

Fences Make Great Neighbors

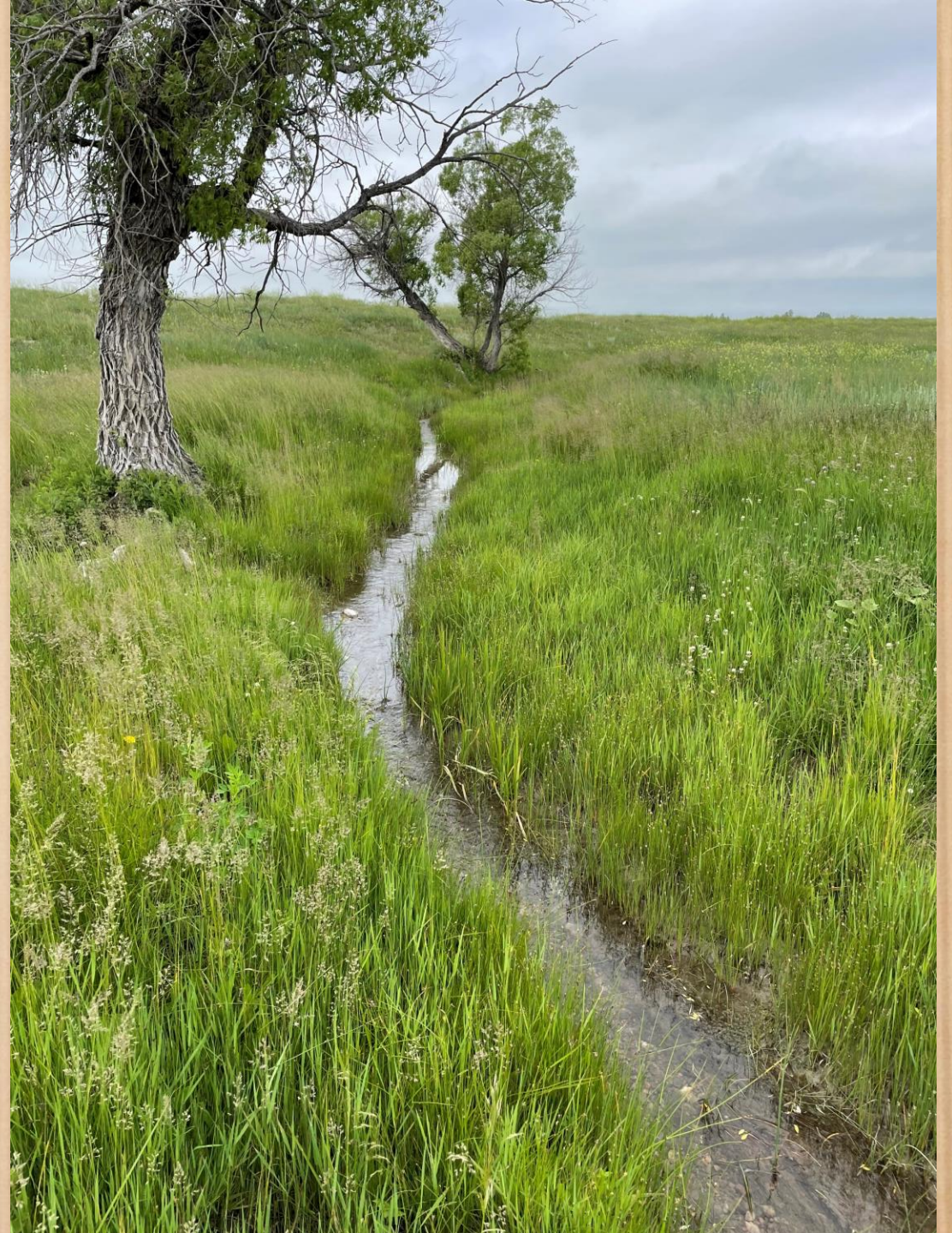


....and Even Better Riparian Pastures

So Why Lodge Pole Creek?

