



FROST RANCH SPORTSMEN CLUB



MEMBERSHIP OPPORTUNITY

BACKGROUND

In 2017, Frost Livestock Company launched a private sportsman's club—the Frost Ranch Sportsmen Club (FRSC)—for hunters interested in fowl, small game, and big game hunting on Frost Ranch. Frost Ranch is a 24,000-acre ranch thirty minutes from downtown Colorado Springs and twenty minutes from downtown Pueblo. The ranch lies east of I-25 and contains a mix of wetland and upland prairie habitat spanning the Fountain and Chico drainage basins. Two miles of Williams Creek and three miles of Fountain Creek course through the main section of the property, and exceptional waterfowl hunting exists on wetlands spanning the 1,000-acre area near the confluence of these two streams. Portions of Chico Creek also cross the property. In addition to waterfowl, there is an abundance of turkey, upland game bird, whitetail, mule deer, pronghorn, and small game hunting on the ranch, as well as fishing for large-mouth bass and carp.

Five residential structures exist on the ranch, the largest of which, the "Big House," serves as a clubhouse with overnight accommodations for FSRC members. This 6,500-square-foot adobe home with 6 bedrooms, 5 baths, and 5 fireplaces was designed and built by Wallace Frost, the architect who, among many notable achievements, designed actress Ellen DeGeneres's 1930's era home, which is the subject of her new book: *Home*. Cattle and sheep are raised on the ranch, which also grows organic produce and is a member of the Arkansas Valley Organic Growers Cooperative and the Colorado Farm and Art Market.

The sportsman's club was developed as a subsidiary ranch enterprise that seeks to achieve the following objectives:

- provide an exceptional, intimate experience for a limited number of hunters, their families, and their guests;
- advance a conservation ethos on the ranch, informing and shaping habitat and ranch improvement projects;
- manage game populations in concert with wildlife experts;
- work in concert with existing farm and ranch operations; and
- build meaningful, long-term relationships based on shared values.



OPPORTUNITY DESCRIPTION

To achieve these objectives, FRSC is being operated as a two-year pilot project during the 2017-2018 and 2018-2019 hunting seasons with a limited number of hunter-members to inform club development. The company is seeking up to twelve members for the 2019-2020 season. All 2017-2018 members reenrolled; new members are being accepted through an application process. Pilot project members receive unparalleled access to land and facilities for a base annual fee with no initiation fee; they get to participate in the shaping of a hunting club they and others will want to be a part of. Base fees and add-on costs are as follows:

Base Membership Fee: The base membership fee includes land, facilities, and sighting range access; waterfowl and small game hunting; and fishing.

Memberships Available	12
Membership cost:	\$5,000

Add-ons: Add-ons provide members with the ability to hunt big game and turkey for additional fees as follows:



1. Big Game:

- a. Buck Deer: The buck deer add-on provides a landowner voucher or personal draw option for buck deer (whitetail or mule).

Landowner Vouchers Available:	2
Cost:	\$3,000/ each
Personal Draw Option:	\$1,500/each

- b. Doe Deer: The doe deer add-on provides a landowner voucher or personal draw option for doe deer (whitetail or mule).

Landowner Vouchers Available:	3
Cost:	\$1,000/each
Personal Draw Option:	\$500/each

- c. Buck Antelope: The buck antelope add-on provides a landowner voucher or personal draw option for buck antelope.

Landowner Vouchers Available:	4
Cost:	\$850/each
Personal Draw Option:	\$650/each

- d. Doe Antelope: The doe antelope add-on provides a landowner voucher or personal draw option for doe antelope.

