

The LandReport Newsletter

LANDREPORT.COM

A Monthly Report for the American Landowner

August 2021



PARADIGM SHIFT. Interested in learning more about impact investing and land? Then read Todd Wilkinson's deep dive on Beartooth Group in our [summer issue](#). This Bozeman-based private investment and advisory firm boasts a credible record of rewarding investors while doing what's right for the wild and pastoral character of the Northern Rockies. Todd did double duty in our summer issue, penning an overview of Ted Turner's latest initiative, the Turner Institute of Ecoagriculture. As you may recall, Todd wrote *Last Stand* about Ted, and he drew on years of experience with Team Turner to present an insightful summary of this dynamic new initiative.

Sporting Properties is the focus of our summer issue, and we feature two classics: Alabama's Sedgefield Plantation, a favorite haunt of Bear Bryant, and Colorado's Elk Creek Ranch, which recently grew five-fold through the acquisition of much of Greg Norman's

Seven Lakes Ranch. Our Rocky Mountains Special Section spans the West and includes an in-depth look at our national mammal courtesy of Audrey Hall and Chase Reynolds Ewald. Their gorgeous new book, *Bison: Portrait of An Icon* (Gibbs Smith), is must-read material for anyone with a passion for the West as well as an appreciation of this remarkable creature. Read more [HERE](#).

National and regional news stories follow.

ERIC O'KEEFE
editor@landreport.com

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

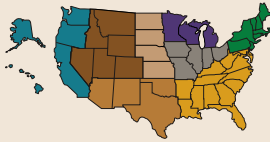
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CAPITOL HILL



NATIONAL

BIPARTISAN SUPPORT FOR DISASTER REFORESTATION ACT.

Legislators are crossing the aisle for a bill that would assist private timber growers to more effectively recover from natural disasters as well as reforest their lands. "The Disaster Reforestation Act will ensure timber farming is a viable way of life, protecting the many jobs and consumer products it supports and its positive impact on our environment," says Republican Buddy Carter, who represents Georgia's 1st District. He's cosponsoring the legislation with Terri Sewell, a Democrat from Alabama's 7th District. Currently, landowners have no ability to claim a casualty loss on their federal taxes for destroyed timber. H.R. 4210, which is awaiting consideration by the House Ways and Means Committee, aims to change that. Read more [HERE](#).



WEST

LISTING

LAND REPORT 100

JACKSON HOLE ESTATE OF FOUR SIXES OWNER COMES TO MARKET.

The 146-acre Wyoming estate is part of the extensive property portfolio of the late Anne Marion, the great-granddaughter of the legendary Four Sixes Ranch founder Samuel "Burk" Burnett. Marion's Jackson Hole property is listed with Ed Liebrecht of Jackson Hole Sotheby's International Realty. The main residence encompasses 7,984 square feet; the guest house features 3,618 square feet. The two properties can be purchased together for \$45 million or separately with the main residence and 73 acres listed for \$27.5 million and the guest house and an additional 73 acres listed for \$23 million. Marion's Wyoming estate is located in the gated Bar B Bar Ranch, which is situated 15 minutes north of Jackson. In addition to spectacular views of the Grand Tetons, the estate enjoys easy access by foot or by ATV to more than 2,000 feet of Snake River frontage. Read more [HERE](#).

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NATIONAL

VALUES

Farmland

KANSAS CITY FED REPORTS 10 PERCENT JUMP IN FARM REAL ESTATE VALUES.

Farm income, loan repayment rates, and pandemic relief along with ongoing support from federal

government programs are credited with stoking the fastest year-to-year turnaround for farm real estate values in the 10th District's history. Strong prices bolstered key agricultural commodities. The outlook for most ag producers throughout the district, which includes Colorado, Kansas, Nebraska, Oklahoma, Wyoming, the northern half of New Mexico, and the western third of Missouri, remains robust for the remainder of 2021. But the upbeat news comes with several crucial caveats. Cattle ranchers are expected to experience weaker conditions as the industry battles widespread drought. Moreover, almost all of the banks reported that both livestock and crop producers saw an increase in production expenses as well as cash rental rates. Both of these increases will put pressure on margins. Read more [HERE](#).

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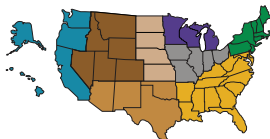
15,963± Acres
Maverick County, Texas



DR

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NATIONAL

SUSTAINABILITY

Ranching

CATTLE INDUSTRY SETS CLIMATE NEUTRALITY GOALS.

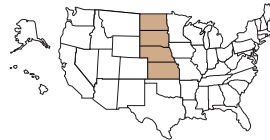
The National Cattlemen's Beef Association (NCBA) has committed to a new set of sustainability goals, chief among them climate neutrality in the production of cattle in the US by the year 2040. Other goals include creating opportunities resulting in producer profits and economic sustainability by 2025. NCBA is also pledging to work to enhance public trust in cattle producers as responsible stewards of animal husbandry. Finally, the group looks to improve safety and well-being among the industry's workforce. "Through countless improvements in genetics, grazing management, manure handling, and the adoption of many other technologies, this is just the next step on our industry's path," says former NCBA president Marty Smith. "By setting goals, we're publicly committing to continuous improvement and setting targets that allow us to measure and document those efforts." The Sustainability Goals Task Force was formed earlier this year. Read more [HERE](#).