- It has flowing water (occasionally)
- Sustains important species
- Threatened by everything

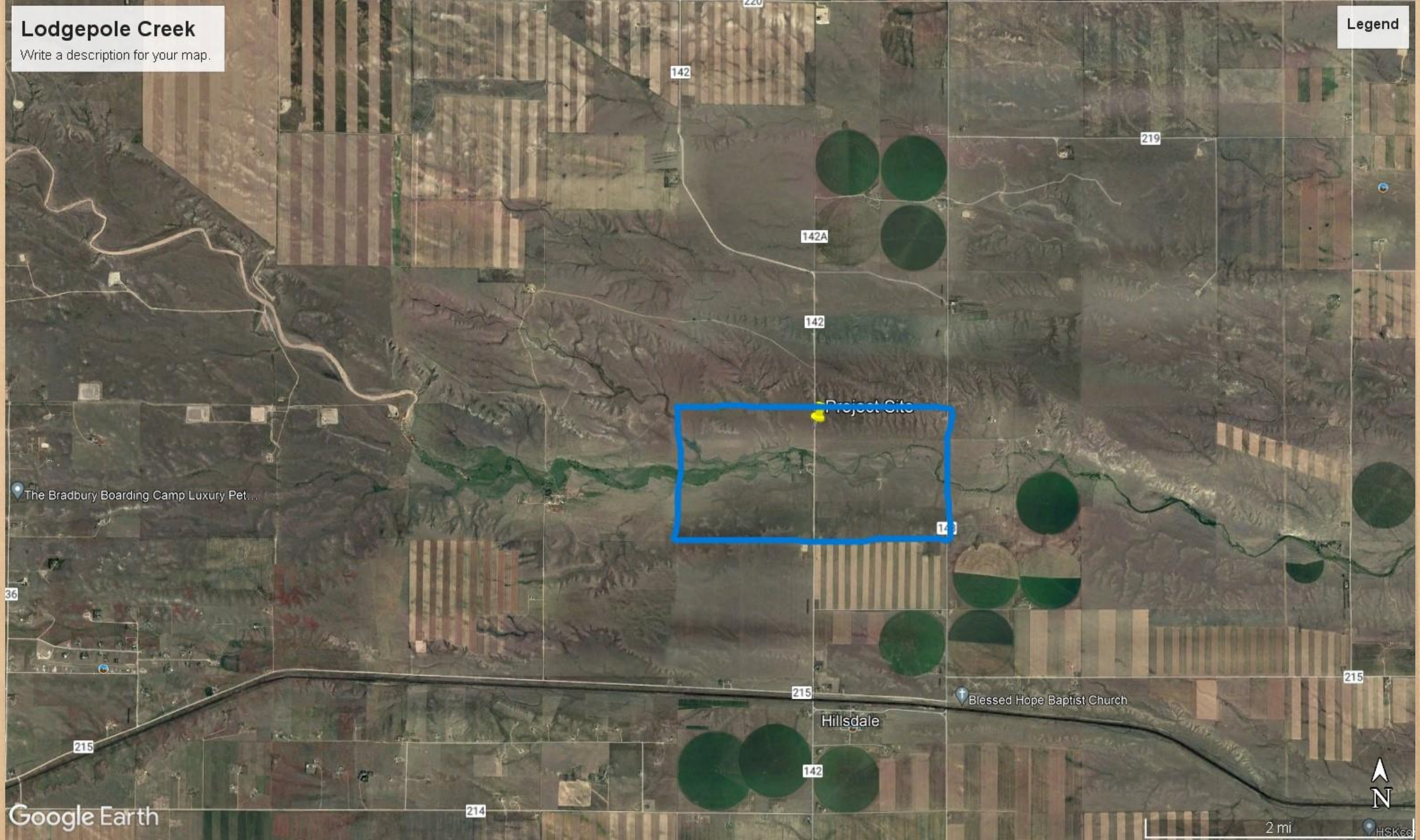
= Resource Concern



Lodgepole Creek

Write a description for your map.

