

Macho Bravo LLC
The Andorra Ranch

April 1, 2025

Mr. Carl Young
County Administrator
Huerfano County, CO

Cc: Mr. Jared Coulter

Re: Badito Ranch on the River Hunting Lease & Letter Agreement

Dear Mr. Young,

I hope this letter finds you well. I am writing you to offer to lease the exclusive hunting rights to the Badito Ranch on the River owned by Huerfano County. As you may recall, Macho Bravo LLC had tremendous interest in the combined agricultural and hunting lease during the 2023 RFP process as our letter indicated to you on December 9, 2023, during the RFP process. Unfortunately we did not get the original lease. However, we became aware that the hunting rights were now available for sublease. We are very interested in this hunting lease.

To help you understand our keen desire to obtain the hunting rights and our track record for maintenance and hunting management, Macho Bravo LLC currently owns approximately 6,000 deeded acres and approximately 1,400 leased acres for grazing with the state of Colorado and the BLM. Combined the current Andorra Ranch is approximately 7,400 acres which includes hunting, cattle operations and hay farming. These lands are either contiguous to or are located in very close proximity to the County lands under the proposed lease. The Andorra Ranch owns the deeded land directly south of the Badito Ranch on the River along State Highway 69 as well as the land directly north of the Badito Ranch on the River along County Road 616. The entire Andorra Ranch has been improved, invested in, and cared for to maximize its potential for beauty, agricultural operations, wildlife habitat, and hunting management.

In consideration of this hunting lease from Huerfano County, as Lessor, Macho Bravo LLC, as Lessee, proposes the following:

- \$5,000 per year for exclusive hunting rights for all legal game on the Badito Ranch on the River.
- The lease would be effective as of 3/1/2025.
- Macho Bravo LLC would have the right to automatically renew the hunting sublease each year for a period of four years concurrent with the existing five-year agricultural lease that is currently in its second year of the five-year term due to expire on 2/28/2028.
- Macho Bravo LLC would make a full lease payment within 5 business days of this mutually executed letter agreement for the current year; subsequently, Macho Bravo LLC will make a full lease payment by March 1st of each of the future lease years.
- Macho Bravo LLC is fully and adequately insured and would be required to maintain such insurance throughout the lease term.

- Macho Bravo LLC does and shall continue to comply with all of the game laws of the State of Colorado.

An easy, short-form hunting lease agreement can be provided if desired by the County or this letter agreement can suffice. We look forward to your response as we highly desire to add this hunting lease.

Thank you for your consideration,



Josh Stapp
Managing Member
Macho Bravo LLC
The Andorra Ranch
(214) 205-2386
andorrranch@gmail.com

Lessor: _____

Name: _____

Title: _____

Date _____