

Chance & Andie Adam

Hygiene, CO 80533

Straty-Cline Property Grazing Proposal

- 1. Please describe the operation you propose for this property. Include details regarding your proposed grazing management practices, vegetation / forage management and irrigation management practices. Please include practices that you currently employ, and management results from them, to conserve soil, water, and forage resources.**

Chance & Andie Adam, representatives of JP Ranches would like to submit the following proposal for leasing the Straty-Cline Property;

- Our main objective is to improve the properties forage quality, soil health, drought resistance and stocking rate by utilizing the existing irrigation system and implementing responsible rotational grazing of cattle. During the first year of the lease will be closely monitoring the effects of our activities on the properties conditions as we graze our cattle and irrigate pasture. Appropriate adjustments will be made alongside the guidance of the NRCS and OSMP Staff.
- Implement grazing of cattle at the suggested rate of 40 AUM for approximately 2 months to 11 weeks, with between 15-20 animal units. We will be monitoring the effects of grazing and irrigation on the east pasture while also rotating between the dry west pasture. There is a possibility of splitting the larger dry pasture with temporary fencing to create an additional pasture. We will look to the condition of the property to guide us to when we bring cattle in and remove them for appropriate rest periods, especially in relation to water availability and drought conditions.
- As mentioned above, duration will be carefully monitored and adjusted as conditions demand while allowing for necessary recovery of grasses/forage and observation of herd health. We commit to making field adjustments as needed.
- Implement an irrigation schedule for the east pasture while making sure we make good use of our water and making the most of the access to it to improve the pasture.
- We have utilized the same methods of careful observation, holistic grazing practices and adjustment of natural resources available weather working in Australia, or on our home ranches in Southeastern Colorado. We currently need local pasture to help support our program.

Leasing this land would allow our family and operation to supply local and sustainable meat to our community in Boulder County and surrounding communities. An equally important goal of ours is continuing outreach and education for individuals not having

access to agriculture. We have always made it a point to include young people and adults who do not have an agricultural background at our current horse training operation and when we help neighboring ranches. Time and time again we see the drastic change and improvement to people's lives by facilitating a connection to land, animals and conservation of our natural resources.

1. Please describe your agricultural background and any existing agricultural enterprise(s). Include general location information and the years of experience you have implementing the agricultural practices you have proposed.

JP Ranch, Inc was started on the plains of Southeastern Colorado in Ordway by Fletcher Pool in 1999, longtime rancher and resident, and was taken over by Jim, Holly, JW & Curt McCuiston and Chance Adam in 2008. As a small family corporation, the ranch has been profitable even through the drought years of 2002 and 2012. Firm business practices, hard work and dedication to stewardship of land and resources along with holistic management have made for a sustainable operation for future generations.

Chance Adam, my husband and partner in JP Ranch, and myself, Andie, make our home in Hygiene, CO where Chance has operated Chance Adam Colt Starting on Plateau Road for nearly seven years. We remain involved in JP Ranch by utilizing cattle for training horses and taking care of JP Ranch cattle while also starting our own herd. Boulder County and its unique mix of agriculture, conservation, the renewal of stewardship and support of local farms and ranches has become an unexpected home for our young family. Chance's family also owned and operated Adam Dairy in Longmont for nearly 60 years.

Chance and I have deep, diverse and varied experience in the agriculture industry which includes but is not limited to the following;

- We worked on a large cattle and horse ranch in NSW Australia in 2012-2013 where we were exposed to innovative practices in holistic management and low stress stock handling as well as a complex horse breeding farm.
- I worked on a cattle and cutting horse ranch in Carbondale, CO for three years that implemented conservation of wetlands ecosystems, hydraulic engineering, irrigation and intensive rotational grazing.
- While attending college in Oklahoma, Chance worked full time for multiple ranches, gaining invaluable knowledge in assessing herd health, doctoring wheat pasture cattle, approximately 3000 head each year, and processing and shipping yearlings.

3. Describe your proposed vegetation and soil sampling protocol or observations and how you will use this information to modify management practices.

