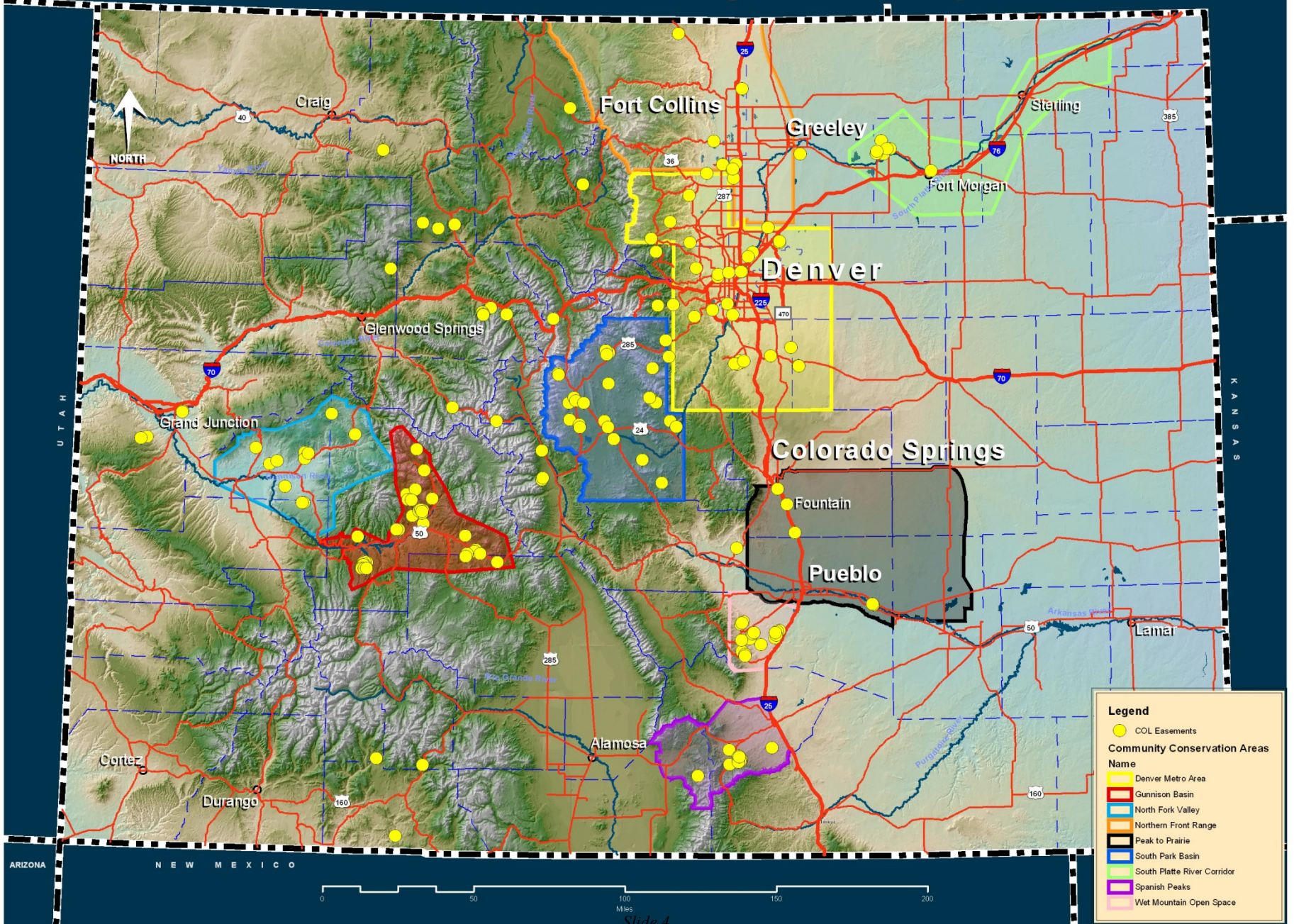


# COLORADO OPEN LANDS

- **501(c)(3) charitable organization founded in 1981**
- **Statewide land trust**
- **Mission:**  
**“To preserve Colorado’s significant open space and diminishing natural heritage through public and private partnerships, innovative land conservation techniques, and strategic leadership”**
- **Accredited member of Land Trust Alliance and Colorado Coalition of Land Trusts**
- **More than 229,000 acres protected to date**