Legend



Site Visits to Areas of Concern



Spring 2017

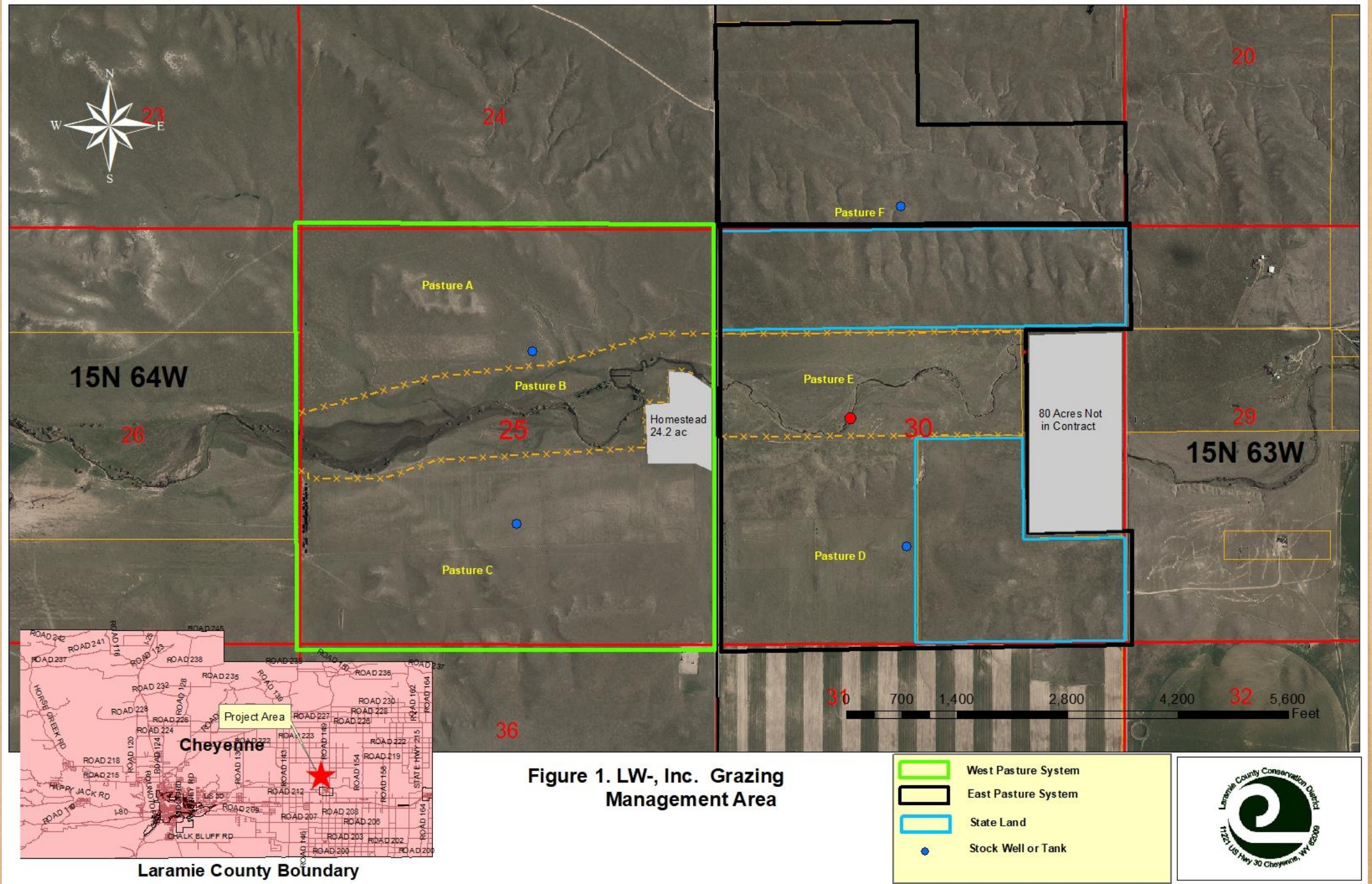


We're with the Government



...and we're here to help





2023 LW-, Inc. Proposed Pastures Grazing Use

Owner	Pasture	Date On	Yearlings	Cows	Date Off	Days On	Total Head-Days	Daily Rate per Head
								(\$33/AUM based on 30.4 days/month)
Horse Creek	A	7/16/2023		70	8/1/2023	16	1,120	\$0.66
Horse Creek	B	No Use						\$0.66
Horse Creek	C	8/1/2023		70	8/22/2023	21	1470	\$0.66
Horse Creek	D	8/22/2023		70	9/12/2023	21	1470	\$0.66
Horse Creek	E	9/12/2023		70	9/30/2023	18	1260	\$0.66
Horse Creek	F	9/30/2023		70	10/31/2023	31	2170	\$0.66
TOTAL Use								
Cattle will likely be turned on to the pasture over the course of 2 or more days and on separate weekends after 7/						107	7,490	
Mature bulls will incur the daily rate of \$0.82 or \$25/AUM								

LW-, Inc. GRAZING CONTRACT

This contract is made exclusively for the utilization of grass resources by Horse Creek Angus, LLC (Grazing Contractor) on lands owned and operated by LW-, Inc. (Owner/Operator) for the grazing period starting no earlier than July 15th, 2023 and ending no later than October 31st, 2023.

