The Colorado Cattlemen’s Agricultural Land Trust (CCALT) is pleased to report that 2012 was a successful year. The Land Trust completed 10 new conservation easements and added acreage to 10 existing projects in 2012. In total, we partnered with 20 families to protect more than 12,822 acres of land across the state.

CCALT is celebrating its 18th anniversary this year and it is hard to believe how much we have achieved in such a short time. This success would not have been possible without the support and guidance of the membership of the Colorado Cattlemen’s Association and our landowners. The conservation community and agriculture are coming closer together, particularly as science continues to demonstrate that the stewardship provided by ranchers is also protecting important biological resources.

The Land Trust is a highly efficient and effective organization, which is in turn leading many landowners and their advisors to work only with CCALT. Clearly, our landowner-focused approach is working, and we are impressed by the amount of interest in conservation from Colorado’s ranching families. We continue to work with our existing funders such as Great Outdoors Colorado, U.S. Department of Agriculture, and local county open space programs to find ways to increase their support of ranchland projects. We are also looking to expand our reach and to find common ground with wildlife groups, local communities and others; to achieve more conservation successes across Colorado.

While we have been remarkably successful, our work is by no means complete. More than one million more people are expected to move to Colorado in the next 20 years, putting even more pressure on our agricultural lands and water resources. In the coming year, we will begin to implement our new strategic plan which will ensure that CCALT will be a strong protector of Colorado’s agricultural lands forever. We continue to work in other areas including the White River Valley and North Park in northwest Colorado, where additional projects are now developing. We look forward to even more success as we approach 20 years of land conservation!

Chris West
Executive Director

William E.L. Fales
Board President
Conservation Success!

Helping ranchers protect their land through the Conservation Advancement Loan Fund

The Colorado Cattlemen’s Agricultural Land Trust created the Conservation Advancement Loan Fund (CALF) in 2009 as a tool that enables traditional “land rich and cash poor” ranchers and farmers to initiate high-quality land conservation projects. CCALT fields calls from hundreds of landowners interested in conservation easements every year. One of the most significant deterrents for landowners considering conservation options for their farm or ranch are the finances.

The CALF program enables landowners to apply to CCALT for funding to pay for project initiation costs such as preliminary appraisals, legal and title research, and surveys. After the closing of the easement, landowners who receive loans from this fund are required to repay the loan and make a contribution to the fund totaling 5% of the total loan amount. Funds will then be extended to another ranchland conservation project.

CCALT is looking for partners to help fund CCALT’s Conservation Advancement Loan Fund. We currently have more than $60,000 in this revolving fund and have assisted over 13 families since 2010 with initial funding toward the protection of more than 21,000 acres. In order to serve as many more landowners as possible, CCALT will need to grow the CALF account to a minimum of $250,000.

**CALF Fund Success Story - The Chew Ranch, Routt County**

The Chew family contacted CCALT because they were interested in placing 767 acres into conservation easement. To get the easement process started, the Chew family needed several thousand dollars to pay for the retainer fees for the appraisal, mineral report, and environmental assessment. The Chews run a sizable livestock and trucking operation which spans northwestern Colorado and eastern Utah, so many of their resources are tied up in the animals and equipment. Like most ranching operations, most income comes in the fall and winter, once the animals are ready to sell.

The Chew family called CCALT in early August with this dilemma. CCALT loaned funds to the Chews from the Conservation Advancement Loan Fund (CALF). Through the use of the CALF program, the Chews did not have to sell animals early and could begin moving forward on the conservation easement.

The conservation easement closed a few months later and the Chews promptly paid CCALT the money back, along with an additional several hundred dollars to keep the program going.

“The money we paid CCALT was a minute percentage of the overall conservation easement deal. It benefitted us and now it can benefit others.”

Doak Chew

---

The Chew Ranch
Routt County
2012 Donors

The Colorado Cattlemen’s Agricultural Land Trust would like to express our sincere thanks to those individuals, businesses, and organizations that have partnered in CCALT’s unique vision.

We particularly want to thank the 20 landowners who contributed easements in 2012.

