

The LandReport

A Monthly Report for
the American Landowner



Newsletter

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Dear Reader:

Summertime is here, which means the latest edition of *The Land Report* is just arriving in mailboxes and on newsstands from coast to coast. There's so much to talk about in this issue, in particular, the profiles of three outstanding landowners and their beloved properties: Melissa Hoffman of Vermont's **Teal Farm**, Ross Seyfried of Oregon's **Elk Song Ranch**, and the Vermillion Family's **Lazy MD** along Montana's Lower Yellowstone River. For those of you in a hurry to read their stories, simply head over to LandReport.com and check out the digital version of the magazine.



Another story that deserves a closer look is the listing of Wyoming's **Walton Ranch** by Billy Long and Ron Morris of **Ranch Marketing Associates**. Situated in the heart of Jackson Hole just a stone's throw from Grand Teton and Yellowstone National Parks, this 1,848-acre working ranch has been owned by the Walton family since the late 1950s. In addition to cattle, the Walton boasts its own resident elk herd. The asking price on this showpiece? \$100 million.

And that puts the Walton Ranch in the No. 1 spot on this month's Land Report Top Ten (at right), which currently features listings from seven states, including California, Colorado, Connecticut, Hawaii, Montana, Texas, and of course Wyoming.

Enjoy!

Eric O'Keefe
Editor & Broker

P.S. You can subscribe to the print edition of **The Land Report** [HERE](#).

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

1. **Walton Ranch:**
\$100 million
2. **Ranch Dos Pueblos:**
\$90 million
3. **Aspen Valley Ranch:**
\$59 million
4. **Robert Taylor Ranch:**
\$56 million
5. **Hana Ranch:**
\$55 million
5. **Rockpile Ranch:**
\$55 million
7. **Flying Dog Ranch:**
\$46 million
8. **Dana Ranch:**
\$45 million
8. **Oldfield Farm:**
\$45 million
10. **Craig Ranch:**
\$38 million

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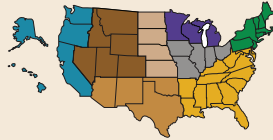
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24 issues (2 years), and \$99 for 36 issues (3 years).

THE LAND REPORT | P.O. BOX 941187 | PLANO | TEXAS | 75074



FWS



UNITED STATES

SENATE CONFIRMS ASHE AS DIRECTOR OF FISH AND WILDLIFE.

Dan Ashe was sworn in as the 16th director of the U.S. Fish and Wildlife Service on June 30. President Obama nominated Ashe for the position last December. Ashe spent 13 years working on Capitol Hill before joining Fish and Wildlife. He subsequently served as the service's assistant director for external affairs from 1995 to 1998, as the chief of the National Wildlife Refuge System from 1998 to 2003, as science advisor to the director of the service from 2003 to 2009, and, most recently, as the service's deputy director for policy. Read more [HERE](#).



WEST

BANKRUPTCY

Colorado Ranchland

BANNING LEWIS RANCH GOES TO COURT.

A U.S. Bankruptcy Court is reviewing bids to purchase the principal assets of Colorado's 21,500-acre Banning Lewis Ranch, which borders the eastern edge of Colorado Springs. KeyBank bid \$24.5 million to acquire the 2,400-acre swath on the northern portion of the ranch. The amount would be credited against the \$65 million that the bank is presently owed by the ranch's owners, who filed for Chapter 11 bankruptcy last year citing more than \$242 million in debts. A subsidiary of Houston-based Ultra Premium bid \$26.25 million to buy 18,000 undeveloped acres. If the Ultra bid is approved, the exploration and production company plans to drill for oil and gas. Read more [HERE](#).



SOUTHWEST

MINERAL RIGHTS

Eagle Ford Shale

KKR CASHES OUT OF SOUTH TEXAS.

A joint venture owned in part by the private equity firm Kohlberg Kravis Roberts & Company (KKR) announced that it will be selling its assets in South Texas's Eagle Ford Shale to Marathon Oil for \$3.5 billion. KKR paid \$400 million for its

40 percent stake less than a year ago.



AUCTION: HISTORIC CAMP COOLEY RANCH

10,600-ACRE TEXAS SHOWPIECE ★ AUGUST 4TH ★

CATTLE | HAY | MINERALS | WILDLIFE | HISTORY



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LEGISLATION



SOUTHWEST

LONE STAR STATE BANS PRIVATE TRANSFER FEES.

Texas has joined 33 other states in banning or restricting private transfer fees. A transfer fee is a percentage of a property's sales price – typically 1 percent – that is remitted to a property's original developer each time it sells. Under the new law, new private transfer fees will not be allowed. Developers who have existing fees on properties must file a notice of the obligation in county property records by Jan. 31, 2012. Unless notice is filed and updated every three years, existing transfer fees will be voided. Listen to Texas Real Estate Center attorney Judon Fambrough and Research Economist Harold Hunt discuss private transfer fees on the Texas Real Estate Red Zone podcast #26 [HERE](#).



SOUTH

INVESTING

Florida Timberland

PLUM CREEK SELLS 30,200 ACRES FOR \$22 MILLION.

The nation's largest private landowner sold two timber tracts in northeast Florida straddling the Volusia-Flagler county line to Conservation Forestry LLC, a New Hampshire investment group. In addition to paying more than \$700 per acre, Conservation Forestry has limited usage of the two tracts, thanks to the sale of development rights and conservation easements to state and local governments. The properties can be used exclusively as timberlands and hunting grounds. Plum Creek spokeswoman Kathy Budnick told The Daytona Beach News-Journal that the timber REIT had acquired the acreage in 2004 when PCL merged with a Georgia Pacific entity called Timber Company. Read more [HERE](#).



SOUTH

CONSERVATION

Carbon Sequestration

NORFOLK SOUTHERN TO INVEST \$5+ MILLION INTO GREENTREES.

Under the agreement, Norfolk Southern and GreenTrees will plant more than 6 million trees on 10,000 acres in the Louisiana/Mississippi Delta area. When completed, the plantings will represent a significant offset to the company's CO2 emissions. GreenTrees is the leading reforestation program on private lands in the United States.

HISTORIC RANCH AUCTION! August 4th, 2011 CAMP COOLEY RANCH

10,600 Acres Including Seller
Mineral Interests



By invitation only
to pre-qualified bidders.
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