

ALPINE LAKES GRAZING

Cattle Ranching has been a way of life in the Southwest for centuries. Alpine Lakes Ranch was a working cattle ranch for over a hundred years before the developer divided the ranch into four sectors of 35-acre parcels. The developer made an agreement with local ranchers and Archuleta County allowing cattle grazing to continue here. This agreement provides property owners who participate in the program Agricultural status on their property taxes.

Colorado is an “Open Range” state. Cattle are permitted to graze on public and unfenced private property. Therefore, if you don’t want cattle grazing on your property you must fence out at your own expense. Alpine Lakes Ranch Covenants allow for a property owner to fence out up to five acres around your personal residence, and still be eligible to participate in the Grazing program. Owners considering adding any additional fencing, should consult the County Assessor for guidelines and regulations, regarding agricultural tax status requirements.

Every property owner who wishes to participate in the grazing program must have a signed grazing lease on file with the Alpine Lakes Ranch Grazing Director. A current list of these properties is sent to the Archuleta County Assessor each year. Typically, a signed grazing lease is valid for three years unless a property is sold. A title change requires a new lease signed by the new owner. A copy must be sent to the Grazing Director and another copy sent to the County Assessor. The ALRPOA grazing contract will be renewed in 2023. The grazing committee will be sending out new leases for every property owner to sign. These leases will be valid for three years.

Grazing season begins on May 1st and ends on October 31st each year. Cattle are rotated through all four sections of the ranch for a duration of approximately six weeks per sector. The rotation schedule and number of cattle for each season is decided by the grazing committee with input from the ranchers, using science-based rangeland management data, water and grass availability etc. All property owners are notified in advance via email from the ALRPOA secretary when cattle will be on your section of the ranch. Please remember, moving a herd of cattle is a process that often takes several days to complete. Cattle can separate from the main herd and take longer to round up, so if you have been notified that the cattle have rotated off your section of the ranch and you see a few strays, please contact your grazing committee member listed on this website.

There are several national forest access gates throughout Alpine Lakes Ranch. The grazing committee has put signs on each of these gates stating they are to remain "CLOSED AT ALL TIMES". If you, or your guests use any of these gates, please obey this request. Lastly, there is a gate on your property that opens onto county road 359 it is your responsibility to keep the gate closed during grazing season. Cattle get out on 359 and it can be very dangerous. Please remember, the liability of an injured cow lies with the driver.