Trail Boss
$10,000 - $25,000
Steve Anschartz-Rodgers
Denny and Joy Swanson & the Wayne Swanson Charitable Fund
Walter S. Rosenberry, III
The Trust for Public Land
Steele Street Bank & Trust
Paul Anschartz-Rodgers

Cowboy
$5,000 - $9,999
William Fales & Marjory Perry
Randy & Claricy Rusk
Walter Richard & Susan Allen
Thomas O’Donnell

Wrangler
$1,000 - $4,999
Robert & Carol Allison
Barking Dog Ranch
Field Mike & Janice Bohart
Hillside Gallery and Frame Shop
Lee Amato

Explorer
$1 - $499
Tom & Pam Acre
Lee Amato
Gilbert & Stacey Anderson
Anonymous (3)
David Armstrong & Susan Jessup
Carolyn Aspelin
Herb & Laura May Bacon
Louie & Pam Bensbach
Ed & Frances Barlow in honor of Peter Decker
Mike Beam
Pat Beardsley
Beaver Run Resort
William & Barbara Beck
Marvin & Eunice Beeman
Allan Beetle
Matt & Christy Belton
Cade L. Benson
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Tilman Pl. & Pat Bishop
Steve & Jane Board
Dave & Andie Bombard
B.K. & Kathy Borgen
Arthur & Barbara Bosworth II
David Bower
Bill & Carol Bowman

Line Rider
$500 - $999
Anonymous

A. Ryland Howard
Cal & Penny Howe
Courtney Hurst
Carter & Louise Jackson
Chris & Jane Jensen
Steve Jester
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Kap & T. Kirsch, Rockwell LLP
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Thomas & Joan Kelsh
Elaine & Arthur Kelton Jr.
Hugh & Uring Kington
Charles & Helen Kirk
Elizabeth Kirkpatrick
in memory of Doris Knott
Megan & Tyler Knott
Ben & Edal泮 Kozioł
Frank & Monty Kugeler
Charlie & Jennie Kurtz
in memory of Peter & Mary Kurtz
Jim & Tinka Kurtz
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Lost Creek Land & Cattle Company
Jim & Lori Lovato
John & Susannah Lunt
Fran Mackenzie
Norman Makita
Jerry Mallett
Austin & Anne Marquis
Bryan Martin
Sara Mattes in honor of Randy Rusk
Michael & Erika Maxwell
Bill McKee
Mrr Ranch Group LLC
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David & Sue Moore
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in memory of Kent Rickenbaugh
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Phil & Elaine Mueller
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Dr. Anthony J. Naranja, DDS
National Western Stock Show
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Kent & Ruth Obee
Mark & Kelly O’Brien
Thomas O’Donnell
Roy Oliver
Pagosa Land Company
Andrew Palmer
Bob & Bunny Patterson
Sally Pearce
Greg Peterson & Kathleen Curry
2012 Donors Continued

Grants & Foundation Partners
We would like to thank the organizations that provided grants in 2012. CCALT appreciates our partnership with the following organizations:

Bank of America Charitable Foundation
Colorado Conservation Trust
Community First Foundation
El Pomar Foundation
Entelco Foundation
Flying Diamond Ranch Foundation
Gates Family Foundation
Great Northern Tavern Foundation
Great Outdoors Colorado
Gunson Valley Land Preservation Fund
Intermountain West Joint Venture
NAWCA
New Venture Fund
Park County Land & Water Trust
Routt County PDR Program
U.S. Fish & Wildlife Service
USDA NRCS
The Conservation Fund

The Donner Fund of the Pikes
Peak Community Foundation
The Etkin Family Advised Fund at the Aspen Community Foundation
The Nature Conservancy
The New-Land Foundation
The Trinchera & Tercio Foundation
The William H. Donner Foundation
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Watermolen Foundation

Explorer Continued

$1 - $499
Harry & Mae Peterson
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Elizabeth Richardson
Gordon & Sally Rippey
River Valley Group
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Douglas Robotham
in memory of Mrs. Oris Haworth
Sarah Robotham & Ira Kaplan
in memory of Mrs. Oris Haworth
William & Ann Robotham
in memory of Mrs. Oris Haworth
Kenny & Jody Rogers
Lee & Denise Rooks
Rose Community Foundation
Jim & Barb Ross
in memory of Doris Knott
Molly O. Ross
Dean & Susan Rossi
Ron & Sharry Roundtree
Routt County CattleWomen
in memory of Doris Knott
Lee Rozaklis
Miriam Horn & Charles Sabel
Dan Schlager
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in memory of Kent Rickenbaugh
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in honor of the Saguache Creek Corridor
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Carl Vail
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Vera Bradley
Morris & Verna Ververs
Max & Sharon Vezzani
Gary & Gail Volk
George & Nancy Wallace
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in memory of Linc Wallbank
Warner Ranch

Charles L. & Emma Warren
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John & Lavinia Ycas
Chay & Jennifer-Yund
Linda Zelisko

