

# The LandReport

*A Monthly Report for the  
American Landowner*



# Newsletter

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## DOUGLAS COUNTY ACQUIRES SANDSTONE RANCH

**Ken Mirr of Mirr Ranch Group brokers \$18.75 million transaction featuring “one of the most remarkable landscapes in the Front Range.”**

Almost a decade has passed since Sandstone Ranch first appeared on The Land Report’s radar screen. At the time — March 2008 — the 2,038-acre parcel was being developed as 114 equestrian and non-equestrian homesteads by M3 Companies. Then the Global Financial Crisis hit. Next, we heard the project was tabled. Now we learn that Denver broker Ken Mirr brokered the sale of those same 2,038 acres to Douglas County. The sale closed in January.

“This purchase marks an extraordinary move by Douglas County, and it took a collaborative effort to get this done. In over 25 years in handling conservation properties throughout the West, Sandstone Ranch may be one of most remarkable landscapes in the Front Range and worthy of protection,” said Mirr, owner-broker at [Mirr Ranch Group](#).

Douglas County’s \$18,750,000 acquisition was achieved in part with sales and use tax revenue from the voter-approved Douglas County Open Space Fund, revenues exclusively dedicated to the protection of open space, and as well as for funding county parks.

“We recognize that the Sandstone Ranch acquisition is so much more than just the preservation of 2,038 acres,” said Roger Partridge, on behalf of the board of county commissioners. “It is the preservation of the county’s history, heritage, wildlife habitat, as well as other cultural and natural resources – a quality of life investment for present and future generations.”

Founded in 1994, the Douglas County Open Space Program has protected more than 63,000 acres, including Sandstone Ranch. This has been accomplished via fee purchases and conservation easements. Partners include Great Outdoors Colorado, Colorado Division of Wildlife and Parks, land trusts, and private landowners. Read more [HERE](#).

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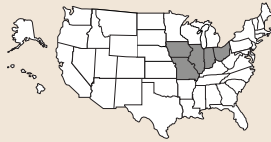
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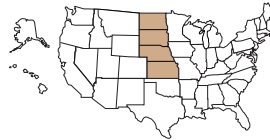
## FARMLAND VALUES



### MIDWEST

**CORN BELT AG VALUES EDGE SLIGHTLY HIGHER IN 2017.** The Chicago Fed reports that a three-year slide in farmland values in the Seventh Federal Reserve District has come to an end. According to senior business economist David Oppedahl, an annual increase of 1 percent in nominal terms was recorded for 2017. After adjusting for inflation, however, the Seventh District actually experienced an annual decrease of 1 percent in farmland values last year. Although the real decline was the fourth in a row for district farmland values, it still has several years to go before it equals the rough patch in the 1980s when seven consecutive years of real declines were registered.

Read more [HERE](#).



### GREAT PLAINS

#### SOLD

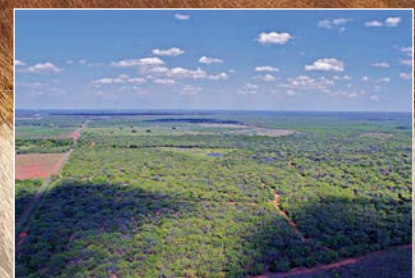
## NEBRASKA FARMLAND

**SINGLE BIDDER ACQUIRES PRIME WATERFOWL TRACT ALONG NORTH PLATTE.** Thirty-three bidders registered for the auction of 770 acres located four miles west of Sutherland; more than 100 attended

the January 30 sale. The acreage was offered in four parcels, including North Platte River frontage with sub-irrigated pasture, productive hay meadows, and pivot-irrigated farmland. According to auctioneer Duane McClain of [Nebraska Land Brokers](#), however, most of the active bidding focused on the property in its entirety, not individual parcels. Not surprisingly, the winning bidder was a neighboring landowner. The sale is scheduled to close in March. Read more [HERE](#).



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## GREAT PLAINS & WEST

### SALES

## BROKER SPOTLIGHT

### HAYDEN OUTDOOR WRAPS UP A

**MONSTER 2017.** Founded in 1976 by Leo Hayden near Hays, Kansas, Hayden Outdoors has grown from brokering farms and ranches in Northwest Kansas into a 65-agent brand

that operates across the Great Plains, the Rocky Mountains, and the Midwest. "2017 has been a momentous year for us that finished strong, and it wasn't just from one or two large sales; over 250 properties were sold by our team of over 60 brokers and agents," says Leo's son, Dax Hayden, the firm's managing partner. "As row crop and commodity markets return to normal, we'll see a shift in land sales to the farm market across the Great Plains and Midwest. We're already seeing a strong start to the selling cycle in 2018 with many farms starting to list some of their ground for sale. Now might be the right time for farmers to sell, as they will be ahead of the swing, giving motivated buyers first dibs on their land before the market is saturated," Hayden adds. Read more [HERE](#).

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**NO RESERVE AUCTION**

**No Reserve Auction:** March 23<sup>rd</sup>, 2018  
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WEST

READER FAVORITE

## MONTANA RANCH

### JOURNAL READERS SELECT HALL AND HALL LISTING AS HOUSE OF THE YEAR.

The votes are in: 121,544 *Wall Street Journal* readers cast their ballots online, and Montana's Dancing Wind Ranch, listed by Jim Taylor of Hall and Hall, took top honors as the newspaper's House of the Year. The results were announced in late January. Currently listed for \$12 million, the 1,750-acre working cattle ranch sits 10 miles south of Livingston on the coveted east side of the Paradise Valley and features stunning views of the Absaroka Mountains. Livingston architect Jonathan Foote designed the 8,000-square-foot owner's residence, which includes more than 2,100 square feet of granite-slab patios. Dancing Wind Ranch runs 230-plus head of cattle and has numerous additional structures, including a guest house, a manager's residence, several barns, and a shop. A 11,000-square-foot lakefront retreat in New York's Adirondack Mountains came in second place, and a 13,422-square-foot oceanfront getaway on Maui took third-place honors. Learn more about Dancing Wind Ranch [HERE](#).

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