Description of Contracted Lands:

All lands owned and operated by LW- Inc. within Laramie County, Wyoming to include the following:

T15N R63W Section 19 SW1/4 and S1/2SE1/4
T15N R63W Section 30 S1/2NW1/4, SW1/4NE1/4 and SW1/4
T15N R64W Section 25; with the exception of Pasture B (128 acres) and the Homestead area (~24 acres) as depicted on Figure 1.

Estimated Private Land = ~966 acres

AND

All Wyoming State Lands and Investments acres leased and operated by LW- Inc. in Laramie County, Wyoming to include the following:

T15N R63W Section 30 N1/2N1/2, NW1/4SE1/4, and S1/2SE1/4

Estimated State Land = ~278 acres

Grazing Plan

This grazing plan is in conjunction with a 10-year federally administered Landowner Agreement (signed July 1, 2021) with the U.S. Fish and Wildlife Service (USFWS).

The LW- Inc. and the USFWS share the following management goals:

- 1) Improve native fish and mussel habitat along Lodgepole Creek.
- 2) Maintain Colorado Butterfly Plant (USFWS delisted December 2019) habitat.
- 3) Improve upland, riparian and wetland habitat for breeding and migratory birds including waterfowl and songbird species.
- 4) Maintain agricultural and economic viability for the landowner

Contributing collaborative partners to this overarching conservation effort include the Natural Resource Conservation Service (NRCS) and the Laramie County Conservation District (LCCD). This plan also recognizes State of Wyoming and Laramie County mandates to control noxious weeds.

This grazing contract focuses on the utilization of grass resources and requires the use of Animal Use Months (AUMs) for grazing prescriptions. AUMs calculations are founded on soil and vegetation type within each grazing unit during normal run-off. Ecological Site Description



