

# The LandReport Newsletter

LANDREPORT.COM

A Monthly Report for the American Landowner

April 2022



**FIELD**  
*notes*



**T**EXAS IS KING. Our [2022 Texas Special Issue](#) features the artwork of Noe Perez, a Falfurrias native who continues a distinguished tradition of heralded artists who have journeyed to South Texas and celebrated Richard King's 825,000-acre *rancho*. His multiyear endeavor got its start with an original painting to mark the centennial of the current Main House and ultimately morphed into a much lauded exhibition at San Antonio's Witte Museum and a critically acclaimed book featuring 65 paintings and studies created by Perez titled *King Ranch: A Legacy in Art* (Texas A&M University Press).

Other stories in our Texas Special Issue include a first look at Conservation Equity Management, an innovative platform for investing in land created by Kyle Bass and

Terry Anderson; Desert Door Sotol, an award-winning craft distillery that seeks to keep West Texas wild; an in-depth look at Bubba Wood, one of the greatest wingshooters ever to shoulder an over/under; and the inspiring story of the return of the legendary XIT Ranch to the Texas Panhandle. Read more [HERE](#).

National and regional news stories follow.

ERIC O'KEEFE  
[editor@landreport.com](mailto:editor@landreport.com)

P.S. If you enjoy our newsletter, please forward it to a friend or colleague. They can sign up [HERE](#).

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DEFENSE DEPARTMENT



SOUTHWEST

### TURNER RANCHES ADDS CONSERVATION EASEMENT TO ARMENDARIS RANCH.

The deal protects the habitat for around a million bats making their home on the 315,000 acres that perennial Land Report 100er Ted Turner owns in Southern New Mexico. Per the Land Conservancy, Armendaris Ranch, which sprawls nearly 363,000 acres across Sierra and Sorocco counties and is poised alongside the Rio Grande River, hosts more than 500 vertebrate species, many of which have earned spots on federal and state protection lists. The Jornada cave system, which was formed from solidified lava that fused together in a massive arch, is a longstanding habitat for many bat species. During migration season, populations surge to as many as eight million of the winged mammals. Read more [HERE](#).



SOUTH

SALE

### Timberland

#### WEYERHAEUSER TO ACQUIRE 80,800 ACRES IN THE CAROLINAS FOR \$265 MILLION.

The timberland giant acquired the highly productive timberlands from a fund managed by Campbell Global. “These

Carolina timberlands are strategically located, well-integrated with our existing operations, and offer very attractive timberland attributes, and they will provide strong cash flows for our Southern Timberlands businesses,” says Devin Stockfish, Weyerhaeuser’s president and CEO. The purchase, which is set to close in the second quarter of 2022, also bolsters the company’s presence in the Carolinas to more than 900,000 acres which they own or manage, along with four mills, a distribution center, and tree center. Between the two states, Weyerhaeuser will employ 700 people. As one of the world’s largest private owners of timberlands, Weyerhaeuser today maintains 11 million acres of timberlands in the US while also ranking as one of the largest wood products manufacturers in North America. Read more [HERE](#).

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### Timberland

#### JOINT VENTURE PURCHASES 52,000 ACRES OF NEW YORK TIMBERLAND.

This represents the first purchase for Bluesource Sustainable Forests Company, which was formed in October 2021 from a partnership with Bluesource and Oak Hill Advisors, which backed the venture with a \$500 million commitment. As a corporate climate advisor, Bluesource develops high-quality environmental projects like renewable natural gas and offset origination. The Adirondack forestland adds to the nearly 80 American forest carbon projects covering more than 3 million acres under management by Bluesource in partnership with landowners. “Forests with an abundant carbon resource and high-value forest products can be challenging to manage solely for one resource or the other,” says Jamie Houston, president of BSFC. “We believe we can unlock substantial value by managing these complicated assets in a thoughtful and sustainable manner for carbon, while selectively managing the timber for the long-term health of the forest.” Read more [HERE](#).

