

# The LandReport

A Monthly Report for  
The American Landowner



# Newsletter

APRIL 2014 • LANDREPORT.COM



## My Fellow Americans:

So pleased to share with you a brief update on the ULI Large Landowners Forum, which was held in conjunction with the ULI Spring Meeting in Vancouver just a few weeks ago.



The Forum was designed to explore key issues impacting the ownership and management interests of large private and public land-holding institutions and individuals. Among the topics broached during the daylong event were conservation and preservation interests, tax considerations, ownership structures, infrastructure strategies, and legislative oversight and compliance, especially in relation to the Clean Water and Endangered Species Acts.

Kudos to Greg Vogel of [Land Advisors Organization](#) and ULI's Jessica Waymouth for spearheading this great event. The turnout was strong, the content informative, and the programming impeccable. Look for more in-depth coverage of the ULI Large Landowners Forum in the summer issue of the Magazine of the American Landowner, which goes on sale June 15.

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. Copper Beech Farm – SOLD!**  
\$130 million
- 2. Pumpkin Key**  
\$110 million
- 3. Homer's Pond**  
\$108 million
- 4. Y.O. Ranch**  
\$85 million
- 5. Broken O Ranch**  
\$81 million
- 6. Crazy French Ranch**  
\$79 million
- 7. Walton Ranch**  
\$68.7 million
- 9. Four Peaks Ranch**  
\$65 million
- 9. Rancho Dos Pueblos**  
\$65 million
- 10. IX Ranch**  
\$64.5 million

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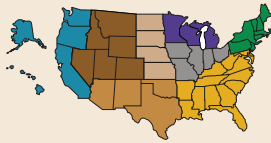
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## PROPERTY RIGHTS



### UNITED STATES

#### SUPREME COURT SIDES WITH LANDOWNER IN RAILS-TO-TRAILS CASE.

Throughout the 19th century, Congress would spur track expansion by granting tracts of land and other property rights to private railroad operators. These days, however, more tracks are getting torn up than put down. In many instances, this causes certain property rights to revert back to original owners. At least that's how it's supposed to happen, according to a landmark Supreme Court decision in March that focused on rails-to-trails projects. One justice wrote that Congress "granted an easement and nothing more" – meaning that without an operating rail system there are no lingering right-of-ways for recreational trails. Although the ruling centered on a case in Wyoming's Medicine Bow National Forest, its impact will be felt in dozens of states with ongoing cases where owners are challenging rails-to-trails projects. Read more [HERE](#).



### NORTHEAST

#### SALE

#### Connecticut Estate

##### COPPER BEECH FARM SELLS FOR \$120 MILLION.

This landmark Connecticut estate dates back to the 1890s when it was owned by the Lauder Greenway family of Carnegie Steel fame. The 50-acre waterfront property boasts a staggering 4,000 feet of Long Island Sound frontage, two private islands, and countless sumptuous improvements. The seller was John Rudey of U.S. Timberlands Services Company. Buyer details are still under wraps, but according to the clerk's office at the Town of Greenwich the new owner registered as Conservation Institute, LLC. Read more [HERE](#).



### SOUTHWEST

#### SALE

#### New Mexico Cattle Ranch

##### DODGERS CO-OWNER BOBBY PATTON BUYS YORK RANCH.

At more than 173,000 acres, the York Ranch features 35,236 acres of deeded land, 134,800 acres of BLM land, and a 3,200-acre State of New Mexico lease. The ranch sold in February to Double H Holdings LLC, an entity controlled by Patton. In 2012, Patton was one of six partners who bought the L.A. Dodgers for \$2.15 billion. York Ranch was listed with Jeff Buerger of Hall and Hall for \$10.944 million. The final selling price was not immediately available. According to the Hall and Hall website, York Ranch is allocated 14 big-game tags and includes "46 individually fenced pastures interspersed by 50 wind and solar livestock wells." Read more [HERE](#).

## TUSCARORA RANCH

Blowing Rock, NC

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with Waterfalls - will divide.

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Blowing Rock, NC

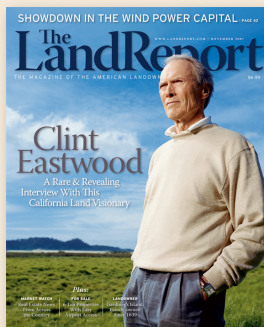
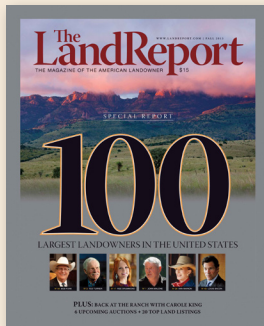
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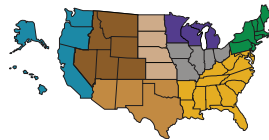
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## Commodities

### BEEF PRICES JUMP 25% IN FIRST QUARTER.

Record production costs, the smallest national herd in half a century, increased demand from China and Japan – whatever the reason, the price of U.S. beef has skyrocketed to its highest level in almost three decades.

February's \$5.28 per-pound price is the highest since 1987, and it is expected to remain elevated for several months. The spike comes amid growing demand for beef exports to Asia, and it worsens the financial risks for some U.S. farmers who are struggling to recover from record drought. Read more [HERE](#).



SOUTH

JUDICIARY

## Water Policy

### DECISION IN EVERGLADES CASE.

In March, U.S. District Judge Kenneth M. Karas of New York ruled that pumping water out of Florida's Lake Okeechobee to irrigate farms and then pumping nutrient-laden water back into the lake violates the Clean Water Act. Groups such as

Earthjustice and the Florida Wildlife Federation filed the lawsuit in 2002 saying the South Florida Water Management District was not conforming to federal policy. The case ended up in New York after several lower court opinions and appeals. The water district may appeal the ruling. Lake Okeechobee is the source of drinking water for millions of Floridians. Read more [HERE](#).

## REAL ESTATE AUCTION

BIDS DUE: MAY 2

### 420 Acre Luxury Ranch

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