In Kind Donations
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Barbara Bosworth
Peter & Deedee Decker
Ben & Laurie Duke
Jay & Gail Fether
Fishpond
Erik & Shelby Glenn
Newell & Judy Grant
Perk & Becky Heid
Hillside Gallery & Frame Shop
Krabloonik
Jennie & Charlie Kurtz
John Land Le Coq
Lillypond
Anthony Naranja
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Roundhouse Spirits
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Nathan Solano
Sweetwood Cattle Co.
The Wilson Family
Tito’s Handmade Vodka
Vera Bradley
Tim & Annie Wohlgenant

Please accept our sincere apologies for any unintentional mistakes or names that have been omitted. We have listed only donations that were received in our office by 12/31/2012. Any year-end donations that arrived in January will be listed in our 2013 report.
Protecting the Ranching Heritage of the White River Valley

The White River Valley near Meeker, Colorado has attracted people for centuries, from the Utes to early settlers who established ranches along the river more than a century ago. The defining characteristic of the landscape, the White River, originates in the Flat Tops Wilderness and meanders its way through the beautiful native grass hay meadows of Northwest Colorado before meeting the Green River in Utah. Along the river’s path is a healthy ranching community which has endured since the 1880’s. Today, agriculture and outdoor recreation form the backbone of the economy of Rio Blanco County, largely because of the area’s abundant and diverse natural resources.

The White River Valley Conservation Initiative was begun by CCALT and several local ranchers in 2007. The collective goal was to develop a program to assist landowners achieve their financial and agricultural goals for their land through conservation. Most of the ranches in the valley are owned and managed by families that, through multiple generations on the land, have kept this largely working landscape in agriculture.

Phase one of this important initiative has now been completed successfully. Four years ago, the Russell Ranch, run today by Ben Rogers and his family; and the neighboring Nelson Family’s White River Ranch, agreed to be the valley’s “conservation pioneers.” They committed to working with CCALT to protect their historic family operations and collectively represent more than 160 years of continuous ranch and resource management. The first phase was also successful because of several funders who shared in the conservation vision of the landowners. These partners were the lottery-funded Great Outdoors Colorado, The New Venture Fund, Trout Unlimited, and the USDA Natural Resources Conservation Service’s Farm and Ranch Lands Protection Program.

CCALT and the ranching community in the White River Valley are now in the initial stages of the second phase of the Conservation Initiative. The successful completion of two conservation easements has led to a significant increase in interest from fellow ranchers in the White River Valley who see that conservation easements are an effective tool to preserving agriculture and the rural working landscape that makes the White River Valley so unique. CCALT will protect four of these ranches by the end of 2015, which will cover more than 3,200 acres and protect five miles of White River.
2012 Financials

**Statement of Financial Condition as of December 31, 2012**

**ASSETS**
- Current assets - cash/cash equivalents $251,679
- Current assets - other accounts receivable $10,772
- Property, land & equipment, net depreciation $15,706
- Contributions & grants receivable $67,500
- Loans receivable $37,610
- Investments $3,046,539
- **TOTAL ASSETS** $3,429,806

**LIABILITIES & NET ASSETS**
- Accounts payable $9,062
- Accrued liabilities $22,878
- Deferred revenue $90,000
- Line of credit $43,809
- **TOTAL LIABILITIES** $165,749

**NET ASSETS**
- Unrestricted $173,073
- Temporarily restricted $379,059
- Permanently restricted $2,711,925
- **TOTAL NET ASSETS** $3,264,057

**TOTAL LIABILITIES & NET ASSETS** $3,429,806

**Summary of Activity & Changes in Net Assets**

**REVENUE & ADDITIONS TO NET ASSETS**
- Contributions and grants $16,620,355
- Government grants $5,090,500
- Investment income & gains $124,504
- Program revenue & other $188,135
- **TOTAL REVENUE & ADDITIONS TO NET ASSETS** $22,023,494

**EXPENSES**
- Purchase of conservation easements $5,165,500
- Donated conservation easements $16,195,250
- Other program expenses $381,384
- Fundraising $77,675
- Management & support services $303,757
- **TOTAL EXPENSES** $22,123,566

**Invested Funds**
- Stewardship Endowment $2,122,440
- Operating Endowment $599,485
- Legal Defense Fund $259,317
- **TOTAL INVESTED FUNDS** $2,981,242

**REVENUE BY CATEGORY**

- Contributions & Grants 75.0%
- Government Grants 23.0%
- Programs & Other 1.0%
- Investment Income 1.0%

**EXPENSES BY CATEGORY**

- Program Services - Other 73%
- Program Services - Donated 2%
- Program Services - Purchased 1%
- Management & Support Services 1%
- Fundraising 1%
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Knott Ranch, Routt County

Front Cover: Knott Ranch