We will be assessing forage volume/quality and adjusting the stocking rate as we gain insight and info. During a prolonged drought, we aim to manage the property with an eye towards a possible drought reserve and making sure we steward the land, forage and water accordingly. We have not used soil samples but welcome the insight the data would provide.

We foresee closely monitoring and comparing the irrigated pasture and grazing impacts verses the dry pasture and grazing impacts.

- 4. Describe how the City of Boulder agricultural land you are proposing to lease improves the viability of your existing agricultural operation or improves agricultural stewardship of your existing property(ies)?**

Also addressed above. Primarily this property would further allow us to expand our family operation and outreach in our local community.

- 5. Describe your ability to finance the implementation of your proposed operation. Include information regarding any necessary capital or operating loans that will be required. Please describe how and where you will market the products grown on the property.**

No financing would be necessary as cattle are owned by JP Ranch and capital exists to fund grazing lease. Beef is sold local and direct to consumer.

- 6. Please describe any kind(s) of infrastructure improvement(s) that you envision for the property.**

We will maintain and improve any and all infrastructure related to fencing, irrigation and will evaluate as needed.

- 7. Please list the machinery and equipment needs for your planned operation on the property and how you will meet those needs; e.g.: own, lease, borrow, hire custom, etc. Please only list or describe the machinery or equipment you will be using on the property; e.g.: seed drill, portable corrals, temporary fencing.**

We own and will need the following equipment; trucks, trailers, horses for working with cattle, fencing equipment/supplies, possible temp fencing etc.

- 8. Describe how you will meet the labor demands for the proposed operation. Are you involved in your agricultural enterprises on a full-time basis? If not, what percentage of your time is dedicated to agricultural pursuits?**

Chance and Andie Adam live in Hygiene operating Chance Adam Colt Starting in addition to helping neighbors and friends with their cattle as needed. As a family we will be devoted to the improvement and care of this property as well as our livestock. In addition, we have several employees and friends who live within a 20 minute circle who will help in any situation or work that is needed.

- 9. Please provide any information pertaining to your eligibility as a U.S. Department of Agriculture historically underserved producer.**

Though both Chance and I have been involved in agriculture in several capacities our whole lives, we have not had access to land to support our own operation. We are classified as beginning ranchers and the opportunity to lease land through OSMP would help us realize our goals of outreach, education and supplying local food to our community.

JP RANCH, INC.

10. What is your proposed per AUM bid for this property?

We propose \$16/ AUM for grazing pasture.

REFERENCES

Provide personal references that are familiar with your agricultural experience including the following, as possible. Please provide only names and contact information. Do not include reference letters as part of your submission.

- Two neighboring landowners to proposer's current operation;
- A landowner who leases or has agreed to allow proposer to use their land;
- A ditch rider, lateral captain or water commissioner who has worked with proposer on their current operation;
- A customer or buyer of proposer's current agricultural product;
- Any additional similar references that proposer believes would be helpful in evaluating the proposed operation;

Name	E-mail address and Phone Number	Relationship
Dwayne Cushman		Neighbor
Justin Story		Friend, work cattle
Nick Trainor		Friend, work cattle
Ray Bendele		Owner of horse barn

*Please note that bidders may be asked to provide financial reference(s) and information upon request.

PROPOSAL FORM- REQUIRED

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name including DBA	JP Ranches, Inc.
List Type of Organization (Corporation, Partnership, etc.)	corporation
Name and Title of Person Authorized to Contract with City of Boulder	Chance & Andie Adam
Name and Title of Person Submitting Bid	Andie Adam
Email Address for Person Submitting Bid	
Company Address	
Company Phone Number	
Company Website	
Company Fax Number	

By signing below I certify that:

I am authorized to bid on my company's behalf.

I am not currently an employee of City of Boulder.

None of my employees or agents is currently an employee of City of Boulder.

I am not related to any City of Boulder employee or Elected Official.

I am not a Public Employees' Retirement Association (PERA) retiree.



Signature of Person Authorized to Bid on Company's Behalf

3-16-21

Date

Note: If you cannot certify the above statements, please describe in a statement of explanation.