

John R. Heronimus

SHAREHOLDER

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John Heronimus helps clients structure and negotiate transactions involving real estate and natural resource assets. He enjoys working through complex deals, analyzing difficult problems, and negotiating solutions to those problems for clients. Resolving the inherent conflicts between surface owners and mineral owners in western real estate transactions are of particular interest to John. His knowledge and experience has enabled him to work with clients from many different industries, including:

- Real estate developers
- Oil & gas exploration and production companies
- Mining exploration, development and production companies
- Farmers, ranchers and agricultural investors
- Renewable energy developers

John routinely works with real estate development clients in all aspects of their transformation of raw land assets into lots to be sold to home builders. He has extensive experience with the purchase and sale of large ranch properties and associated assets like livestock and governmental grazing permits.

John is skilled at representing mining clients in the acquisition, development, maintenance and disposition of locatable minerals found in patented and unpatented mining claims. In addition to his transactional practice, John enjoys drafting drilling, division order and acquisition title opinions for oil & gas and mining clients. His experience reviewing the historic chain of title documents from the inception of title to present provides a depth of mineral and real estate knowledge that significantly enhances the advice he is able to give to all real estate clients.

John looks forward to getting to know each client so that he can better serve their needs. He firmly believes that every client and transaction is unique. John listens to what the client is trying to accomplish, and then helps them plot a course towards achieving their goals.

Education

- The University of Iowa College of Law (J.D., 1997)

Capabilities

- Energy
- Renewable Energy Project Development
- Real Estate Development
- Real Estate
- Real Estate Transactions
- Residential & Multifamily
- Energy Transactions

- Iowa Law Review, Associate Editor
- Iowa State University (B.B.A., *with distinction*, 1993)
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Bar Admissions

- Colorado, 1997

Memberships

- Colorado Bar Association
- Denver Association of Oil & Gas Title Lawyers
- Denver Bar Association
- Rocky Mountain Mineral Law Foundation

Recognition

- Ranked in *Chambers USA: America's Leading Lawyers for Business*, Real Estate, Colorado, 2023-2025
- Selected for inclusion in *Best Lawyers in America*® for Real Estate Law, 2013-2026
- AV Preeminent Peer Review by *Martindale-Hubbell*
 - Rated in Real Estate, Natural Resources, and Business Law
- Named "Rising Star" by *Law & Politics* and the publishers of *5280 Magazine*, 2009-2010

Matters

- Representation of real estate developer in acquisition of 800 acre project, development into master-planned golf course community, and ultimate sale of lots to home builder.
- Representation of real estate developer in the acquisition, continued development and ultimate sale of 490 residential lot project to home builder.
- Representation of real estate developer in acquisition of 490 acre project in Larimer County and ongoing development of master-planned community.
- Representation of real estate developer in acquisition of 380 acre master-planned community and ongoing development and sale of lots to homebuilders.
- Representation of client in \$23.5 million acquisition of a 28,190 acre working cattle ranch consisting of approximately 2,392 deeded acres combined with a 25,798 acre forest service permit in Ouray County, Colorado, together with associated water rights. Improvements included 8,079 square foot main house, 4,912 square foot pool house, 3,865 square foot mountain lodge and multiple other residences and outbuildings.
- Representation of client in \$32.5 million acquisition of 4,844 acres of irrigated farm land in Yuma, Phillips and Sedgwick Counties, Colorado, together with associated water rights.
- Representation of client in \$34.45 million acquisition and combination of two adjacent ranches into 14,180 acre working cattle ranch in Grand and Jackson Counties, Colorado, together with adjacent BLM and forest service grazing permits and associated water rights.
- Representation of client in \$8.735 million sale of 4,160 acre working cattle ranch in Huerfano County, Colorado, together with associated water rights and mineral rights.

- Representation of client in the sale of a gold mine in Ouray County, Colorado consisting of 23 patented claims, 35 unpatented claims and associated permits and improvements.
- Representation of coal company in \$7 million acquisition of 2,500 acre ranch adjacent to existing operation in Moffat County, Colorado for mine expansion purposes.
- Representation of mineral exploration and production company in multiple transactions involving the exploration for and development of rare earth element prospects throughout the United States.
- Representation of a wind developer in the financing of a 400.5 MW wind project in Colorado with approximately 267 individual wind turbines and a 78 mile long 230 kV transmission line.
- Representation of a wind developer in the \$368 million financing of a 400 MW wind project in Colorado with approximately 250 individual wind turbines and a 44 mile long 345 kV transmission line.
- Representation of a wind developer in the \$390 million financing of a 249.4 MW wind project in Colorado with approximately 145 individual wind turbines and a 29 mile long 230 kV transmission line.