

Colorado Cattlemen's
Agricultural Land Trust



2013 Annual Report





Dear Friends,

Protecting the land for future generations is hard work, just like ranching. Like Colorado's ranchers, the board and staff of the Colorado Cattlemen's Agricultural Land Trust (CCALT) enjoy that difficult work and we are good at it.

The Land Trust worked to complete the protection of 12 ranches across Colorado in 2013, and initiated several exciting new projects.

The conservation of working ranches and farms is a partnership with the families who own and steward the land. Without their leadership and hard work, we would not be able to do our job to protect those lands for current and future generations. Our hats go off to each and every one of them, and to their commitment to the future of Colorado's agricultural and rural landscapes.

Throughout 2013, CCALT undertook a process of developing a strategic plan to guide us for the next five years. In the end, this plan was about ensuring high quality conservation that works for Colorado and doing it as well as any land trust in the country. Our organization and our work will be defined by the following principles.

CCALT Board and staff have pledged:

To commit to working lands and Colorado ranchers, and farmers and to set the standard for high quality agricultural land conservation

To advocate for incentives and conservation tools to make conservation a viable option for as many landowners as possible

To offer a responsive and innovative conservation easement stewardship program

To commit to our donors and to deliver outcomes that inspire their continued investment

We greatly appreciate your confidence in our work. By staying true to these principles, we know that CCALT will continue to be a leader in conservation here in Colorado for generations to come. Thank you for your ongoing support!

Chris West
Executive Director

William E.L. Fales
Board President

The Hutchinson Ranch Legacy

Conservation partnership secures the sixth generation Hutchinson Ranch in Chaffee County

More than 150 years of Colorado ranching history and a part of its future were preserved in December 2013 when CCALT, in partnership with The Trust for Public Land (TPL), completed an effort to protect 650 acres of the Hutchinson Ranch in Chaffee County.

Protection of the Hutchinson Ranch was made possible by funding from Great Outdoors Colorado, the Natural Resources Conservation Service and Chaffee County.

Originally homesteaded in the 1860s by Joseph Hutchinson, the ranch has been passed down through six generations, making it the oldest family-owned ranch in the Upper Arkansas Valley.

The Hutchinson Family worked to permanently protect nearly the entire ranch. The easement will allow them to transfer the operation of the ranch to the sixth generation of the Hutchinson family and will provide the family with the financial resources they need to continue to work the land.

Abby Hutchinson, granddaughter of the family's patriarch, Wendell "Doc" Hutchinson, will continue to manage the ranch and is excited to have an opportunity to carry on her family's ranching legacy.

"If ranching teaches you anything, it is the need to be flexible. In order to preserve the ranch legacy, we needed every ounce of that flexibility in order to keep this ranching heritage alive, said Art Hutchinson. "Pursuing a conservation easement was our best option, and our family appreciates greatly all who helped make this preservation effort become a reality."

In recent years, Chaffee County has grown in popularity as a tourist destination and location for second homes. Although prices have stabilized, the boom years have left long-term ranchers facing land prices and inheritance taxes that their traditional ranching operations cannot support.

"The Hutchinson Ranch project truly embodies the mission of CCALT, which is to protect Colorado's agricultural land, heritage and families for future generations by conserving working rural landscapes. We are excited to see the completion of this important project, and to have been able to help the Hutchinson family achieve their conservation



*Art, Wendell and Abby Hutchinson
Courtesy of The Trust for Public Land*



*Hutchinson Ranch, Chaffee County
Photo courtesy of The Trust for Public Land & Darcy Kiefel*

goals. To have provided Abby Hutchinson with an opportunity to carry on the family's rich ranching heritage in the Upper Arkansas Valley is very gratifying," said Chris West, CCALT Executive Director.

The History of the Hutchinson Family in Colorado

The Hutchinson family is extremely proud of its heritage in the Upper Arkansas Valley. Joseph Sykes Hutchinson and Annabel McPherson Hutchinson first homesteaded the earliest portion of the ranch in 1868, more than eight years before Colorado statehood. Joseph came to Colorado in 1866 after being wounded at the Battle of Vicksburg during the Civil War. By the 1870s, the Hutchinson ranching operation had grown to more than 5,000 head of cattle that ranged over much of Colorado. Today, sixth generation Abby Hutchinson operates the ranch and cattle operation.

Wendell, born in 1924, was the oldest of three boys of Mills Hutchinson and Myrtle Burkart. He lived and worked on the ranch for the majority of his life except when away at college and WWII. "Doc Hutch," as many know him, served for 29 years on the Salida school board, as well as many other organizations and boards; including the Upper Arkansas Water Conservancy District Board and local bank boards. He was also a Chaffee County 4-H Livestock Club leader for 16 years. He was very proud of the fact that the Hutchinson family arrived in the valley in the 1860s before the roads, railroad, or even statehood.

