

The LandReport

A Monthly Report for
The American Landowner



Newsletter

JANUARY 2012 • LANDREPORT.COM



Dear American Landowner:

I invite you to sit back and enjoy the winter edition of *The Land Report*, which features an exclusive excerpt featuring legendary energy entrepreneur T. Boone Pickens' Mesa Vista Ranch. The Mesa Vista is a story that's been more than four decades in the making. That's how long Boone has been assembling this impressive swath of Texas Panhandle. In the process, he has created a landholding that now features the world's finest native quail hunting. Back in the 1960s, however, when Boone first came across this section of Roberts County, it was completely overgrazed cattle country. Shows you what some TLC and a long-range plan can accomplish.



There's an interesting endnote to this story, and we feature it in this newsletter. As you'll soon read, Boone and his neighbors recently sold their water rights to the water authority that serves much of the Texas Panhandle and the South Plains. The combination of these two storylines—his stewardship and his financial acumen—go a long way towards illuminating why readers of *The Land Report* have always appreciated learning how Boone manages and improves his landholdings.

All the Best!

Eric O'Keefe, Editor & Broker

P.S. As always, I invite you to subscribe to *The Land Report* [HERE](#).

LAND REPORT TOP TEN AMERICA'S LEADING INVESTMENT QUALITY RURAL LAND LISTINGS

1. Jackson Land and Cattle:

\$175 million

2. Walton Ranch:

\$100 million

3. Ranch Dos Pueblos:

\$84 million

4. Big Creek Ranch:

\$59.9 million

5. Aspen Valley Ranch:

\$59 million

6. Hana Ranch:

\$55 million

7. Rockpile Ranch:

\$54 million

8. Dana Ranch:

\$45 million

9. Quinlan Ranch:

\$44 million

10. Flying Dog Ranch:

\$40 million

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Mineral Rights



SOUTHWEST

GRAND CANYON LANDS WITHDRAWN FROM NEW CLAIMS.

Secretary of the Interior Ken Salazar announced his decision to protect more than 1 million acres of federal lands surrounding the Grand Canyon and its vital watershed from additional uranium and other hardrock mining for the next 20 years. The Public Land Order to withdraw this acreage for 20 years from new mining claims and sites under the 1872 Mining Law is authorized by the Federal Land Policy and Management Act. The withdrawn area includes 355,874 acres of U.S. Forest Service land on the Kaibab National Forest; 626,678 acres of Bureau of Land Management lands; and 23,993 acres of split estate—where surface lands are held by other owners while subsurface minerals are owned by the federal government. Read the Interior Department press release [HERE](#).



PACIFIC

SALE

Napa Valley Estate

MONDAVI ESTATE SELLS IN SEALED-BID AUCTION.

The 56-acre Napa Valley estate of iconic vintner Robert Mondavi sold to an undisclosed international buyer in late 2011. Although the purchase price was not revealed, the minimum reserve was \$13.9 million, a 44% discount off the original listing price of \$25 million. The property includes an 11,500-square-foot main residence designed by Cliff May, the Father of the California Ranch House. Sheldon Good & Co. handled the transaction. Video and photos of the estate are available [HERE](#).



WEST

SALE

Montana Ranchland

HISTORIC HORSE RANCH CLOSES.

Central Montana's Horse Ranch sold in December 2011. The 22,812-acre ranch had been listed at \$15 million; financial terms of the sale were not disclosed. According to listing broker Mike Swan of [Bates Sanders Swan Land Company](#), the Horse Ranch is "a rare combination of privacy, beauty, and scale in a contiguous block of deeded acreage that is very difficult to find in today's western land market." [Ryan Flair of Fay Ranches](#) represented the buyer.

BROKERING THE FINEST RANCHES & SPORTING PROPERTIES



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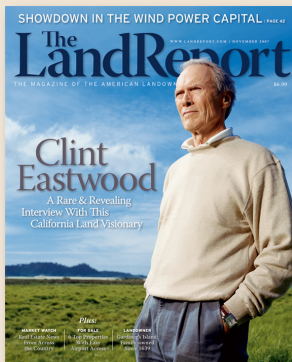
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SOUTHWEST

SALE

Texas Water Rights

LUBBOCK AND AMARILLO ACQUIRE MESA WATER RIGHTS. The Canadian River Municipal Water Authority (CRMWA) closed on the \$103 million purchase of Mesa Water holdings in the Texas Panhandle. CRMWA supplies water to 11 member cities via a 358-mile aqueduct system. The December signing came after last summer's preliminary agreement between CRMWA and Mesa Water, which outlined the purchase of 211,217 surface acres of water rights owned by T. Boone Pickens and Mesa Water. "Once the area lost Lake Meredith, it became clear that's where the water needed to stay," Pickens told *The Land Report*.



MIDWEST

LAND VALUES

Iowa Farmland

AND THE WINNER IN IOWA IS... landowners. The nation turned its attention to Hawkeye State as candidates vying for the Republican presidential nomination touted their cures for the country's woes. Iowans needn't have worried. Thanks to record commodity prices, the state's economy and local land values are at all-time highs. "You got a 32 percent increase in the price of land over the last 12 months. That's historic," said auctioneer Jason Smith. Watch Harry Smith's informative segment on the Midwest land boom on Rock Center [HERE](#).

NEW BEGINNINGS IN 2012. *A time to say...*
THANK YOU AND HAPPY NEW YEAR!

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SALES / AUCTIONS / LOANS / APPRAISALS / MANAGEMENT

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