# Conservation Easements Held by Colorado Open Lands





# COLORADO OPEN LANDS

*South Park Heritage Area*





# COLORADO OPEN LANDS

Fee based recreational access

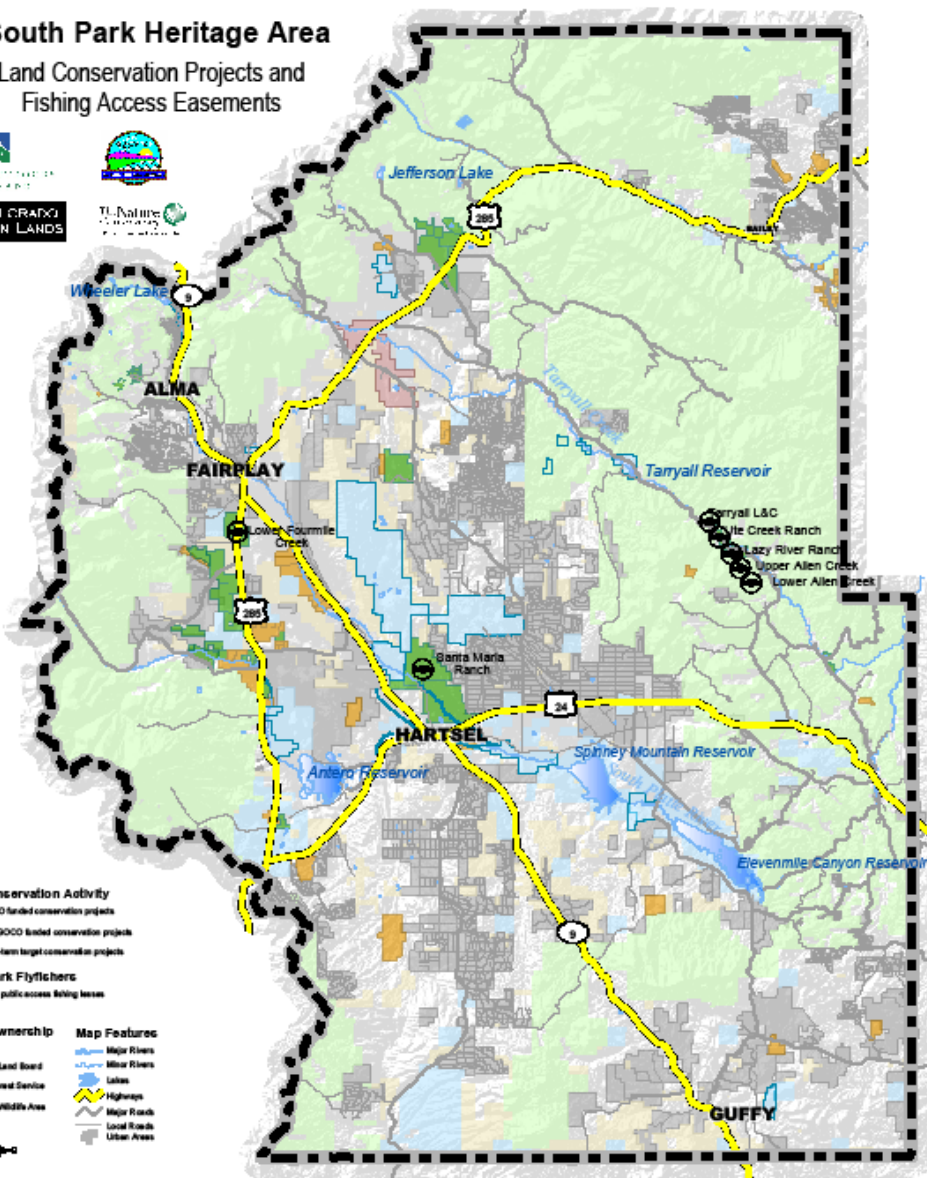
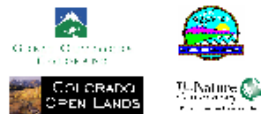


Riparian habitat improvement

Heritage resource protection



## South Park Heritage Area Land Conservation Projects and Fishing Access Easements



Map prepared by Colorado Open Lands April 23rd, 2008

# Beartooth Capital

We are a private equity investment fund...

founded to partner with conservation organizations to find and invest private capital in under-valued and high conservation priority ranches...

where we can create financial value by fixing property flaws, restoring habitat, and undertaking ecosystem service transactions ...

while ensuring real conservation results for each project.



