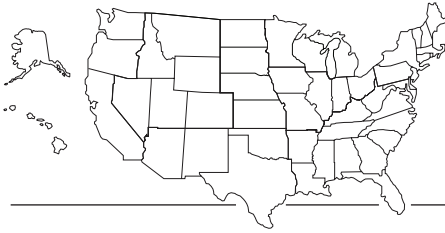


The LandReport

A Monthly Report for
The American Landowner



Newsletter

JULY 2012 • LANDREPORT.COM



Dear American Landowner:

Given the parched conditions currently plaguing much of the country, is it any surprise that our feature article in the summer issue of *The Land Report* on Water as the Driving Force of All Nature has been among the most popular at [Land Report.com](http://LandReport.com)? Kudos to Corinne Garcia for her excellent profile of Mike Sprague's Montana-based **Trout Headwaters**, which offers insights on the many ways to improve the waters on your land regardless of your locale or your budget. I encourage you to read Corinne's excellent story with your property (or properties) in mind.



At *The Land Report*, we're committed to monitoring the drought – and the wildfires and the many other issues that affect landowners – as well as reporting the stories of those who are developing innovative ways enhance the many resources on your property.

All the Best!

Eric O'Keefe, Editor & Broker

P.S. I invite you to subscribe to **The Land Report** [HERE](#).

LAND REPORT TOP TEN AMERICA'S LEADING INVESTMENT QUALITY RURAL LAND LISTINGS

- 1. Broken O Ranch (Montana):**
\$132.5 million
- 2. Walton Ranch:**
\$100 million
- 3. Broken O Ranch (Texas):**
\$81 million
- 4. Rancho Dos Pueblos:**
\$79 million
- 5. Dillingham Ranch:**
\$65 million
- 5. Sagg Pond Estate:**
\$65 million
- 7. Big Creek Ranch:**
\$59.9 million
- 8. Swain's Neck:**
\$59 million
- 9. Hana Ranch:**
\$55 million
- 10. Rockpile Ranch:**
\$54.5 million

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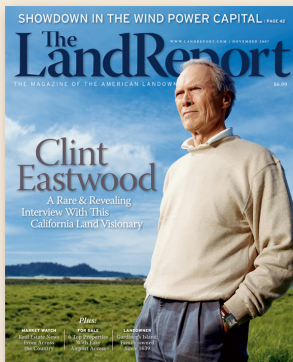
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PACIFIC

SUPREME COURT

EPA Regulation

FOREST ROADS WIND THEIR WAY TO SUPREME COURT.

In 2011, the Ninth Circuit ruled that the EPA should regulate forest roads. Critics of this ruling argued that imposition of a new regulatory regime was unnecessary: management of forest roads under state regulation and Best Management Practices were both sufficient and successful. Last month, the Supreme Court announced that it will hear appeals of two cases pertaining to this new policy. The high court's decision will have a dramatic impact on the management of hundreds of thousands of miles of forest roads, including those owned by private landowners.



WEST

SALE

Rocky Mountain Guest Ranch

STAPP LAKES SELLS FOR \$10.5 MILLION.

Set on 328 acres, Colorado's first guest ranch sits 25 miles west of Boulder and features eight lakes, countless streams, and numerous structural improvements, ranging from cabins to lodges. Homesteaded by the Stapp family in 1893, the guest ranch was listed by Bill Fandel of Peaks Real Estate Sotheby's International Realty.

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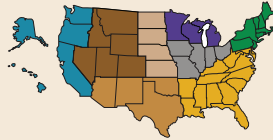
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CONGRESS



UNITED STATES

1,000-PAGE FARM BILL GOES FROM COMMITTEE TO HOUSE. Or does it? That's the question that farmers, investors, and Congressional staffers are now asking. No matter how toxic the atmosphere in Washington, a couple of pieces of legislation always enjoy greased skids. The Defense Authorization Act seems like a safe bet. So was the twice a decade, mega-billion-dollar farm bill. Not any more. Speaker Boehner must bring order to warring elements of his own caucus: moderates Republicans versus Tea Party conservatives as well as Members who represent corn, wheat, or soybean growers versus those whose districts include peanuts, rice, and cotton. Read more [HERE](#).



WEST

AUCTION

Wyoming Ranchland

60,000+ ACRE Y CROSS RANCH ON THE BLOCK. Located between Laramie and Cheyenne, the Y Cross features 50,000+ deeded acres and 10,000+ state and Forest Service leases. The ranch was donated to Colorado State University Research Foundation and the University of Wyoming

Foundation; the two will share proceeds from the sale. The ranch's cow/calf operation runs 650 to 850 pairs annually. Wildlife includes elk, mule deer, black bear, moose, and mountain lion. Sale of the ranch, which includes all real estate, improvements, and valuable water rights, will be conducted through a sealed bid auction overseen by Ron Morris of Ranch Marketing Associates.



GREAT PLAINS

BALLOT BOX

Property Taxes

NORTH DAKOTA REJECTS PROPERTY TAX ABOLITION. To its constitution that would have made it the first state to abolish property taxes. Angered by unfair tax exemptions and rising assessments, proponents of the initiative said that current tax policy conflicted with the basic concept

of property ownership. A coalition of groups, including business leaders and public workers, argued the abolition would lead to a precipitous rise in other taxes as well as an end to decision-making by local city councils and county boards.

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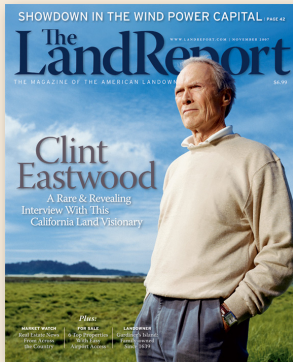
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MIDWEST

DROUGHT

Commodities
USDA REVISES CROP ESTIMATES. This summer's devastating drought has led the Department of Agriculture to slash its forecast for corn production from a would-be record 14.79 billion bushels down to 12.97 billion bushels, falling short of the all-time high of 13.09 billion bushels from 2009. The reduction reflects a 12% decrease from 166 to 146 bushels per acre. The USDA also downgraded its forecast for this year's soybean crop by approximately 5%. Read more [HERE](#).



NORTHEAST

FOR SALE

Long Island Waterfront
EMPIRE STATE RECORD? The 33-acre Sagaponack estate of former Goldman Sachs executive Robert Hurst features an eight-bedroom, 11,000-square-foot home, 1,500 feet of Sagg Pond frontage, and breathtaking ocean views. But the asking price is not for the faint of heart. Listed by Debbie Loeffler of the Corcoran Group for \$65 million, it would top New York's existing sales record of \$60 million for a single-family residence, which was set by an eight-acre oceanfront estate in nearby Southampton in 2008.



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