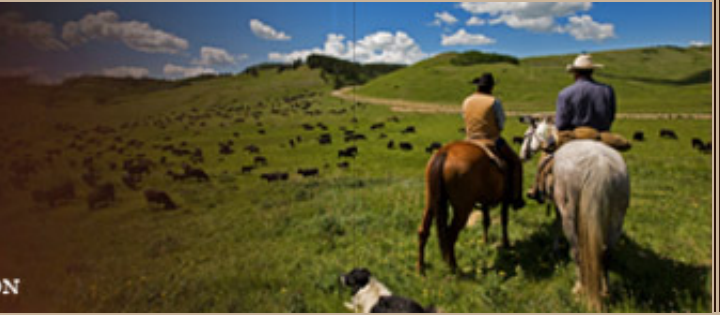


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## LANDOWNER HUNTING PERMITS

By: **Robb Nelson**, Attorney/Broker

When purchasing a big game hunting property in the West, the availability of landowner tags can be an important factor. Landowner programs were established to acknowledge the contribution of private lands to support wildlife and provide a form of compensation to landowners for resources used by wildlife. Permits or tags are typically available to landowners, family members and others designated by the landowner based on the acreage owned. In most cases, the recipient may only hunt on the property for which he/she is registered. Landowners who are absentee owners can greatly benefit from these tags especially when a property is in a game management area that is hard to draw permits.



Different states have varied landowner programs that include what qualifies a landowner, property qualifications, acreage requirements, species requirements and other factors. Since all states are not the same, before assuming what the landowner tag program is in a particular state it is important to research the states laws and contact the state's wildlife regulatory agency. In most states – as many as 15% of states – deer, elk and antelope licenses in limited units are reserved for landowners. It is also important to remember that there are land registration requirements and application deadlines that apply to landowners. Landowners must comply with all state laws and requirements to be successful in acquiring tags. Some states provide a Landowner Preference Program that allows landowners to build preference points to increase the odds in drawing a tag.

For example, a Colorado deeded landowner who registers with Colorado Parks and Wildlife may be eligible for landowner tags if the property is used primarily for agricultural purposes, is inhabited by the species applied for, and they own a contiguous parcel of at least 160 acres. In addition, based on the number of deeded acres registered the landowner may be eligible for multiple tags. Colorado also has a voucher system that allows a landowner to transfer a tag to a third party. In Utah, landowner tags are transferable, however landowners must own at least 640 acres to be eligible. In

Wyoming and Montana, landowner tags are not transferable. Wyoming requires that the deeded owner of 160 acres or more be an individual, partnership, corporation or trust or have the property under written contract to apply. Spouses, parents, grandparents or lineal descendent can use the tags in Wyoming. Montana operates on a landowner preference and sponsor program and requires 160 acres for deer and 640 acres for elk tags. A registered resident landowner deer combination license can be applied for when a landowner is granting access to hunting on the property to a non-resident hunter.

In all of these states, landowners are not guaranteed licenses without following specific state requirements. Landowner hunting tags are a benefit to landowners. The foregoing is intended to be a short summary of the laws in these states. Please feel free to contact **Robb Nelson** at 303.909.6491 (Robb@livewaterproperties.com) or the state's wildlife department for more clarification of these programs.

## FEATURED AGENT

### Robb Nelson - Attorney, Broker, Hunting Pro Staff Member



Raised in South Dakota, Robb has farming, ranching and the outdoors in his blood. His real estate career has focused on high-end hunting and fishing properties, as well as working cattle ranches and farms. As an attorney, his expertise is very valuable in educating clients in complex property issues with extensive experience, contacts and knowledge of the hunting and ranching industry. An avid hunter, Robb is on the Pro Staffs of Mossy Oak, Hunter's Specialties, Under Armour, Outdoor Edge and Mathews Bows. Prior to entering the real estate profession, Robb and his partner, NFL Hall of Fame Member Anthony Munoz, represented more than 200 professional athletes, musicians, high net-worth individuals and corporations.

Robb is a frequent national speaker on contract negotiations, conservation easements, water law, habitat enhancement, hunting, land management, charitable fundraising, marketing and other property issues. He is tirelessly devoted to the charity he and his wife created in honor of their late son Hunter, Hunter's Dream for a Cure, which has raised well over \$1 Million for special needs children and pediatric neurological disorders.

## FEATURED PROPERTIES

### New Listing! Hay Creek Ranch - Lake George, Colorado





The Hay Creek Ranch is a scenic equestrian, hunting and fishing retreat situated next to the Tarryall Mountain Range. Comprised of 167 acres with 127 deeded and 40 acres of forest land historically fenced in the property, the acreage encompasses pristine woodlands, brome pastures and lush green meadows. Horse lovers will appreciate the 6,600 sqft, 8-stall barn that is fully-equipped and a 90' x 120' indoor arena. Enjoy tremendous big game hunting on and off the property, trophy fly fishing on the Tarryall River just a short walk away, stocked ponds on the property, waterfowl hunting and endless horseback trails in the National Forest and Wilderness. The main house is a 1,500 sqft ranch-style home and features a 3,500 sqft garage and workshop. This turn-key ranch offers premier equestrian facilities well-suited for riding or recreation. ***Read More...***

**Offering Price is \$2,850,000**



#### **Crystal Lake Retreat**

**Pine, Colorado**

**Price:** \$2,900,000

**Acreage:** 120 Acres

##### **Features:**

- 1 mile of North Fork of South Platte River
- Main lodge with equestrian facilities
- 1 hour from Denver



#### **On Top of Colorado**

**Gunnison, Colorado**

**Price:** \$1.95M, Was \$3.9M

**Acreage:** 325 Acres

##### **Features:**

- Best views in Colorado
- Borders Gunnison National Forest
- Trout pond & fishing on adjacent land



#### **The Park**

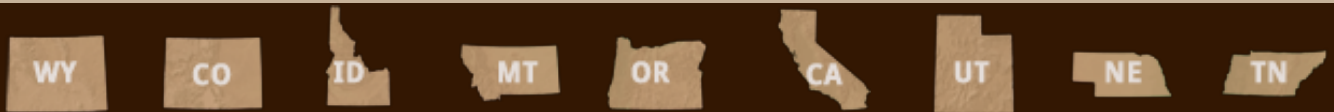
**Gunnison, Colorado**

**Price:** \$950K, Was \$2.195M

**Acreage:** 167 Acres

##### **Features:**

- Access to the famous West Elk Wilderness
- Excellent elk hunting
- Surrounded by breathtaking views



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