Beartooth works with conservation groups to acquire, restore and protect priority ranches while generating a return for investors



We invest in the Northern Rockies and California, 15,000 acres so far with 10,000 priority acres protected to date

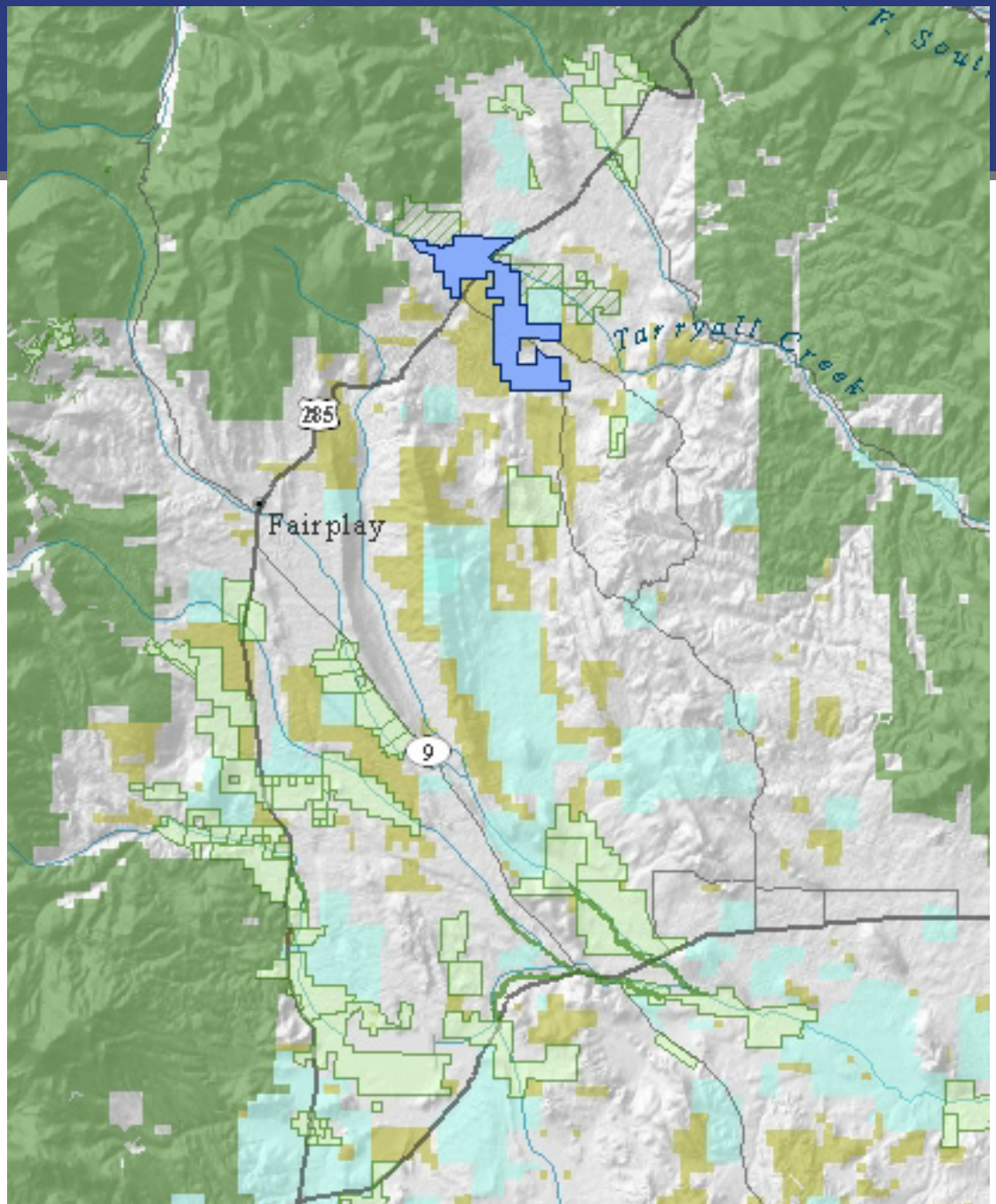


# We have helped our partners achieve their conservation goals

- This fall all 10,000 top priority conservation acres acquired will be protected...
- In five conservation easements and two land sales to agencies or land trusts, plus a conservation buyer sale
- Restored more than 40 miles of creek and river, including the addition of nearly a mile of the North Fork Musselshell River
- Planted many thousand willows, water birch and cottonwoods



