

John Galusha, Chairman  
Arica Andreatta, Commissioner  
Karl Sporleder, Commissioner



## HUERFANO COUNTY GOVERNMENT PROCUREMENT MEMORANDUM

**Date:** December 5, 2023  
**To:** Huerfano County Board of County Commissioners  
**From:** Carl Young, County Administrator  
**Re:** Huerfano County Solicitation #2023-09: Thorne Ranch Open Listing and ITB  
**Attachments:** ITB and Bids

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**Summary:** On October 18<sup>th</sup> Huerfano County released ITB 2023-09 offering for sale 1,214.58 acres of grazing land, commonly known as the Thorne Ranch, near the intersection of County Road 520 and CO-69. The County received two bids from one bidder and having reviewed the bids we request your approval to proceed to develop a contract with Macho Bravo, LLC for the entire 1,214.58 acres at a purchase price of \$1,250,000.

### **Requested Motion/Action:**

Motion to instruct the County Attorney and County Administrator to develop a contract to buy/sell with Macho Bravo, LLC for the Thorne Ranch at a purchase price of \$1,250,000.

**Background:** On October 18<sup>th</sup> the County offered for sale the property known as the Thorne Ranch, which generally lies south of Colorado State Highway 69 however two portions of the property for sale, one comprised of .05 acres and the other comprised on 3.06 acres are north of CO-69. The County is retaining the remaining portions of the Ranch along the Huerfano River and now refers to that portion as Badito Ranch on the River.

If you accept this award, the winning bidder will have to pay an earnest money deposit of 2% of the winning bid to the County Treasurer by close of business on December 8, 2023. We hope to present the contract to buy/sell for approval on December 12, 2023.

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Signature of the Chair

Approved

Approved with Changes

Denied