

HAGEMAN RANCH LLC TRESPASS LICENSE FOR HUNTING Revocable Hunting License Agreement

This Trespass License for Hunting (“Agreement”) is entered into this ____ day of _____, 2026, between Hageman Ranch LLC and the George W. Hageman Trust (“Lessor”) and _____ (“Lessee”).

IMPORTANT NOTICE – PROPERTY CURRENTLY FOR SALE

The Property subject to this Agreement is currently listed for sale. Lessee acknowledges that prospective purchasers, real estate agents, brokers, inspectors, surveyors, and other persons involved in marketing or selling the Property may enter the Property at any time.

Lessee agrees not to interfere with or hinder any showing or inspection of the Property.

This Agreement grants only a temporary and revocable license to trespass for hunting purposes and DOES NOT create any leasehold or other interest in real property.

1. TERM

The hunting license shall be valid for ____ days beginning _____ and ending _____.

2. AUTHORIZED HUNTERS

Only the Lessee and guests listed in Appendix A may hunt on the Property.

Lessee and each guest must possess valid Colorado hunting licenses, big game tags (if applicable), and all required permits from Colorado Parks and Wildlife (CPW). Lessee is responsible for verifying compliance and ensuring all participants follow current CPW rules, bag limits, seasons, and safety regulations. Violation of any hunting law or regulation constitutes grounds for immediate termination.

3. PAYMENT TERMS

Total License Fee: _____ USD

_____ 20% Due now,

_____ 80% Due on _____

Deposit:

Twenty percent (20%) of the total fee is due upon signing this Agreement to reserve the hunting dates.

Balance: The remaining eighty percent (80%) must be paid no later than fourteen (14) days before the start of the hunting period.

4. PROPERTY SALE TERMINATION OR SUSPENSION

Lessee acknowledges the Property is actively listed for sale and may be sold during the hunting season.

Lessor may suspend or terminate this Agreement upon verbal or written notice to Lessee when reasonably necessary to facilitate showings, inspections, negotiations, surveys, ranch operations, or sale of the Property.

Lessor may temporarily suspend hunting activity for such time as reasonably necessary to facilitate sale-related activities or ranch operations.

This Agreement automatically terminates upon transfer of title or closing of any sale of the Property. This Agreement shall not bind any future purchaser of the Property.

5. REFUND OR CREDIT POLICY

If this Agreement is terminated or suspended due to sale-related activities, the Lessor may provide a prorated refund or credit at Lessor's sole discretion calculated as:

$(\text{remaining hunting days} \div \text{total hunting days}) \times \text{total license fee paid}$.

No refund or credit is due for terminations under Section 12 (violations).

6. REALTOR AND LESSOR ACCESS

Lessor and Lessor's real estate agents, brokers, representatives, inspectors, and prospective purchasers may access and show the Property at any time without restriction.

Lessee agrees to:

- Not interfere with showings.
- Temporarily suspend hunting activity in the immediate area when requested for safety.
- Cooperate fully with access requests.

Lessor retains the unrestricted right to access the Property at any time for ranch operations, livestock management, maintenance, or property showings.

7. NON-EXCLUSIVE LICENSE

This Agreement does not grant exclusive hunting rights to the Lessee.

8. PROPERTY CARE

Lessee shall not damage fences, gates, roads, livestock facilities, irrigation, or ranch equipment. Any damage must be repaired or paid for by the Lessee at Lessor's reasonable cost.

Lessee shall not interfere with ranch operations including livestock management, fencing, irrigation systems, equipment use, or other agricultural activities.

9. VEHICLE USE

Vehicles must remain on established ranch roads unless retrieving down game or as otherwise authorized in writing by the Lessor.

10. FIRE PREVENTION

Open fires are prohibited except with written permission from the Lessor. Lessee must comply with all fire restrictions issued by local authorities.

11. INDEMNIFICATION AND RELEASE

Lessee assumes all risks associated with hunting and related activities on the Property including terrain, wildlife, firearms, weather, and hunter conduct.

Lessee releases, waives, and agrees to indemnify, defend, and hold harmless Lessor and its members, trustees, agents, and employees from any claims, damages, losses, liabilities, or expenses (including attorney fees) arising from Lessee's or guests' use of the Property.

Lessee acknowledges the Property is agricultural land and Lessor is entitled to the protections of Colorado recreational land use statutes.

12. TERMINATION FOR VIOLATION

Lessor may immediately terminate this Agreement without refund if Lessee or any guest:

- Violates ranch rules
- Damages property
- Interferes with showings or property access
- Violates hunting laws or CPW regulations
- Interferes with ranch operations

Termination may be verbal in urgent circumstances.

13. NON-RECORDING

This Agreement shall not be recorded in any public land records. Any attempt to record it shall be void.

14. NATURE OF AGREEMENT

This Agreement is a revocable hunting license only and does not create:

- a lease
- a tenancy
- any interest in real property

15. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of Colorado. Any disputes shall be resolved in the state or federal courts located in Routt County, Colorado. The prevailing party shall be entitled to recover reasonable attorney fees and costs.

16. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties regarding hunting access to the Property and supersedes any prior discussions or agreements.

17. ACKNOWLEDGMENT

Lessee acknowledges that the Property is currently listed for sale and that this Agreement may be terminated or suspended if the Property sells or for sale-related activities.

SIGNATURES

Lessor:
George W. Hageman
Hageman Ranch LLC / George W. Hageman Trust

Signature: _____ Date: _____

Lessee Signature: _____ Date: _____

Printed Name: _____

Phone: _____

Email: _____

Driver License: _____

APPENDIX A – AUTHORIZED GUESTS

Guest 1: _____ Phone _____
Driver License: _____
Street: _____
City: _____
State: _____ Zip: _____

Guest 2: _____ Phone _____
Driver License: _____
Street: _____
City: _____
State: _____ Zip: _____

Guest 3: _____ Phone _____
Driver License: _____
Street: _____
City: _____
State: _____ Zip: _____