Landowner Vouchers Available:	5
Cost:	\$650/each
Personal Draw Option:	\$500/each

2. Turkey: The turkey add-on allows hunting for wild turkey during either the fall or spring seasons.

Available:	6
Cost:	\$175/each (over the counter option only)

A pilot project membership includes the following:

- The ability to hunt on the property August 25, 2019, through the end of spring turkey season in May, 2020.
- The ability to invite family and friends to join on hunts.¹
- Access to the Big House when hunting during this period.
- Three days of complimentary guiding services for each landowner voucher acquired.
- The ability to reserve the Big House for overnight stays with family and friends for blocks up to one week.²

FRSC recipients will be expected to:

- Work in concert with and in deference to the company, Frost family members, and grazing lessee(s).
- Obtain all necessary state hunting licenses and certifications, and abide by state game laws.
- Attend a seasonal orientation and wrap-up session in the fall and spring.
- Inform club development by providing input and feedback, individually and/or collectively, over the course of the hunting season, which will help shape:
 - Membership guidelines and rules.
 - Facilities improvements, development, and use.
 - Habitat/species management and quotas for sustainable yields.
 - Membership structure, membership selection processes, and club size.³
 - Fee structures.
 - Scheduling processes.

The ideal pilot project member will:

- Be a safe, responsible, and conscientious hunter—following established codes of conduct.
- Appreciate the working ranch heritage and intimacy of this multi-generational family setting.
- Carry themselves as they would in their own home, contributing to the care of the ranch by cleaning up after themselves, leaving the premises in a better condition than when they arrived, and promptly reporting any issues. The concept of the club is to provide exceptional access to land and facilities in a low-maintenance environment. Pilot members should be able to operate autonomously in such a setting.
- Respect the primary purpose of the club as one that serves hunters. Pilot membership will not confer the right to use the property for other personal or business purposes (i.e., recreational vehicle use, work functions, special events such as weddings, etc.)
- Enjoy camaraderie with other hunters, coordinate activities with club members as appropriate, and share communal spaces.
- Possess knowledge, skills, abilities, experiences, and personal/professional connections that will contribute to the development and operation of a great club. These may be hunting, education, business, or social-network related.
- Possess a deep appreciation for the natural world and a conservation ethos that will drive club development and good habitat management.

HOW TO PARTICIPATE

¹ Limitations for guest numbers have been established to ensure safe hunts and not disrupt the experience of other club members. Members will have seasonal quotas for each species to ensure sustainable yields, and species taken by a member's guests will contribute to that member's quota for the season.

² Blackout dates may be imposed by the company for special events and gatherings. During periods when the Big House is not accessible by pilot project members, other ranch facilities will be made accessible for day use. There will be no fees for overnight stays during the pilot project, but cleaning fees may be assessed at the end of each overnight stay.

Hunters interested in participating in the pilot project should submit a letter of interest (one to two pages is sufficient; no more than three pages, please) to:

Frost Ranch Sportsmen Club

Sam Frost, Club Manager

sam12frost@gmail.com

Letter's should include:

- An overview of your personal and professional background.
- A statement that describes your interest in this opportunity.
- A description of your hunting experience, including any experience with commercial hunting operations, hunting club memberships, owned hunting properties, etc.
- Species of interest. (Are there species that you are primarily, or exclusively, interested in hunting?)
- Membership add-on(s). (Which add-on(s) are you interested in? If any, please say so. If you have preferences, please list your preferences.)
- Experience (if any) with habitat conservation groups (e.g. Ducks Unlimited, Quail Forever, etc.).
- Experience (if any) with resource procurement for habitat improvement, game management, or conservation planning.
- Experience (if any) working with farmers, ranchers, and/or the agricultural community as a whole.
- Experience (if any) with new enterprise development that could benefit this endeavor.
- Anything else worth noting.

Questions about the opportunity and/or requests for an onsite property visit should be directed to Sam Frost (sam12frost@gmail.com; 719-930-0700). Letters of interest will be reviewed by ICS Consulting and Frost Livestock Company. Individuals will be invited to meet with company representatives prior to member selection. Potential members may be asked to provide additional information and/or professional/personal references. The terms of pilot membership advanced herein are subject to change.

