

# The LandReport

A Monthly Report for  
The American Landowner



# Newsletter

FEBRUARY 2014 • LANDREPORT.COM



## My Fellow Americans:

Don't mean to get overly nostalgic, but right now it's all about 2013 for our editorial team as we finalize the Deals of the Year selections for the Spring issue of *The Land Report*. Consider it our way of honoring those who have stewarded tracts of land across the country, of recognizing those who have accepted the mantle of carrying this tradition forward, and of sharing the lessons from those who made these deals happen: the brokers, the for-profits and the not-for-profits, and the family members and their advisors with the foresight to put in motion conservation easements, succession plans, and tax mitigation strategies.

Which transactions will qualify? That's the \$64,000 Question. Actually, if you're a subscriber, it's the \$60 question. I promise you we've got a monster or two on our list, headliners that made the business pages of major dailies. Just as importantly, we will share with you the sales that only made the local weekly.

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. *Homer's Pond*  
\$118 million
2. *Y.O. Ranch*  
\$85 million
3. *Broken O Ranch*  
\$81 million
4. *Crazy French Ranch*  
\$79 million
4. *Rancho Dos Pueblos*  
\$79 million
6. *Four Peaks Ranch*  
\$75 million
7. *Walton Ranch*  
\$68.7 million
8. *IX Ranch*  
\$64.5 million
9. *Rana Creek Ranch*  
\$59.95 million
10. *Big Creek Ranch*  
\$59.9 million

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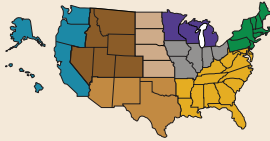
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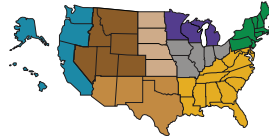
## FLOOD INSURANCE



### UNITED STATES

#### CONGRESS DELAYS SPIKE IN PREMIUMS.

Our elected representatives made a decision to delay an even tougher decision. According to the Federal Emergency Management Agency, Congressional maneuvering will delay the implementation of higher premiums required by new and more accurate flood maps. The increased costs will affect hundreds of thousands of property owners in coastal areas and in flood plains. Presently, these owners pay lower grandfathered rates because their properties are in compliance with earlier flood codes. But those lower rates are set to expire thanks to a money-saving measure built into the Biggert-Waters Act of 2012. Once new rates are phased in under the two-year-old law, some owners will face substantial increases in premiums. It's a potential lose-lose situation as owners who can't afford higher flood insurance premiums may have to sell their properties at distressed prices. Read more [HERE](#).



### UNITED STATES

## COMMODITIES

### Corn Crop

**FY2013 A DISASTER FOR CORN.** Futures for corn, the most valuable U.S. crop sold on the Chicago Board of Trade, slumped 40 percent last year. It was the steepest price tumble since the 1960s. "We're looking at an era of about three, four, five years of reduced profitability in agriculture," said a Ohio State University economist after reviewing the USDA's 2014 agriculture forecasts. The situation could be especially tough for investors and farmers who expanded operations during the recent market upswing. Read more [HERE](#).



### GREAT PLAINS

## AUCTION

### Productive Ag Land

**7,600 ACRES IN KANSAS & NEBRASKA ON THE BLOCK.** Thanks to profitable hunting leases, these tracts have already proven their worth, according to Auctioneer Scott Shuman of Hall and Hall. Seven irrigation pivots and plenty of deer, turkey, and pheasant stoke hunting income. The subject property includes 800 irrigated acres and 3,300 dry land acres with the remainder in pastureland. It sits 3.5 hours east of Denver via Interstate 70. "Inventories are low everywhere, and this much property hitting the market at one time is hard to find in this part of the country," Shuman says. The acreage will be sold in 12 tracts, including combinations, on March 3. Read more [HERE](#).

2,000± ACRES • CROPLAND  
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Bobcat.com/LR

One Tough Animal



WEST

LISTING

## Colorado Getaway

**PRICE SLASHED ON 32-ACRE EVERGREEN ESTATE.** Originally listed at \$18.75 million, Serenity Falls is now being offered at \$9.95 million by Joshua & Co. The Ranch Group. The main residence features more than 12,000 square feet of living space plus 1,800 square feet of non-living areas. Other improvements include a gymnasium, a full stable, and an equestrian arena. According to Tommy Latousek, the property "feels and plays much larger" than its deeded acreage and has direct access to an adjacent greenbelt. Read more [HERE](#).



SOUTH

SALE

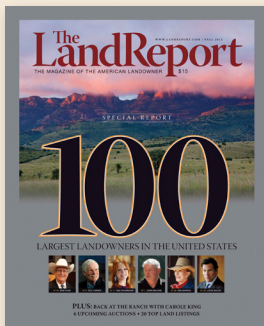
## National Landmark

### ICONIC VIRGINIA HOLDING SELLS.

Following months of negotiations, the owners of Natural Bridge announced the 1,600-acre property is set to become a Virginia state park by the end of 2015. The deal ends 240 years of private ownership that stretches back to Thomas Jefferson, who purchased the landmark from King George III. Sale of Natural Bridge became a possibility thanks to a complex gift-loan arrangement with the Virginia Conservation Legacy Fund and multiple state agencies, including the Department of Environmental Quality and Resources Authority. Jim Woltz of Woltz & Associates out of Roanoke coordinated the complex deal. Read more [HERE](#).

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Ranching | Conservation**

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WEST

SALE

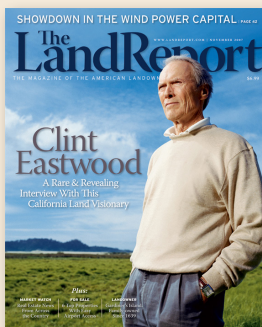
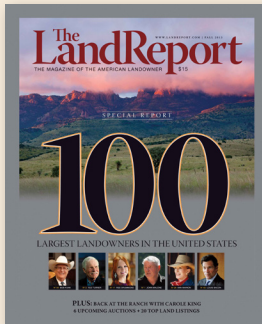
## Montana Ranchland

### COTTONWOOD CREEK RANCH CLOSES.

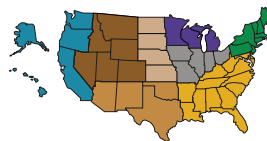
A balanced production ranch with 354 acres in grain production and 161 acres in hay production, the 857-acre property is located just five miles outside of Lewiston below the Big Snowy Mountains. The ranch's namesake creek feeds a lush wetland full of fish and wildlife. Cottonwood Creek was listed by B Elfland and Bill and Kim Boyce for \$2.625 million. Read more [HERE](#).

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UNITED STATES

CLIMATE CHANGE

## Research Hubs

### USDA ESTABLISHES CLIMATE HUBS.

The Department of Agriculture has established seven regional hubs to address increasing risks from fires, invasive pests, devastating floods, and crippling droughts. Their purpose will be to translate reams of science and research into information that ranchers, forest landowners, and farmers can use to adjust resource management practices. The climate hubs will also educate the public on the risks that climate change poses to ranchlands, timberlands, and agriculture. According to the USDA, the program will also link a broad network of partners participating in climate risk adaptation and mitigation, including universities, NGOs, federal agencies, Native Nations, and many others. Read more [HERE](#).



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