# Tarryall Creek Ranch

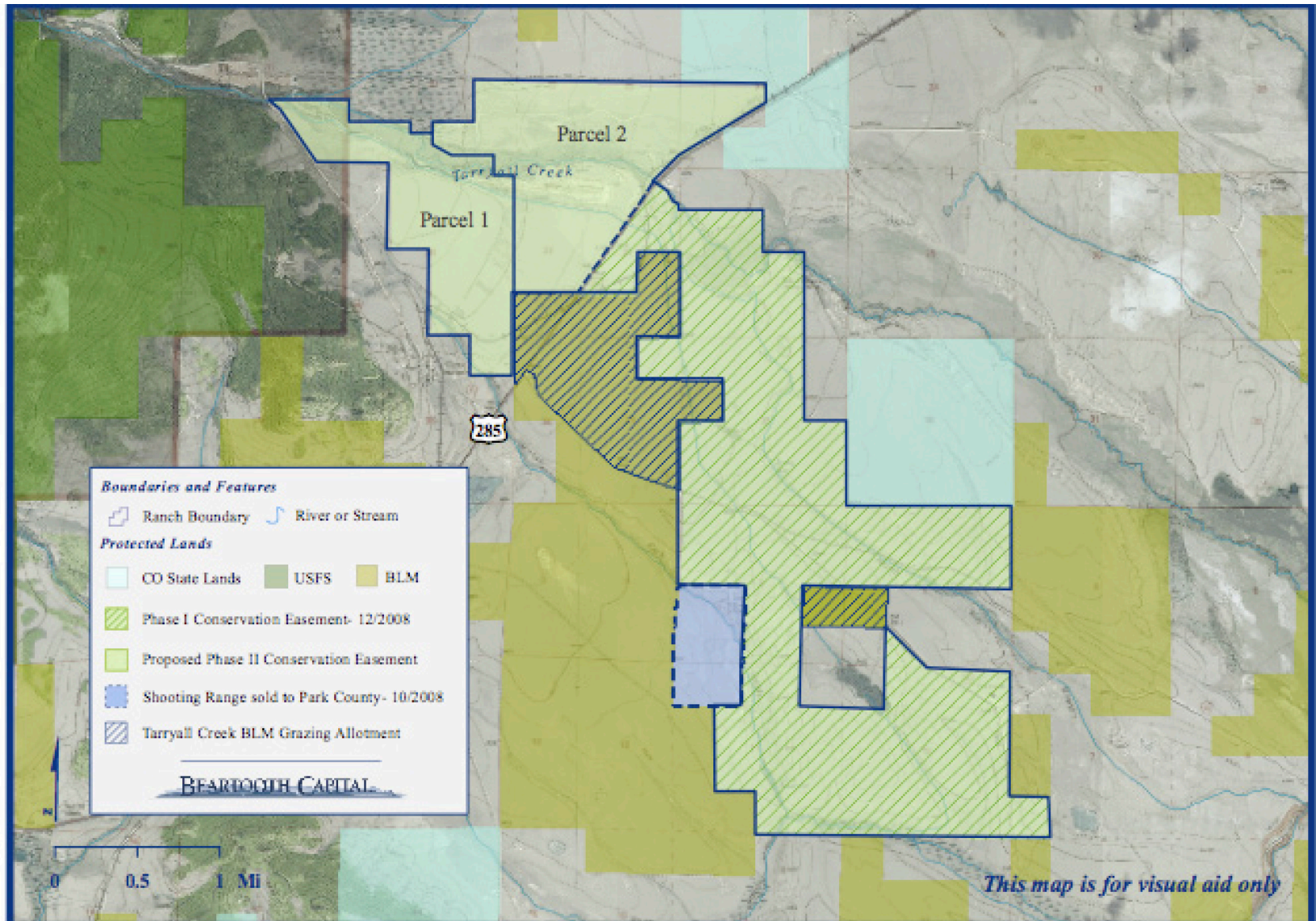


# Tarryall Creek Conservation Values

- Open space in the critical viewshed along Highway 285
- Over four miles of upper Tarryall Creek including a remarkable beaver-created riparian complex
- Globally-rare extreme rich fens, montane grasslands and plover habitat
- Important wildlife habitat including elk calving grounds
- Important cultural and historical resources
- On the market and threatened by various development proposals



