

# The LandReport Newsletter

LANDREPORT.COM

A Monthly Report for the American Landowner

February 2022



**FIELD**  
*notes*



**M**EET BIG RED. In 1949, Curly Emmerson invited his 19-year-old son to partner with him on a Northern California sawmill. Curly would buy the timber, and Red would run the mill. Did they own a mill? They did not. Nor did they own a single acre of timberland. Yet that simple proposition led to the creation of R.H. Emmerson and Son, the precursor of Sierra Pacific Industries. Today, more than seven decades later, Red Emmerson works side by side with his sons, George and Mark, at Sierra Pacific headquarters in Anderson, California. Do they own a mill? Actually, they own more than a dozen mills — in California, Oregon, and Washington.

Do they own any timberland? As a matter of fact, the Emmersons became the largest private landowners in the nation last fall with a total of more than 2.33 million acres of timberland. I encourage you to read their inspiring story, an only-in-America saga that will remind you why this country is referred to as the Land of Opportunity. Read more [HERE](#).

**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](#).

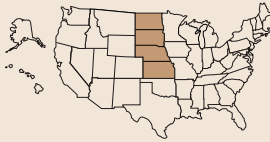
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## WATER RIGHTS



### GREAT PLAINS

**COLORADO GOVERNOR WARNS NEBRASKA.** In January, Nebraska Gov. Pete Ricketts revealed a plan to spend \$500 million on a canal and reservoir project that claims access to Colorado land under a 99-year-old agreement between the two states. The South Platte River Compact gives Nebraska 120 cubic feet per second from the waterway during irrigation season (April 1 to October 15) and 500 cubic feet per second the rest of the year. Ricketts unveiled the controversial proposal following the release of a Colorado report that identified 282 new water projects, some of which he contends would reduce the river's water flows, threatening Nebraska's water supplies. Colorado Gov. Jared Polis responded with a warning that he will "protect and aggressively assert Colorado's rights under all existing water compacts." Read more [HERE](#).



### SOUTHEAST

## FARMLAND

## Sale

### \$52 MILLION FLORIDA FARMLAND

**SALE CLOSES IN 120 DAYS.** The new owners, Columnar Holdings of West Palm Beach, intend to rezone and develop the roughly 875 agricultural acres located at the

southeast corner of State Road 52 and Interstate 275. The mixed-use development will become part of what is known as the Connected City Stewardship District in Pasco County and, as such, will also serve as the first planned community built "from the ground-up with a fiber network that will provide the fastest gigabit internet service in the country," according to the county's website. Any individual or business in the city will have access to the ultrafast internet. In 2015, the Florida legislature chose Pasco County for a pilot program in connectivity with the goal of luring high-tech businesses and better paying jobs to the area. Ryan Sampson and Bill Eshenbaugh of Eshenbaugh Land Company represented the seller, Kinsley Asset Management.

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## Funding

**WALMART INVESTS IN PLENTY.** The retailing behemoth will join the board of the ag startup, making it the first large US retailer with a significant investment in indoor vertical farming. Founded in 2014 with a single vertical farm in South San Francisco, Plenty's operations expanded to include an indoor plant science research facility in Laramie, Wyoming. The company is currently building what it describes as the world's highest output vertical indoor farm, due to open its doors later this year in Compton, California. Around that time, Plenty will begin supplying Walmart's California stores with leafy greens. Company officials say the 95,000-square-foot warehouse in Los Angeles County should produce the same amount as 700 acres of traditional farmland but without the use of pesticides and with far greater water efficiency. The company uses robots to plant, feed, and harvest its crops, which produce all year long. Read more [HERE](#).



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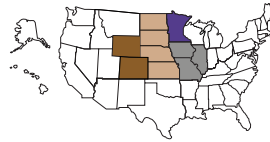
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HEARTLAND

FARMLAND

## Economy

### RURAL MAINSTREET INDEX MOVES UP FOR 15TH CONSECUTIVE MONTH.

The Creighton University Rural Mainstreet Index surveys bank CEOs in rural areas in a 10-state region that includes Colorado, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, the Dakotas, and Wyoming. Farmland values surged at a blistering pace in 2021 with February 2022 remaining strong despite falling short of the record highs. Bank CEOs predict that corn prices will dip by 2.6 percent with soybean prices dropping 2.3 percent over the next six months. The CEOs also anticipate that the Federal Reserve will raise short-term interest rates sometime this year by one percentage point. As for the farm equipment-sales index, readings over the past several months represent the strongest string of monthly tallies recorded since 2011. The region's overall reading rose to 61.5 in February, up .4 from January. Labor shortages, however, continue to constrain growth. Read more [HERE](#).

