

RANGE LEASE

This verbal range lease from 2002 is converted into a written lease and entered on the 1st day of January, 2020 by and between Dennis and Theresa Springer (and sons, Preston & Owen) (Lessee) residing at 278 Cherokee Trail (address due to change per Park County Mapping Department), PO Box 53 Hartsel CO 80449 and Knobeloch Sharon Oconnor, Oconnor Stephen, Perkins Deborah Oconnor, Oconnor David R, Still Susan Oconnor, Oconnor Thomas J Jr, and Bacheldor Judith Oconnor, 12615 Provincetowne Dr Charlotte, NC 28277

For the sum of \$1/acre per year, lessor does hereby let and lease the below described property, to the lessee for the sole purpose of grazing livestock under the terms and conditions provided.

| | |
|----------------|--------------------------------|
| Account Number | R0002833 |
| Property | 9128 ELKHORN RD |
| Address | HARTSEL, CO 80449 |
| Description | T10 R75 S23 SW4 E2SW4 23-10-75 |

The terms of the verbal lease which begin, *Feb 1st 2002* and written lease expires in *Feb 2034*. Unless otherwise terminated as provided herein, the parties may extend the leases upon written agreement. Any amounts due shall be prorated for partial years.

Lessees shall have the right to:

1. Graze livestock on the property up to 60 AUM's
2. Enter the property for the purpose of tending livestock.
3. Move livestock onto and off the property

In addition to the fees paid by Lessee hereunder, lessee shall

1. Watch the property for trespassers and report any trespassing to the Lessor (s)

Lessor shall have no liability whatsoever for the indirect or damages of any kind to the lessee's livestock except for the willful misconduct of the lessor.

Lessee shall have no right to damages arising from mineral rights entry.

Either party may terminate this lease at any time upon ninety days written notice to the other party and notify the County Assessors office. In the event of termination or expiration of the lease, lessees shall remove livestock and any equipment.

Agreed to by:



Dennis and Theresa Springer or
Preston and Erin Springer or
Owen Springer



Sign your name

DAVID O'CONNOR

Print your name

RECEIVED

JAN 16 2024

PARK COUNTY
ASSESSORS OFFICE

AGRICULTURAL LAND CLASSIFICATION QUESTIONNAIRE

Please read the definitions located on the backside of this correspondence prior to completing the questionnaire.

The Assessor's Office uses a confirmation program that is designed to correctly classify all agricultural property in the county, by gathering information through physical inspections, agricultural committee, county extension agents, agricultural industry representatives, and responses to questionnaires.

Agricultural land in Colorado is valued by the income approach to appraisal, based upon the earning capability of the land (Please review the definitions on the reverse side). If your land is no longer used agriculturally, it will be valued based on the applicable approaches to value that will reflect the current Market value. In order to make an informed decision on the proper classification, all information will be analyzed. The classification of your property will not be based solely on the information you supply on this questionnaire. We update all values each odd numbered year but you must qualify each year.

ALL RESPONSES WILL BE TREATED AS CONFIDENTIAL INFORMATION.

In order to ensure correct classification of your property please provide the following information:

Schedule # 2833
Total Acres 80
Legal Description: T10 R75 S23 SW4E2SW4 23-10-75 Physical Location (Address): 9128 ELKHORN RD. HARTSEL CO 80449

1. What percentage of the property is used as a: Ranch: 0 %

Farm: 0 %

Other (explain): %

2. If the land is used as a farm, what crops are being cultivated? N/A

A) Number of acres planted: N/A

B) Number of acres harvested: N/A

3. If the land is used as a ranch, what livestock are being grazed? Cattle

A) Does the livestock belong to the landowner? NO

B) If not, who owns the livestock? Dennis and Theresa Springer

C) What is the number of livestock grazed, and for what period of time? 30 pair of cattle for 6 months

D) If the land produces a hay crop, what is the total number of acres in production? N/A

4. If another party in an agricultural endeavor uses your land by what arrangements or conditions is the land being used? We have a signed Range Lease with the Springers for them to use the property for grazing their cattle.

*Copy of lease agreement or receipt of lease payment

*1040F or equivalent form from the IRS

*Sales invoices of agricultural products or livestock

* Account balance sheets

* Brand inspection certificates

* Profit and loss or financial statements

Print Name: DAVID R. O'CONNOR

Date: 1/10/24

Signature: [Signature]

(PLEASE RETURN BY Thursday, December 31, 2020)

RECEIVED

JAN 16 2024

PARK COUNTY
ASSESSORS OFFICE