

*Water Rights Summary*

The following summarizes the history and details of the water rights associated with the Little Cimarron Valley Ranch. The ranch is currently owned by Western Rivers Conservancy ("WRC"), a non-profit conservation organization devoted to conserving outstanding river ecosystems in the western United States. WRC purchased the ranch in 2012, with the end goal of protecting and restoring flows to the Little Cimarron River.

The upper Little Cimarron River is a healthy fishery with consistent flows year-round. However, when the river reaches the irrigation ditches of the lower valley, it is repeatedly dried up and re-watered due to late-summer irrigation diversions. This damaging cycle is harmful to fish, wildlife, and the valley's overall riparian ecosystem.

In an effort to restore flows to the Little Cimarron River, while simultaneously protecting the valley's agricultural heritage, WRC acquired the ranch and its 5.8125 CFS of senior water rights. WRC then partnered with the Colorado Water Trust ("CWT"), another non-profit conservation organization, to implement a cutting-edge irrigation plan that allows continued agricultural operations while keeping the water in the river when the river needs it most.

WRC conveyed the water rights to CWT, and through a legally binding agreement, CWT allows the ranch to use the water for irrigation at no additional cost. Each year, no later than April 1, CWT will inform the ranch owner of exactly how long he or she will be able to irrigate the ranch's meadows and pastures. This decision will be informed by a flow forecast tool developed by Bishop-Brogden Associates, Inc., a well-respected water consulting firm.

Under normal circumstances, the ranch can expect to irrigate through June 30 or July 31, with all water remaining instream after those dates. During abnormally dry years, the ranch may be required to keep water instream for the entire season, but during very wet years, the ranch will be able to irrigate for the full season. Using historical water and snowpack data, the flow forecast tool gives a good indication of how future years may play out: In only three of the past 25 years, all water would have been kept instream (2002, 2012, and 2013). There were four years in which a full season of irrigation would have been allowed (1993, 1997, 2008, and 2017). All other years would have seen irrigation through either June or July.

Thanks to the innovative partnership between Western Rivers Conservancy and the Colorado Water Trust, the Little Cimarron Valley Ranch is able to continue its history as a productive agricultural operation, while also contributing to the overall health of the Little Cimarron River and surrounding valley. Please contact listing brokers, Daniel Carter or Mike McGarry, for more details regarding the flow forecasting tool, agreements with Colorado Water Trust, and other pertinent information.

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