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## WEST

### RESOURCE MANAGEMENT

## RANCHLAND

### AMERICAN PRAIRIE RESERVE

**ACQUIRES 73 RANCH.** At the end of 2021, the conservation nonprofit bought the 32,003-acre ranch, which borders the Musselshell River at the southern boundary of the Charles Russell National Wildlife Refuge. American Prairie made the purchase after plans for the Bureau of Land Management to buy 73 Ranch (12,233 deeded acres plus 19,770 leased acres) in August for around \$5 million fell through in the wake of a low appraisal. American Prairie now oversees more than 450,000 acres of both deeded and leased property. "This purchase will further our mission to grow a contiguous habitat area, which is essential to restoring ecosystem biodiversity on the prairie," says Alison Fox, CEO of American Prairie. Fox notes that the nonprofit negotiated a fair market value for the property. American Prairie intends to open 9,300 deeded acres of state and federal land that were previously inaccessible to hunters. Read more [HERE](#).

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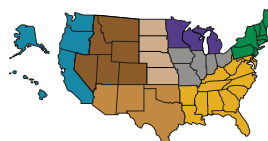
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NATIONWIDE

RANCHLAND

## Beef Exports

### US BEEF EXPORTS SURPASS \$10

**BILLION IN 2021.** USDA and US Meat

Export Federation point to December as the third highest month on record with beef exports at 121,429 metric tons for a total value

of \$991.8 million. The year's volume was up 15 percent over 2020.

Japan bought more US beef than any other nation, a 5 percent increase over 2020 with beef exports to South Korea up 14 percent. (Japan and Korea spent \$2.376 billion and \$2.382 billion respectively on US beef.)

"Obviously our large Asian markets accounted for much of the growth, but it really takes broad-based global demand to reach these impressive levels," says Dan Halstrom, USMEF president and CEO. Exports to Central America benefited from the phasing out of import duties and were up 52 percent from a year ago at \$137.3 million. Meanwhile, pork exports finished the year only slightly below 2020's record volume, which topped \$8 billion. Read more [HERE](#).

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- **CLAYTON BOYD,**  
*Bell 505 Pilot and Owner Clayton Boyd Luxury Barns*



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## Hunting & Recreational Ranch

Located on 740 scenic acres, this property is primarily forested. The mountains of Colorado create an ideal landscape for producing income or outdoor adventures. Red Feather Lakes, CO | \$3,400,000 | #05079-11254



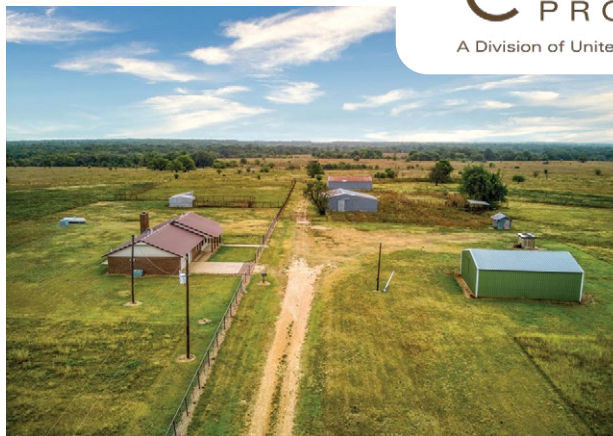
## Luxury Equine Ranch

Antler Ridge Ranch boasts a 4-bedroom, 4-bath luxury home and an oversized insulated barn. This estate includes everything necessary for a successful ranch, all on 35 acres. Almont, CO | \$3,950,000 | #05022-20000



