

TABLE 1: RATES PAID FOR PRIVATE GRAZING LEASES BY DISTRICT, COLORADO, 2004 and 2007 ^{1/}

District	Per Acre Basis	Per Head/Month Basis		Per AUM Basis	
	Average	Average	Length of Season	Average	Length of Season
	\$ Per Acre	\$ Per Head/Month	Months	\$ Per AUM	Months
2004					
Northeast	5.82	16.22	5	14.42	5
East Central	4.78	13.68	6	14.27	6
Southeast	2.61	11.11	5	11.88	6
Southwest	2.87	11.25	5	12.58	4
Northwest	3.54	12.33	4	12.33	4
State Total	4.17	13.47	5	13.49	5
2007					
Northeast	6.07	16.72	6	16.37	5
East Central	5.27	14.22	6	16.39	6
Southeast	2.86	13.17	7	14.49	7
Southwest	3.74	12.36	5	15.90	5
Northwest	7.02	12.92	4	12.85	4
State Total	4.70	14.12	6	15.57	5

^{1/} Leases that were not discounted because of non-cash arrangements or because of exchange of labor or goods for rent and were 100 acres to 50,000 acres in size.

TABLE 2: PRIVATE GRAZING LEASE SUMMARY BY DISTRICT, COLORADO, 2004 and 2007 ^{1/}

District	Leases Reported	Percent of Leases for:			Acres Per Lease
		Cattle	Sheep	Both	Average
	Number	Percent ^{2/}			Acres
2004					
Northeast	243	100	-	-	1,034
East Central	228	100	-	-	1,365
Southeast	176	98	-	2	1,877
Southwest	135	99	1	-	1,821
Northwest	72	96	1	3	1,989
State Total	854	99	-	1	1,501
2007					
Northeast	360	99	-	-	997
East Central	421	100	-	-	1,228
Southeast	300	99	1	-	2,667
Southwest	297	98	1	1	1,371
Northwest	103	99	1	-	1,766
State Total	1,481	99	-	-	1,528

^{1/} Leases that were not discounted because of non-cash arrangements or because of exchange of labor or goods for rent and were 100 acres to 50,000 acres in size.

^{2/} Percents may not add to 100 due to rounding.

TABLE 3: PRIVATE GRAZING LEASE SUMMARY BY DISTRICT, COLORADO, 2004 and 2007 ^{1/}

District	Reported Carrying Capacity (Acres Per Animal Unit)	Percent of Leases by Type			Percent of Leases by Term		
	Average	Per Acre Basis	Per Head/Month Basis	Per AUM Basis	Month to Month	Annual	Multiple Years
		Percent ^{2/}			Percent ^{2/}		
2004							
Northeast	19	39	48	13	23	62	14
East Central	26	62	33	5	18	67	15
Southeast	39	63	33	5	13	73	14
Southwest	36	35	51	15	16	59	25
Northwest	29	29	63	8	25	48	27
State Total	29	48	43	9	19	64	17
2007							
Northeast	21	38	43	19	16	70	14
East Central	27	58	32	10	19	70	10
Southeast	42	59	32	10	16	67	17
Southwest	33	28	49	23	23	57	19
Northwest	35	31	41	28	20	56	25
State Total	30	45	39	16	19	66	15

^{1/} Leases that were not discounted because of non-cash arrangements or because of exchange of labor or goods for rent and were 100 acres to 50,000 acres in size.

^{2/} Percents may not add to 100 due to rounding.

TABLE 4: PRIVATE GRAZING LEASE SUMMARY BY DISTRICT, COLORADO, 2004 and 2007 ^{1/}

District	Percent of Leases With Landlord Provided Services						Hunting and/or Fishing Rights
	Maintenance of:		Animal Mgt. & Oversight	Salt and Minerals	Other Services	No Services	
	Fence	Water					
2004							
Northeast	47	54	11	10	5	37	7
East Central	39	47	9	6	4	45	9
Southeast	38	35	17	17	1	61	12
Southwest	27	22	11	8	2	65	3
Northwest	50	47	15	15	4	43	14
State Total	40	43	12	10	3	49	9
2007							
Northeast	40	47	9	5	3	42	5
East Central	39	48	9	6	3	43	7
Southeast	31	31	6	6	1	61	10
Southwest	33	26	13	9	2	61	4
Northwest	46	40	25	21	5	47	7
State Total	37	39	11	8	3	50	7

^{1/} Leases that were not discounted because of non-cash arrangements or because of exchange of labor or goods for rent and were 100 acres to 50,000 acres in size. ^{2/} Percents may not add to 100 due to landlords providing more than one service.

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Both the 2004 and 2007 surveys indicate that virtually all of the leases of privately owned non-irrigated land are for cattle. Exclusive sheep leases accounted for less than 1 percent of the total in 2007, unchanged from 2004, and most of those are in the western areas of the state. Less than one percent of the leases were for both cattle and sheep.

The 2007 average number of acres included in leases was 1,528 acres, up from an average of 1,501 acres in the 2004 survey. Comparable acreage size limits were applied in both 2004 and 2007. Each district had an average exceeding 1,000 acres for both years except the Northeast which averaged 997 acres in 2007.

The average reported carrying capacity varied across the state, ranging from 21 acres per animal unit in the Northeastern district to 41 acres per animal unit in the Southeast district. An upper limit of 100 acres was established for each district in both 2004 and 2007 surveys. The state average increased 1 acre per animal unit to 30 acres per animal unit as the impact of years of drought is still being felt. An increase in acres per animal unit represents a decrease in carrying capacity. The Northwest and Southeast districts saw the largest increases of 6 acres per animal unit and 3 acres per animal unit, respectively. The 2004 survey indicated a range of 19 acres per animal unit in the Northeast to 39 acres in the Southeast.

Leases on a per acre basis declined from 48 percent in 2004 to 45 percent of the total in 2007. Leases on a per acre basis were most common in the East Central and Southeast districts in the 2007 survey, accounting for over 58 and 59 percent of the total in each area. In 2007, 39 percent of the leases were on a per head/month basis compared with 43 percent in 2004. In the Northeast, Southwest and Northwest districts, leasing on a per head/month basis was the most common, accounting for 43, 49 and 41 percent of the total, respectively. Sixteen percent of the 2007 leases were on an AUM basis, up from 9 percent in 2004.

Leasing on an annual basis was the most common term of lease, averaging 66 percent of the total leases in 2007, up from 64 percent in 2004. Annual leases were the most common in each district for both survey periods. Month-to-month leases represented 19 percent of the total in the latest survey, unchanged from the previous survey. Multiple year leases were least common, averaging 15 percent of the total in 2007 compared with 17 percent in the 2004 survey.

Half of the leases in 2007 did not include any services by the landlord, up from 49 percent in 2004. Fence and water maintenance were the most common services provided by landlords in each of the two surveys where at least one service was provided. Each of these services were provided in the range of 37-43 percent of the leases. Eleven percent of the leases included animal management and oversight, eight percent of the leases provided salt and minerals, and three percent of the leases included some type of other services. The 2007 survey results for services were very similar to those from the 2004 survey.

Seven percent of leases had hunting and/or fishing rights conveyed with the lease in 2007 compared with 9 percent in 2004. Hunting and fishing rights were the most popular in the Southeast district with 10 percent of the leases.