Audubon

Implementation



Expectations after 2021



Before and Afters













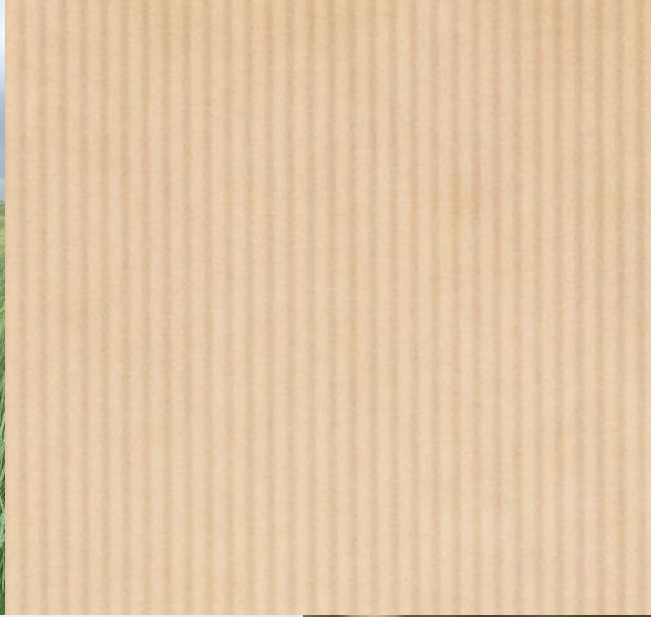














Meanwhile 4 miles away

Zillow

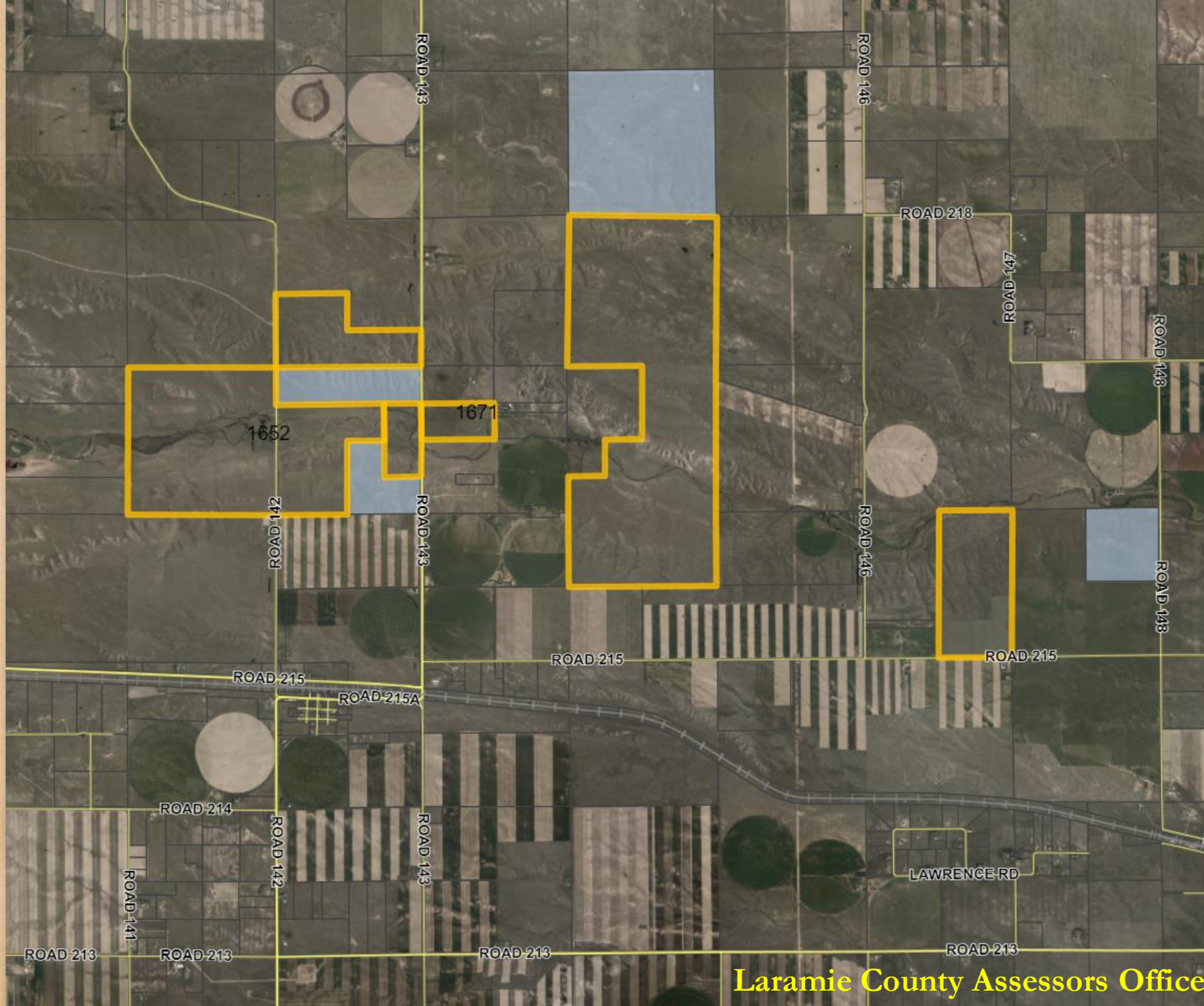
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For Sale Price Beds & Baths Home Type More Save search

The map displays several red circular price markers ranging from \$45K to \$1.5M. A green pin marks 'Last Chance Camp & Lodging'. Street names include Powderhouse Rd, E Riding Club Rd, Ridge Rd, and Mountain Rd.

Price	Description
\$624,000	5 bds 3 ba 4,050 sqft - House for sale 1231 Miracle Pkwy, Cheyenne, WY 82009 EXP REALTY, LLC
\$635,000	5 bds 3 ba 3,330 sqft - House for sale 1321 Alyssa Way, Cheyenne, WY 82009 COLDWELL BANKER, THE PROPERTY EXCHANGE
\$490,000	4 bds 3 ba 3,292 sqft - Townhouse for sale 1004 Spirit Ln, Cheyenne, WY 82009 ESPINOZA REALTY
\$1,275,000	-- bds -- ba -- sqft - House for sale 11251 Coonrod Rd, Cheyenne, WY 82009 WHITETAIL PROPERTIES REAL ESTATE LLC
\$462,900	4 bds 3 ba 2,814 sqft - Townhouse for sale 1229 Alyssa Way, Cheyenne, WY 82009
\$179,000	5.81 acres lot - Lot / Land for sale 6 McCrae Rd, Cheyenne, WY 82009







Richard O'Leary

Questions?