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GREAT PLAINS

SOLD

Kansas Hunting Ranch

2,239-ACRE HOORAY RANCH SELLS

IN LESS THAN 30 DAYS. Spanning five

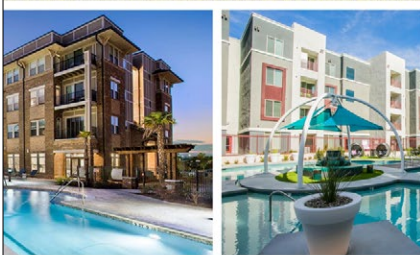
counties located in the heart of Kansas, this hunting and entertainment property was listed for \$32 million with Todd Bigbee and

Tom McFarlane of Whitetail Properties Real Estate. The transaction included the main ranch along with 11 non-adjacent farms spread out across Harper, Kingman, Reno, Sumner, and Stafford County, which is the site of most of the farmland. The vast majority of Hooray Ranch is renowned for its wildlife component. Species include deer, turkey, and waterfowl. Game populations on the ranch have hit all-time highs. Situated in Reno County, the main ranch includes a 10,000-square-foot residence that has been dubbed “Mallard Mansion.” Other facilities range from a 9,000-square-foot hunting lodge with a gourmet farm-to-table dining room, orchards, a vegetable and herb garden, plus extensive hunting facilities. Both the buyer and the purchase price remain undisclosed. Read more [HERE](#).



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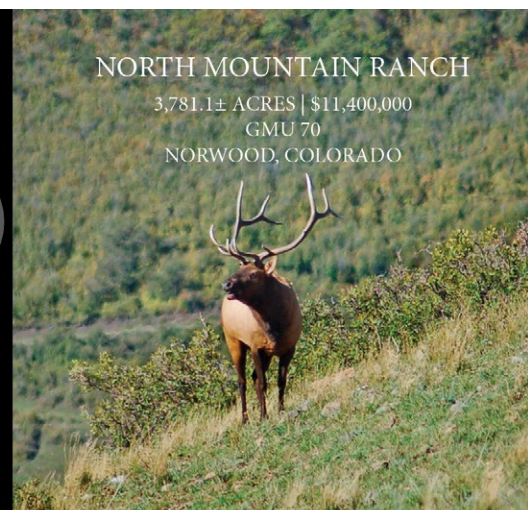
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MIDWEST

AUCTION

Iowa Conservation Farmland

HISTORIC GARST FARMS SELL FOR

\$19 MILLION AT AUCTION. The heirs

of Roswell Garst sold 1,998 acres of Iowa farmland on August 17 to five local farmers.

Sales prices ranged from \$4,900 to \$11,700 per

acre with an average of \$9,641. The sale was brokered by Community Insurance Agency and Peoples Company. According to *Successful Farming*, the auction featured a unique attribute: a soil conservation easement on all the acreage. The placement of the easement will maintain in perpetuity the agricultural practices employed by the family. The easement, which is held by Whiterock Conservancy, stipulates the use of no-till farming, annual cover crop plantings post-harvest, and maintenance of existing terraces and waterways. "What is unique with this easement is that it's a continuation of how the Garst family has been managing these farms for years," Steve Bruere, president of Peoples Company says. "They want to preserve those farming practices that continue to build on the soil health foundation they've created." Read more [HERE](#).

SADDLE HORN RANCH

COLORADO | HUERFANO COUNTY | LA VETA | 2,680± ACRES | \$6,700,000

Five miles south and west of La Veta Colorado lies the 2,680-acre Saddle Horn Ranch. The property begins at 7,500' elevation under Gambel Oak cover and extends through several drainages up to heavy timber stands near 9,400'. Interspersed between stands of oak and timber are beautiful grass parks, meadows, and seasonal creeks. With exclusive, home building sites and imposing views, the Saddle Horn Ranch breathes potential. This potential is exemplified in the dense and vigorous regrowth that followed the 2018 Spring Creek Fire. Over \$600,000 was invested in: seeding, timber mitigation, mulching, and road construction - all that remains is to watch potential appreciate into reality.