*In fond memory of
Wendell "Doc" Hutchinson
1924 - 2014*

2013 Financials

Statement of Financial Condition as of December 31, 2013

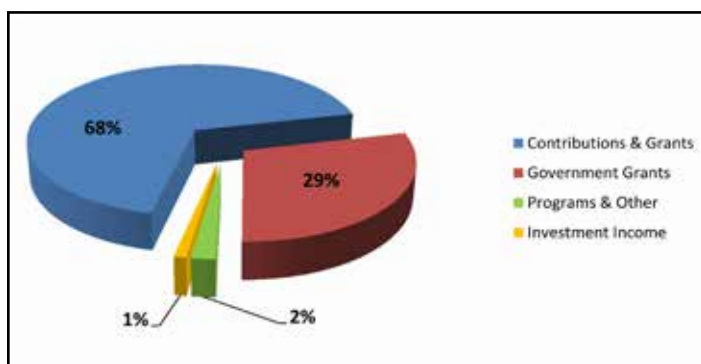
| ASSETS | |
|---|--------------------|
| Cash & cash equivalents | \$278,501 |
| Accounts receivable & other | \$44,062 |
| Contributions & grants receivable | \$40,000 |
| Loans receivable | \$25,110 |
| Investments | \$3,196,067 |
| Property & equipment, net of depreciation | \$9,318 |
| TOTAL ASSETS | \$3,593,058 |
| LIABILITIES & NET ASSETS | |
| LIABILITIES | |
| Accounts payable | \$24,277 |
| Accrued liabilities | \$29,402 |
| TOTAL LIABILITIES | \$53,679 |
| NET ASSETS | |
| Unrestricted | \$277,585 |
| Temporarily restricted | \$341,631 |
| Permanently restricted | \$2,920,163 |
| TOTAL NET ASSETS | \$3,539,379 |
| TOTAL LIABILITIES & NET ASSETS | \$3,593,058 |

Summary of Activity & Changes in Net Assets

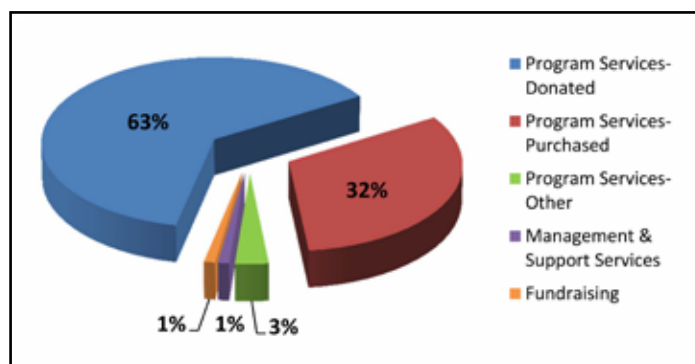
| REVENUE & ADDITIONS TO NET ASSETS | |
|--|---------------------|
| Contributions and grants | \$10,597,994 |
| Government grants | \$4,480,418 |
| Investment income & gains | \$231,928 |
| Program revenue & other | \$291,842 |
| TOTAL REVENUE & ADDITIONS TO NET ASSETS | \$15,602,182 |
| EXPENSES | |
| Purchase of conservation easements | \$4,882,300 |
| Donated conservation easements | \$9,649,000 |
| Other program expenses | \$423,293 |
| Fundraising | \$69,696 |
| Management & support services | \$302,571 |
| TOTAL EXPENSES | \$15,326,860 |
| Invested Funds | |
| Stewardship Endowment | \$2,280,478 |
| Operating Endowment | \$564,879 |
| Legal Defense Fund | \$350,710 |
| TOTAL INVESTED FUNDS | \$3,196,067 |

A full set of CCALT's audited financial statements and notes are available upon request.

REVENUE BY CATEGORY



EXPENSES BY CATEGORY



2013 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 12 families who contributed conservation easements in 2013.

Trail Boss

\$10,000 - \$25,000

Sue Anschutz-Rodgers
Penny Lewis
Denny and Joy Swanson & the
Wayne Swanson Charitable Fund

Cowboy

\$5,000 - \$9,999

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\$1,000 - \$4,999

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Thomas & Rosamond Turnbull

**Deceased

2013 Donors Continued

Grants & Foundation Partners

We would like to thank the organizations that provided grants in 2013.
CCALT appreciates our partnership with the following organizations:

Bank of America Charitable Foundation
Bansbach Foundation
Castaways Foundation
Caulkins Family Foundation
Colorado Open Lands
Colorado Division of Parks & Wildlife
Colorado Water Conservation Board
Dobbins Foundation
Flying Diamond Ranch Foundation

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\$1 - \$499

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Barbara Cavarra
R Chris Cavarra

CCALT's Work in So. Routt

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Sandra Drake

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Bill Fales & Marj Perry

Whitman College

W.W. Lamkin

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William and Joanne Sinclair
Steele Street Bank & Trust
Tax Credit Connection
The Bowman Group at
Morgan Stanley
The Nature Conservancy
The Trinchera Blanca Foundation
The Trust for Public Land

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 12/31/2013. Any year-end donations that arrived in January will be listed in our 2014 report.

Colorado Cattlemen's
Agricultural Land Trust



8833 Ralston Road
Arvada, Colorado 80002
www.ccalt.org

tel: 303-225-8677 fax: 303-431-6446



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Front Cover:

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