# Tarryall Creek Ranch Conservation Plan



# Tarryall Creek Ranch Restoration Program



# A growing collaboration and an expanding vision

- 4,400 acres protected
- Riparian corridor re-created
- Public fishing access program
- Public shooting range created
- Potential county acquisition in partnership with DOW to create National Heritage Area HQ in the restored ranch headquarters
- Potential landscape scale conservation effort
- Potential water storage projects in partnership with local water conservancy districts
- Potential wetland mitigation bank development



# All thanks to a wide-array of partners

- Great Outdoors Colorado
- Colorado Division of Wildlife
- Colorado Open Lands
- The Nature Conservancy
- Park County, and Land and Water Trust Fund
- South Park Heritage Area Partnership
- Colorado Water Conservation Board
- US Fish and Wildlife Service Partners Program



# Questions

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# Contact information

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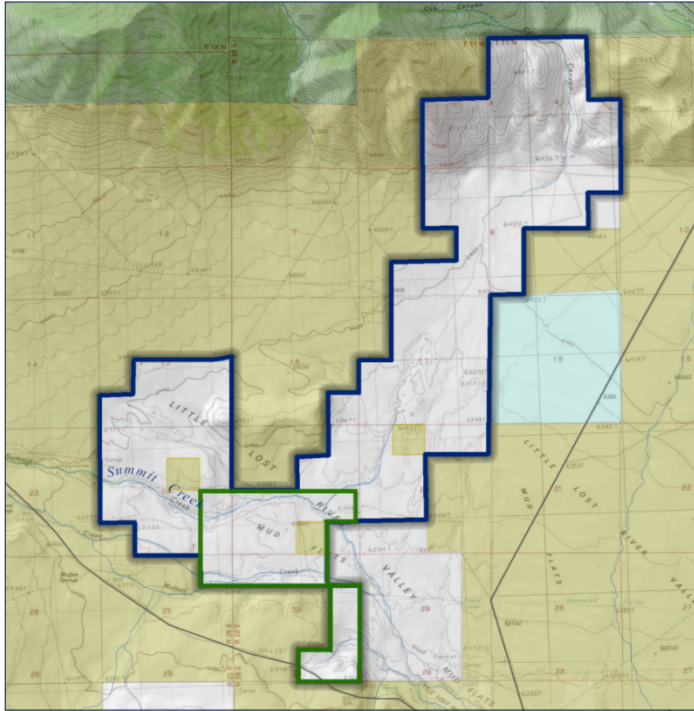
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# Bear Mountain Ranch, Little Lost River Valley, Idaho

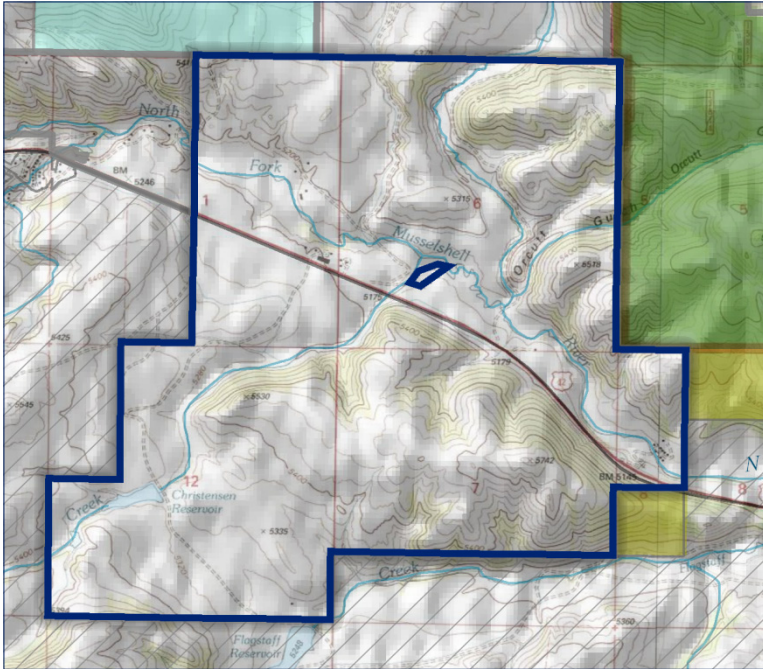


Acquisition of adjacent preserve converts a fragmented, inaccessible 3,200 acre cattle ranch into a protected recreational ranch of 3,800 contiguous acres with deeded road access.