CO-LISTED BY:

EAGLE LAND BROKERAGE Joseph Burns 970.209.4400 Joey@EagleLand.com

Russell Hickey 719.337.3234 Russell@BachmanAssociates.com

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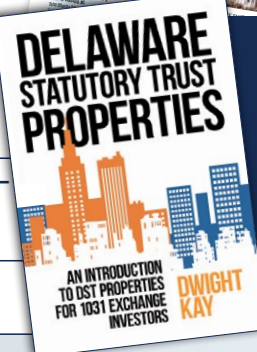
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LAND AUCTION



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Phase B2 | 3 LODGE 3
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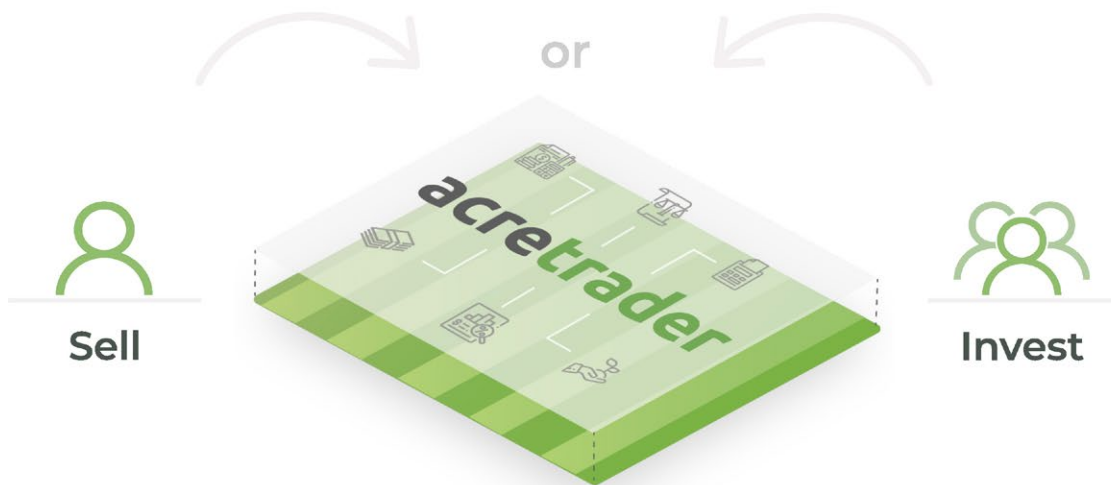
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LandReport VOICES

Henry Repeating Arms: An American Classic

BY EDDIE LEE RIDER JR.



Benjamin Tyler Henry patented the first lever-action repeating rifle in 1860. Thus, the Henry Rifle. This one firearm would overnight give one man the firepower of a dozen marksmen armed with muzzleloaders. By 1862, the Henry was in many Union hands during the Civil War. After the war, the Henry would go on to play a significant, if not dominant, role in the frontier days of the American West.

I recently had the opportunity to chat with Henry Repeating Arms company founder and CEO Anthony Imperato.

Eddie Lee Rider: Anthony, you and your father started Henry Repeating Arms in Brooklyn, New York, in 1996. Tell us about the beginning.

Anthony Imperato: I took a home equity loan of \$140,000 in 1993, rented a small industrial building in Brooklyn, hired a handful of employees, and started a company called Colt Blackpowder Arms Company. We manufactured 1840 to 1860s Colt muzzleloading revolvers under license from Colt. That company financed the startup and facilitated the launch of Henry Repeating Arms. We shipped the first Henrys in March of 1997.



ELR: Henry Repeating Arms makes rifles and shotguns. Tell us about your most popular models, and maybe a gun or two that kind of stays under the radar but that you and the staff are big fans of.

AI: Our most popular models are our classic Henry Lever Action .22 with close to 2 million sold, the Henry Golden Boy – the gun that brings out the West in you, the Henry US Survival, a compact takedown semi-auto ideal for all outdoorsmen, and our new Side Gate lever action series in a variety of calibers and finishes for hunting and home protection. As we say, to protect and provide. We have something for everyone in the family, and at price points that range from \$300 to \$3,000.

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LandReport **Voices continued**

ELR: *You have the best company slogan: "Made in America or not made at all."*

AI: Thank you. That slogan has served us well. We were all about Made in America before it became fashionable. Today, we have close to 600 employees with 330,000 square feet of manufacturing space. Our company headquarters is located in Rice Lake, Wisconsin.

ELR: *Why buy a Henry?*

AI: We offer a lifetime guarantee — my personal guarantee for 100 percent satisfaction — and award-winning best-in-class customer service. Henrys are reliable and accurate, and most importantly, they are made in America or not made at all!

ELR: *What are the key ingredients of Henry's success?*

AI: The foundation of our success is a trusting and healthy relationship with our employees and, of course, with Henry customers. This also includes everyone between — vendors, distributors, Henry dealers, and industry partners. Most importantly, our word is our word.

ELR: *Henry seems to be more than just a firearms manufacturing company. Your charitable endeavors are many and varied. Tell us about them.*

AI: We take great pride in recognizing and paying tribute to those serving our country and our veterans. We are strong supporters of law enforcement and our first responders. Henry has, of course, been a staunch defender of our Second Amendment rights, preservation of our hunting traditions, and wildlife conservation. Our Guns for Great Causes program focuses primarily on kids' causes.

ELR: *What's the best way to get in touch with you?*



AI: It is probably quite unusual, but I am not shy about giving my email address out to anyone interested in Henry Repeating Arms. It's anthony@henryusa.com. I love hearing from folks all over this great country of ours. If anyone is interested in our free catalog, which comes with two decals and a list of Henry dealers in their area, they can go to www.henryusa.com or call us toll free (866) 200-2354.

ELR: *I also encourage folks to get your free catalog at www.henryusa.com/catalog/* 



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