**DSC**  
**2023**  
**Convention & Sporting Expo**

**Please mark your calendars!**

**January 5 - 8**

**Kay Bailey Hutchison Convention Center Dallas and Omni Dallas Hotel**

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JANUARY 5-8

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PACIFIC



## Oregon Ranchland

### THE WILDLANDS CONSERVANCY PURCHASES OREGON'S CHERRY CREEK RANCH.

Renamed Enchanted Rocks Preserve, the \$16.5 million deal represents the nonprofit's first purchase in the Beaver State.

Executive Director Frazier Haney says the group became interested in the ranch because the land, located in the north, has “strikingly beautiful scenery” in addition to wildlife such as Rocky Mountain Elk and bald eagles. Recreational possibilities abound on the National Wild and John Day Rivers. TWC partnered with the Center for Biological Diversity, which provided funding and ongoing support. The groups have classified Enchanted Rocks as a “climate preserve,” in part because future land-management and financial decisions will be geared toward fostering resilience in terms of climate change while also maximizing carbon sequestration. Founded in the US in 1951, the Nature Conservancy currently impacts conservation in 76 countries and territories and has protected more than 125 million acres of land. Read more [HERE](#).

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PACIFIC

**FOR SALE**

### Santa Ynez Ranch

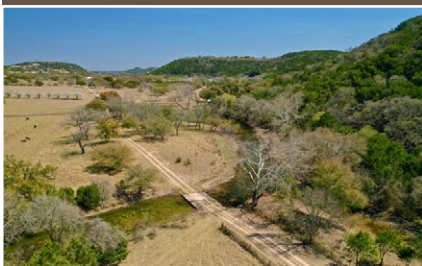
#### FOXEN CREEK RANCH COMES TO MARKET FOR \$9.9 MILLION.

Owned by the Jackson Family Wine Company, the ranch stretches across 574 acres in a picturesque valley surrounded by large ranches still owned

by some of the region's founding families. The 4,266-square-foot main residence boasts sublime views of the San Rafael Mountains, grasslands, and property studded by ancient oaks. The property also features a detached guesthouse and a traditional manager's residence. The Santa Maria vineyard region, poised at the northern perimeter of Santa Barbara County amid California's Central Coast, is home to Cambria, Byron, and Nelson wineries. Jackson Family Wines chairman and proprietor Barbara Banke co-founded the wineries with her late husband, Jess Jackson. Today the company owns nearly two-dozen premium wineries across Sonoma, Napa, Monterey, Santa Barbara, and Mendocino Counties as well as properties in Oregon, France, Italy, Chile, and Australia. Read more [HERE](#).

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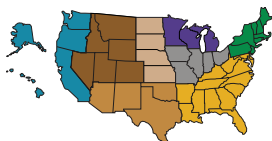
**2021 SALES STATS**

**\$1,366,164**  
**IN**  
**SALES**  
**A DAY**

**528**  
**ACRES**  
**SOLD**  
**A DAY**

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## Auctioneering

### HALL AND HALL'S SCOTT SHUMAN PENS INSIDER ACCOUNT OF AUCTION INDUSTRY.

Shuman's engaging memoir, *A Million Acres and Counting: Sold! Sold! Sold!*,

charts his rise to partner and auctioneer at

the multifaceted brokerage business after attending Missouri Auction

School in 1986. He has more than 30 years of experience in the

field and was named 2014 Colorado State Champion Auctioneer in

addition to numerous other awards. An in-demand speaker, Shuman

is also past national president and past chairman of the board of the

National Auctioneers Association. He's been a partner at Hall and Hall

since 2010, the year the company launched its auction division. In the

book, Shuman writes that he's been party to real estate transactions

ranging from \$30 an acre to more than \$300,000 per acre. He's

generous in offering insider insight, advice, and anecdotes about a

profession he clearly loves. This quick read will appeal to buyers,

sellers, landowners, and anyone who enjoys a behind-the-scenes look

at the great outdoors. Read more [HERE](#).