- Proprietary opportunity and deal flow
- Adjacent acquisition created value and mitigated risk prior to purchase
- Restoring degraded spring creek and a simple cabin add further value



# River Why Ranch, North Fork Musselshell River, Montana

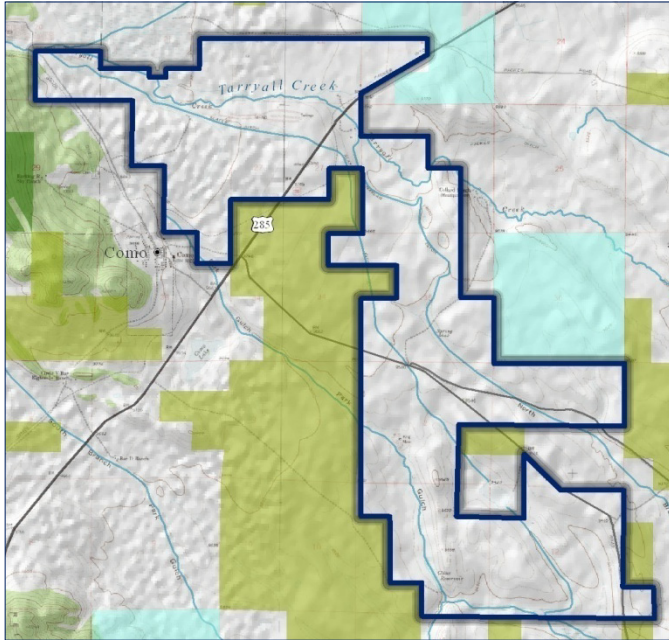


Restoration of three miles of river on this 2,850-acre Montana ranch converts this agricultural property into a superb fly-fishing and recreational ranch.

- Risk mitigation via value purchase
- Restoration of straightened river creates significant value
- Access work, parcel creation and more add further value



# Tarryall Creek Ranch, South Park, Colorado

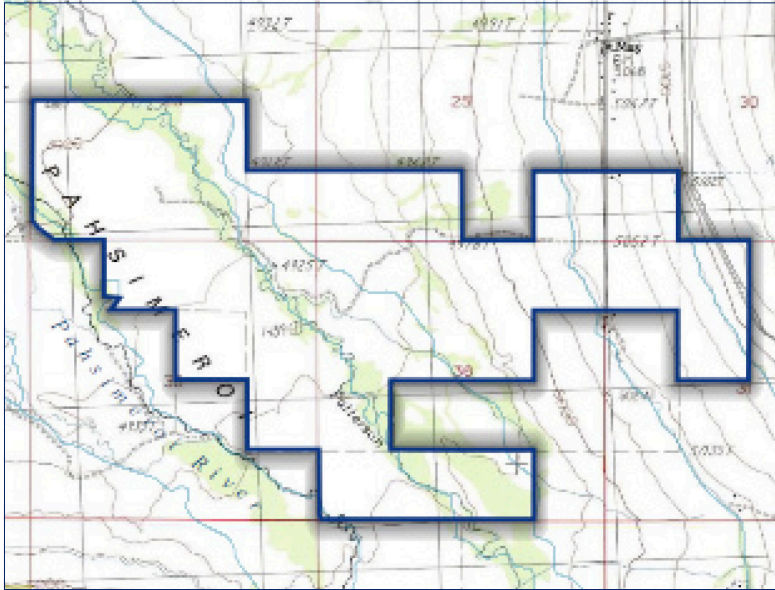


Beartooth is restoring, protecting and reconfiguring this 4,400-acre ranch with four miles of Tarryall Creek and globally rare grasslands, fens and playa lakes.

- Conservation partners identified ranch as a top priority during sourcing
- Value purchase and early conservation easement sales mitigate risk
- Parcel reconfiguration, clearing title and stream restoration create value



# Big Springs Creek Ranch, Pahsimeroi River Valley, Idaho



Restoration and protection of 1,240-acre ranch with miles of spring creek critical for salmon and steelhead spawning creates a world class recreation ranch.

- Proprietary partner-driven deal flow
- Conservation easement sale shortly after purchase, advantageous seller financing, water right sales and major restoration funding mitigate risk

