

The LandReport

A Monthly Report for
The American Landowner



Newsletter

JANUARY 2013 • LANDREPORT.COM



Dear American Landowner:

I can say without a doubt that as far as pace and number of transactions 2012 was the busiest – and most productive – ever. Obviously, farmland continues to draw the lion's share of the headlines. Despite drought conditions and Congress's failure to pass a Farm Bill, year-over-year values in the Midwest and the Corn Belt continued their non-stop climb. Not only is this phenomenon setting records in the heartland, but it is also stoking values in areas of the country with more moderate cropland values. U.S. agronomists and bioengineers continue to develop strains that produce higher yields on average and fair land. That's good news for a lot of landowners.

One other sector deserving of special attention this year will be timberland. Thanks to the resurgent housing market, year-over-year timber prices rose in 2012. The only problem is they still haven't equaled 2010 levels. And many savvy timber owners withheld their timber following the Great Recession and subsequent slowdown. Supplies are plentiful.

Finally, I can confirm the continued resurgence of the recreational market. Per usual, the spring 2013 edition of **The Land Report** will feature our Best Brokerages roundup, and the response has been outstanding, including a number of brokerages that reported their best year ever.

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. **Walton Ranch:**
\$100 million
2. **Big Homer's Pond:**
\$92 million
3. **Broken O Ranch (Texas):**
\$81 million
4. **Rancho Dos Pueblos:**
\$79 million
5. **Four Peaks Ranch:**
\$75 million - **NEW**
6. **Dillingham Ranch:**
\$65 million
6. **Sagg Pond Estate:**
\$65 million
8. **Big Creek Ranch:**
\$59.9 million
9. **Rosenthal – The Malibu Estate:**
\$59.5 million
10. **Rockpile Ranch:**
\$54.5 million

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LOUIS BACON FINALIZES SANGRE DE CRISTO GIFT.

On December 4, Land Report 100er Louis Bacon and U.S. Fish & Wildlife Service Deputy Director Steve Guertin finalized a 90,000-acre conservation easement that will protect one of Southern Colorado's most iconic landscapes in perpetuity. The 90,000-acre easement on Bacon's Blanca Ranch comes as the newest addition to the recently created Sangre de Cristo Conservation Area, which was established in September 2012 by Bacon's donation of a conservation easement covering 77,000 acres of his Trinchera Ranch. "I am honored to have played a role in preserving this land, and thankful for the extraordinary work and efforts of everyone involved, including the State of Colorado, U.S. Fish & Wildlife Service, the Department of the Interior, and most importantly, Secretary Ken Salazar," Bacon said.



SOUTH

AUCTION

Georgia farmland

ROWELL AUCTIONS TO SELL 5,300± ACRE ESTATE.

On January 31, Rowell Auctions will sell the estate of Dr. J.H. Harrison in Barstow, Georgia. Four parcels will go on the block: 2,865± acres in Jefferson County, 1,450± acres in Washington County, 392± acres in Johnson County, and 593± acres in Tattnall County. Land uses include irrigated cropland, plantation pines, potential home sites, and recreational acreage with abundant turkey and deer. Read more [HERE](#).



SOUTHWEST

WATER RIGHTS

Red River Compact

SUPREME COURT TO HEAR RED RIVER DISPUTE.

The country's highest court has agreed to weigh in on a dispute over water flowing into the Red River that involves the Tarrant Regional Water District and the State of Oklahoma. The controversy concerns the Red River Compact,

which gives Oklahoma, Texas, Arkansas, and Louisiana equal shares of water from the river and its tributaries. Oklahoma has already won several lower court decisions. The State of Texas has also asked the Supreme Court to consider a separate lawsuit involving the State of New Mexico and water rights involving the Rio Grande River. Legal analysts credit severe drought conditions for the increased number of legal disputes.

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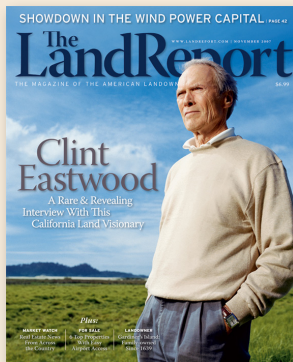
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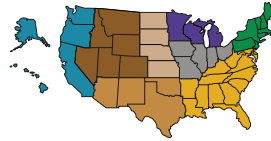


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SALAZAR TO STEP DOWN IN MARCH.

Secretary of the Interior Ken Salazar will step down and return to Colorado by the end of March. "I am forever grateful to President Obama for his friendship in the U.S. Senate and the opportunity he gave me to serve as a member of his cabinet during this historic presidency." Under the banner of President Obama's America's Great Outdoors program, Interior has established ten national wildlife refuges and seven national parks since 2009; established forward-thinking protections for wildlife and preserved millions of acres of land; and implemented community-driven, science-based conservation strategies that take into account entire ecosystems and working landscapes. "We have established an enduring vision for conservation in the 21st century that recognizes all people from all walks of life." During Salazar's tenure, Interior has authorized 34 solar, wind, and geothermal energy projects on public lands totaling 10,400 megawatts – enough to power over 3 million homes. Salazar also oversaw solar energy development in the West and established the nation's first program for offshore wind leasing and permitting in America's oceans. "Today, the largest solar energy projects in the world are under construction on America's public lands in the West, and we've issued the first leases for offshore wind in the Atlantic," said Salazar. "I am proud of the renewable energy revolution that we have launched."

Bosque County Ranch Texas
3524 Acres

WORKING LIVESTOCK AND CATTLE RANCH
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