

Turkey Creek Ranch

Water Rights

Fact Sheet & Terminology

1. **Who monitors the San Miguel watershed?** Colorado Division of Water Resources' Water Division 4
2. **How big is the Turkey Creek pond?** Surface area of 1.5 acres
3. **How deep is the pond?** Approximately 18 feet
4. **Average depth of the pond?** Approximately 8.2 feet
5. **Is the Turkey Creek Ranch pond lined?** Yes
6. **What types of fish are in the pond?** Trout
7. **Does Turkey Creek run through the property?** Yes
8. **How much water does Turkey Creek Ranch have the rights to?** Turkey Creek Ranch is funneling water via Turkey Creek through the K/A Feeder Ditch and augmenting that use by owning 3.4 cubic feet per second of Wagner Ditch's Consumptive Use Credits.
9. **Where is the location of the K/A Feeder Ditch?** It is located below the Wagner Ditch headgate on the southeastern corner of the ranch.
10. **When did Turkey Creek Ranch obtain the water rights?** The water rights were conveyed when the property was purchased from the Telluride Ski & Golf Company in 1992. The water rights were perfected in 1996 when a Special Warranty Deed was recorded by Turkey Creek Ranch for the Wagner Ditch rights that were conveyed by the ski company. 3.6 acre-feet of 41.9 acre-feet (8.6%) of Wagner Ditch consumptive use credits (CUCs) were adjudicated. The Colorado Division of Water Resources issued a water decree on January 30, 1995 detailing the water rights and augmentation plan.
11. **When was the Wagner Ditch recognized?** The Wagner Ditch was given Priority 89 in 1916 from Montrose County. That equates to a diversion amount of 6.25cfs (cubic feet per second) with an appropriation date of 1899.
12. **Does the Wagner Ditch run through the property?** Yes
13. **How much water can be allocated for Turkey Creek Ranch from the pond?** 3.6 acre feet were ultimately allocated to Turkey Creek Ranch - 1.47 acre feet for 1 acre of irrigation annually

- 1.92 acre feet for evaporation of Turkey Creek pond

- 0.21 acre feet for Domestic Use

14. **Does the water right allow for stockwater? No. What water do horses drink?** Technically, horses are supposed to drink from the well water.
15. **Who owns the water rights on the property?** The water rights are shared between Turkey Creek Ranch and the adjacent owner (Double Star B).
16. **What is an Acre-Foot?** The volume of water sufficient to cover an acre of land to a depth of one foot.
17. **How many cubic feet per second are in an acre foot?** 1 cubic foot per second for 24 hours = 1.983 acre feet
18. **What is an Augmentation Plan?** It is essentially a way for junior appropriators to obtain water while protecting senior water rights from the depletions caused by the newer diversions. When a river call is made for more water, the stored waters are purchased.

The information contained in this document is from reliable sources but is not guaranteed to be completely accurate by either the brokers or the owner. Square footage and property sizes are not guaranteed to be completely accurate. It is recommended that any water rights are reviewed by legal counsel specializing in water rights. Some properties in the Telluride area may be in a flood plain, avalanche area, wetlands, and other specially designated zones or may have pre-existing conditions. This offering is subject to errors, omissions, and change of price or withdrawal without notice. Further investigation may be necessary.