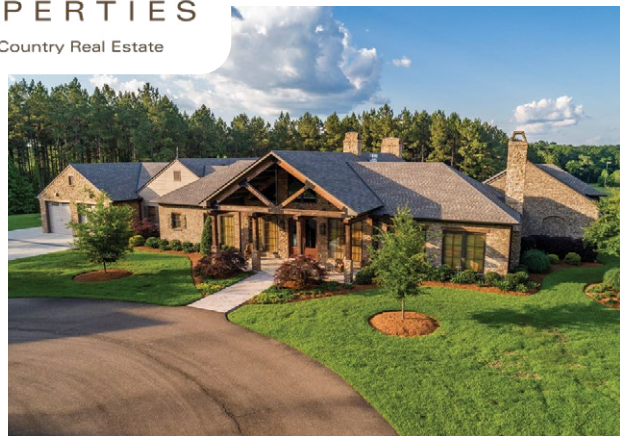
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## Peaceful Country Acreage

This 980-acre property features a 3-bedroom, 1-bath home, several outbuildings and fencing amid mature trees and canyons. Mineral and aquifer rights convey with the sale. Roff, OK | \$6,000,000 | #35059-42210



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Sitting on a massive 1278 acres, the Whitney Ranch South is the height of luxurious recreation. Convert the property into a fruitful business or a dream family home. Centreville, MS | \$10,500,000 | #23042-82351

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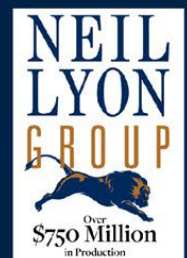
**Zorro Ranch** is located on a scenic route approximately 35 minutes from Santa Fe. Comprised of eight residences including a 30,000 sf main house, the ranch is also equipped with a hangar, helipad, and grass airstrip. Three permitted wells and a comprehensive and sophisticated infrastructure distributes water to all locations. Inspiring views are found in all directions.

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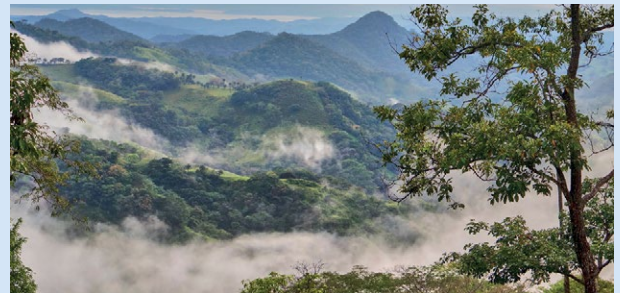


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## LandReport VOICES

### Micah Fink, Founder and CEO, Heroes and Horses

By Founder and Publisher Eddie Lee Rider, Jr.



“The current system is failing our veterans — it’s time for a new approach.” That’s the message that greets you when you land on the homepage of [Heroes and Horses](#). And Micah Fink is the person behind that new approach.

*Eddie Lee Rider: Micah, tell our readers about your background.*

**Micah Fink:** I am originally from a rural town in Upstate New York. After my experiences at the World Trade Center on 9/11, I decided I would serve my country, and joined the military. I became a Navy SEAL and later a paramilitary contractor. Coming home would prove not only difficult but one of the greatest challenges I would ever face. The system is broken for American veterans. The solutions have become the problems. Instead of participating in that failure, I decided to find solutions for myself. That’s why I founded Heroes and Horses. Today, we offer a 41-day program that contains all the aspects that have played significant roles in my life. Eight years after launching Heroes and Horses, lives are being transformed and healed.



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## LandReport Voices continued

**ELR:** *Heroes and Horses purchased a 3,500-acre Montana ranch where select veterans participate in this 41-day program. Tell us about your approach.*

**MF:** The current system is failing. Since 2012, more than 50,000 nonprofits have spent more than \$92 billion trying to assist veterans. Yet every 64 minutes, a veteran takes their own life. On our ranch, we are changing lives, scaling the approach, and finally implementing real change for a generation of men and women left smoldering by a 20-year war. I encourage you to learn more at [Heroes and Horses](#).

**ELR:** *Our friends at Hall and Hall introduced The Land Report to you and your team. We are delighted to join with Hall and Hall, Yeti Coolers, Sitka Camouflage, Bowtech, Hogue, and others in supporting [Heroes and Horses](#). How can our readers support your cause?*

**MF:** I want to humbly say thank you to our partners and donors. We appreciate the time, energy, and investment each and every one of you has made to help us provide this opportunity. Anyone interested in learning more or making a donation, please contact Karynne Anderson at [karynne@heroesandhorses.org](mailto:karynne@heroesandhorses.org). Or visit [Heroes and Horses](#).

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