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- Less Than 1 Hour from OKC

**1,062± acres**  
Offered in 12 Tracts or Combinations

**Tuesday May 17 at 6:00PM**  
Hold at ForeLake Golf Course Clubhouse, Shawnee, OK • Online Bidding Available

*Don't miss these Quality Land Auctions!*

**1,062± Acres**  
*Offered in 12 Tracts*  
**Tuesday, May 17<sup>th</sup>**  
**Pottawatomie Co, OK**

**Sealed Bid:**  
**1,120± Acres**  
*Offered in 2 Tracts*  
**Wednesday, May 25<sup>th</sup>**  
**Choteau Co, MT**

**1,120± Acres**  
Offered in 2 Tracts

- Quality Native Pastures
- Light Grazing Pressure - In Excellent Condition
- 348± Tillable Acres per FSA
- Abundant MULE DEER & ANTELOPE
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- **CLAYTON BOYD,**  
*Bell 505 Pilot and Owner Clayton Boyd Luxury Barns*



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**GRAY HACKLE RANCH** rests on 175 acres and has approximately 3,000 ft. of Pine River frontage and an additional 1,000 ft. on both sides of a branch off the main river with 'end-of-the-road' privacy and exceptional views of the Pine River and Pine River Valley. In addition to being one of southwestern Colorado's finest tail-water fisheries, it has a private access road extending to miles and miles of BLM and USFS land between the Pine River and the Piedra River Valleys. The 5,035 SF light-filled home has an inviting open living space with 5 beautifully appointed bedrooms and 4 baths. Gray Hackle Ranch is platted into five separate parcels, each parcel allowing a permitted water well and the purchaser many options.



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## LandReport VOICES

### Greg Fay, Fay Ranches Community Foundation

By Founder and Publisher Eddie Lee Rider Jr.

#### FAY RANCHES COMMUNITY FOUNDATION

I am very excited to introduce *The Land Report* family to this new initiative from our friend Greg Fay and the Fay Ranches company: The Fay Ranches Community Foundation.

**Eddie Lee:** *Your mission statement is to support America's rural communities by sourcing opportunities that focus on health, education, and youth initiatives. Please give our readers a deep dive into what types of projects the Foundation will target.*

**Greg Fay:** Thanks, Eddie! We want to thank you and *The Land Report* family for the opportunity to be here. We are thrilled to have this platform to help us educate your audience on how they can positively impact rural America. The Fay Ranches Community Foundation was founded to address the lack of resources and opportunities in the small towns we all know and love. We are dedicated to helping rural America by sourcing opportunities focused on health, education, and youth. These focus areas are crucial to the economic prosperity of rural towns and the well-being of the residents who live there. Providing sustainable resources to rural America has a significant impact on the communities and



a domino effect on the rest of the country. Some of the resources we are looking to provide include technology for schools, educational programs for community health workers, and additional resources that boost rural communities' well-being and quality of life.

**EL:** *What will be the operational footprint of the Foundation?*

**GF:** The Foundation will provide sustainable resources for rural America. We are looking to go beyond a singular impact and seek opportunities to offer and develop lasting resources. We focus on working with the leaders and residents in these communities to identify the needs that are not being met. One of our agent advocates approached us shortly after we launched the Foundation, letting us know that many rural school-age kids are walking to school in the snow without coats or boots. Winters in Montana can be brutal, and not having the

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## LandReport Voices continued



proper winter gear can be dangerous. The local school district asks the community each year to provide winter gear they can give to the kids. This is an example of what the Foundation is looking to support. We will also tackle large projects such as health clinics.

**EL:** *The Fay Ranches agents are on the board of advisors as advocates. Tell us more about that process.*

**GF:** Fay Ranches has over 40 agents and growing. For decades, these agents have lived, worked, and played in these rural communities. They have developed strong ties and relationships within small towns and are uniquely positioned to identify gaps in resources. They also believe firmly in supporting the communities where they have raised their families and choose to do business. Having built their reputations in these communities, they are a trusted resource for the local organizations that

need support. The agents are the conduit between the Foundation and the communities, playing an essential role for the Foundation and the communities we serve. We are thrilled to have the support of the agents!

**EL:** *How can Land Report readers get involved?*

**GF:** Land Report readers can get involved with the Foundation in many different ways. First, you can advocate for the Foundation within your network. Word of mouth is a great way to spread awareness about a cause. Second, if you see a need in your community, let us know! We are happy to offer resources and support. Third, you can visit our website at [faycf.org](http://faycf.org) to read about our current supporting projects and join in those efforts! Thank you, Eddie, and everyone at *The Land Report*, for this incredible opportunity! 🇺🇸

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