

# The LandReport

*A Monthly Report for the  
American Landowner*



# Newsletter

APRIL 2016 • LANDREPORT.COM



## ALCOA BRINGS SANDOW LAKES RANCH TO MARKET

**A sea of water rights is the highlight of this 34,777-acre Central Texas sanctuary.**

In 1998, Alcoa's Sandow Mine reclamation project earned the inaugural Best of the Best Award from the U.S. Office of Surface Mining Reclamation and Enforcement. The project also received the 2001–2002 Lone Star Land Steward Award from Texas Parks and Wildlife and the Private Lands Advisory Board. Now this award-winning ranch is being brought to market by Bernard Uechtritz, international real estate advisor for Briggs Freeman Sotheby's



International Real Estate and founder of International Icon Properties ([www.Icon.Global](http://www.Icon.Global)). The ranch's 14 lakes cover 1,960 surface acres and contain 48,379 acre-feet of water. Another 44,000 acre-feet of ground water is currently permitted from the Simsboro Aquifer, and an additional 14,000 acre-feet of water can also be permitted out of the Simsboro, which brings the groundwater total to 58,000 acre-feet. If that weren't enough, yet another source flows right through the ranch. Sandow Lakes Ranch has 1952 diversionary rights from the Little River that include another 18,000 acre-feet. All told, this ranch controls more than 120,000 acre-feet of water just 35 miles from Austin, 70 miles from Waco, and 100 miles from San Antonio and Houston. Read more [HERE](#).

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## US SENATE



### SOUTHWEST

#### EPA CHIEF SUBPOENAED OVER COLORADO SPILL.

Senators John Barrasso and Jon Tester of the Senate Committee on Indian Affairs have authorized a subpoena to EPA Administrator Gina McCarthy or Assistant Administrator Mathy Stanislaus to testify at an oversight field hearing on “Examining EPA’s Unacceptable Response to Indian Tribes.” The hearing, which will be on April 22 in Phoenix, will focus on the Gold King Mine, where the EPA spilled 3 million gallons of toxic wastewater into a tributary of the Animas River upstream from tribal lands. “I am troubled ... that the EPA would disregard such failures and attempt to avoid the responsibility by refusing to appear before the committee and answer questions,” Senator Barrasso said. “This sort of behavior is unbecoming of any federal official and won’t be tolerated. Read more [HERE](#).



### NORTHEAST

## INVESTING

## FARMLAND

### EIGHTH ANNUAL GLOBAL AGINVESTING CONFERENCE SLATED FOR APRIL 25 – 28 IN NYC.

The eighth edition of this leading agriculture investment conference offers a comprehensive

overview of agriculture investment opportunities across all major global production regions. More than 700 investors, farm and fund managers, and industry executives will be in attendance as will representatives of *The Land Report*. Concurrent track sessions will highlight the surrounding themes of ag venture capital and agricultural technology, permanent crops, timber, cannabis, and protein plays in livestock and dairy. Global AgInvesting is committed to building the community of like-minded investors, managers, industry professionals, government representatives, and service providers who see agriculture and its surrounding themes as the most compelling investment sector of the next decade.

Read more [HERE](#).

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## SOUTHWEST

### FOR SALE

## NEW MEXICO CATTLE RANCH

### 74,000-ACRE ALAMO RANCH COMES

**TO MARKET.** Hall and Hall has listed the King Brothers' Alamo Ranch for \$33 million.

The working cattle ranch, which is located

in Sandoval County northwest of Albuquerque, borders Zia Pueblo to the north and Laguna Pueblo to the west and south. Rio Puerco, a tributary of the Rio Grande, marks the ranch's western boundary. One of New Mexico's fastest-growing cities, Rio Rancho, is minutes from the southeast property line. The Alamo Ranch was purchased in 1961 by former Gov. Bruce King and his brothers. It encompasses 60,000 deeded acres and 14,000 leased acres and consists of rolling grassy hills, sandstone bluffs, canyons, and mesas. The ranch is located in Game Management Unit 9, which is known for trophy-size elk with Boone and Crockett scores in the high 300s. Other wildlife includes mule deer, pronghorn antelope, quail, Barbary sheep, and mountain lions. "I think the family just feels it's a good time to sell, given the ranch market," Hall and Hall's Jeff Buerger told the *Rio Rancho Observer*. Read more [HERE](#).

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SOUTH

FOR SALE

## FLORIDA CATTLE RANCH

### SOUTHERN CATTLE COMPANY LISTS FOR \$55 MILLION.

After 24 years of ownership, John Downs is selling his ranch and its nationally known herd of Angus,

Brangus, Charolais, Brahman, and Beefmaster. This turnkey Northern Florida cattle operation includes 3,300 head of cattle, an estimated 1,700 calves, 90 cutting horses, frozen embryos, and semen inventory. The ranch's 13,924 acres include 8,991 deeded and 4,933 leased. Approximately 1,129 acres are planted in loblolly pine with a timber value ranging from \$1,500 to \$3,000 per acre. In addition to two springs and a 170-acre lake, the ranch has 39 wells and 19 center pivots. It also enjoys more than a mile of frontage on the Chipola River. "Southern Cattle Company could just as well be named Southern Ag Company. The soil quality here is as strong as farm ground in the South," says listing broker Jon Kohler of Jon Kohler & Associates. Read more [HERE](#).

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**SOUTHWEST**

**FOR SALE**

## TEXAS HILL COUNTRY ESTATE

### JOHN PAUL DEJORIA LISTS DRIPPING SPRINGS ESTATE FOR \$7.495 MILLION.

The Austin-based entrepreneur best known for products such as the Paul Mitchell hair

care line and Patrón tequilas is downsizing his Texas holdings by selling Patrón de Paz, his 96-acre estate located less than a half hour west of Austin. The property includes a 7,540-square-foot main residence built in 1999 and crafted with Hill Country limestone, wooden beams, and hardwood floors. Additional structures on the property include a 2,700-square-foot underground shelter and two barns with guest residences. In addition to 2,600 feet of frontage on Fitzhugh Creek, Patrón de Paz includes a fully stocked pond, a pecan orchard, and more than 100 exotics. Horizon Realty's Gregg Sellers shares the listing with Dave Murray of DMTX Realty. According to Murray, DeJoria has another residence in Austin and decided it was time to part with the ranch. Read more [HERE](#).

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