

Property Description
Coon Creek Administrative Site

The Coon Creek administrative site is located in the NE1/4 Section 16, T. 11 S., R. 96 W., 6th P.M. The coordinates are 39°05'44" N and 108°07'28" W. The 162.31-acre parcel is relatively flat, at about 7,400 feet in elevation, with the primary vegetation being oak brush. It lies on the north flank of the Grand Mesa and is divided by Colorado State Highway (SH) 65, a scenic byway that provides year-round recreational access to the many reservoirs, campgrounds, and trails on the Grand Mesa and to the Powderhorn Ski Resort, which is approximately 2 miles to the south via SH 65. The property is located 38 miles from Grand Junction, which is the largest community in western Colorado. The parcel is located just a few miles south of the small community of Mesa. The parcel is virtually surrounded by private lands that are becoming more developed with both year-round and second homes. A 120-acre parcel managed by the Bureau of Land Management touches the parcel's northwest corner.

The 162.31 acres of National Forest will be sold in four parcels. Parcel #1 is 44.38 acres; Parcel #2 is 36.10 acres; Parcel #3 is 35.33 acres; Parcel #4 is 46.50 acres. (See Map) There are no buildings on any of the parcels. Other than SH 65 there are no road improvements. A segment of the "Old Grand Mesa Road", that preceded the state highway, traverses through the western half of the parcel (Parcels 2 and 3). It has been unused since the state highway was built and is being overgrown by the oak brush. No easement or encumbrance associated with the old road alignment exists. There are no water developments or water rights associated with the property. A short segment (1/3rd of a mile) of Coon Creek, a small perennial creek, traverses through Parcel #1. The creek provides a corridor of riparian vegetation about 30 feet in width. The remains of several foundations dating back to the sites use as a Civilian Conservation Corps Camp (1937- 1941), primarily within Parcel #1. Exterior fencing exists around the exterior boundary of the property. In general the fence is in poor repair. There is some interior fencing within parcels 1 and 4, again in poor repair.

Several authorized improvements cross the property. These are located on the map and include:

- State Highway 65, authorized by an easement granted in 1967 from the Bureau of Public Roads to the Colorado Department of Transportation (CDOT). The ROW easement for SH65 is approximately 2683 feet in length and 200 feet in width. Copy of Easement included in property listing. CDOT has informed the Forest Service in a letter dated Nov. 26, 2013 that one access point on either side of SH 65 would be provided (total of two). Each point of access will be a shared driveway for adjoining parcels and the location is specified in the patents to be issued at conveyance. The new owners would be responsible for constructing the driveways per CDOT permit requirements. Copy of the letter is provided.
- Electric transmission lines. The total length is 4,559 feet within the 160 acres of National Forest land. All electric transmission lines operate at 12,470 volts and hang on wooden poles. These lines cross Parcels 2, 3 and 4. These lines are authorized by a Forest Service easement granted on May 4, 2009 to Grand Valley Rural Power Lines, Inc. The location of these lines is shown on the map. In addition another aerial power line runs along the outside western (parcels 2 and 3) and southern boundary, west of SH 65 (parcel 3). This means that electrical service should be readily available to all four parcels.

- Telephone lines, one buried and one aerial with a total length of approximately 5000 feet. These were authorized under a special use permit granted in 1969 by the Forest Service to Mountain States Telephone and Telegraph Company for buried and aerial telephone lines. The location of these lines is shown on the map. Phone service is readily available to all four parcels.

The mineral estate will be retained by the Federal government and would continue to be administered by the Bureau of Land Management. Split estates, where the surface is owned by one entity and the subsurface resources are owned by a different entity are not uncommon. In 2006, the BLM lands and split estate lands surrounding the parcel were leased for oil and gas, however the 160 acres of National Forest land to be sold was not leased in 2006 and as of Jan 1, 2014 has not been leased. At the present time there is no activity on the leased lands surrounding the parcels. The rules and requirements that dictate minerals management on split estate lands where the U.S. Government owns the mineral rights can be found at:

http://www.blm.gov/wo/st/en/prog/energy/oil_and_gas/best_management_practices/split_estate.html

Development activities and guidelines will be within the jurisdiction of the Mesa County Planning Commission once the property is sold by the Federal government. A plan for the Mesa/Powderhorn area was adopted by the commission in April 2013. This comprehensive plan describes existing services and infrastructure for the area immediately surrounding the 160-acre Coon Creek property. A copy of this plan is included as a part of the property listing information. The County has classified this area as Rural/Agricultural with 35+ acre minimum subdivision. Subdivision of lots less than 35 acres would require approval by the Planning Commission in accordance with their process and requirements. More information on Mesa County Planning rules and land use can be found at <http://www.mesacounty.us/planning/>.

At the time of conveyance the special use permits will be relinquished by Grand Valley Rural Power and CenturyTel (successor to Mountain States Telephone). Under the terms of the conveyance the purchasers of the Coon Creek property will be required to accept the terms and conditions of easements for the existing utilities. Easement language is provided.

Just outside of the western boundary and a portion of the southern boundary (west of SH65) exists a power line right-of-way. This right-of-way crosses private land and is not available for use, either by vehicle or foot, without the permission of the landowner.

There are no domestic water or sewer systems available. Surrounding landowners most likely obtain potable water from wells. Sewage treatment would be by individual septic tank and leach fields. County planning documents may provide more complete information regarding these subjects.