

Lease Area Information Sheet

Coke Ovens Open Space	
Acres	~26
Property Location	Coke Ovens Open Space is generally located at 17843 Coal Creek Rd. Redstone, Colorado, 81623, behind the Redstone Coke Ovens. See lease area map for specific boundaries.
Historic Use(s)	Area has been used as pasture for horses.
Irrigation Water	The property has 1.3 c.f.s. decreed for irrigation purposes. The lease area is set up for flood irrigation.
Infrastructure / Structures	An open ditch travels across the southern boundary of the property for flood irrigation (see map). The property has fenced areas and corrals ideal for an equestrian or cattle operation. Some additional fencing may be required dependent on the agricultural operation. A tack shed and run-in shed may be made available for lessee use dependent on the lessee's operation.
Management Considerations	<ul style="list-style-type: none"> • The lease term for the property will be annually renewable until the property is programmed and a management plan is developed by OST staff. The use of the property may change dependent on adopted management actions at which time the property will most likely be put out to bid. • Public access will be incorporated into the property. • If acquired for grazing, additional fencing may be required to control livestock.
Neighboring Property	The lot the northwest is not fenced and the landowner has agreed to work with the County to lease the private lot in conjunction with the County owned parcel.