

# The LandReport

*A Monthly Report for the  
American Landowner*



# Newsletter

JULY 2015 • LANDREPORT.COM



## NATURE CONSERVANCY ACQUIRES 49,555-ACRE JE CANYON RANCH

**Mirr Ranch Group listing sells for \$21 million.**

**S**ituated in the canyon country of Southeastern Colorado, JE Canyon is considered one of the most biologically diverse ranches in the western portion of the Great Plains. The 77-square-mile tract features nine miles of the Purgatoire River, six miles of Chacuaco Creek, and more than 50 miles of sandstone canyons. Of crucial significance is the presence of the largest herd of Rocky Mountain bighorn sheep in the Centennial State.



“JE Canyon has been on The Nature Conservancy’s radar for almost 20 years, and we feel fortunate to have had such great partners, including Mirr Ranch Group, Corwin Brown, our generous supporters, and Conservancy staff who worked so hard on this project,” said Michael Higuera, land conservation program manager for The Nature Conservancy. “This nearly 50,000-acre ranch that is home to over 865 plant and animal species will be permanently protected, as will some of the most iconic scenery in all of Southeastern Colorado.” Said listing broker Ken Mirr, “Mirr Ranch Group has always sought a conservation-minded buyer for this property, and found the ultimate conservation buyer in The Nature Conservancy.” Read more [HERE](#).

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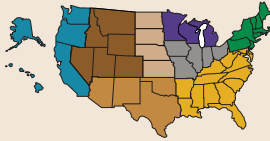
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## WHITE HOUSE



## NATIONAL

**PRESIDENT ESTABLISHES THREE NEW NATIONAL MONUMENTS.** President Obama established three national monuments using authority granted to our nation's chief executive under the Antiquities Act: Basin and Range National Monument in Nevada, Berryessa Snow Mountain National Monument in California, and Waco Mammoth National Monument in Texas. Since 1906, 16 presidents have used the Antiquities Act to protect unique natural and historic features, such as the Grand Canyon and the Statue of Liberty. President Theodore Roosevelt used it first to designate Devils Tower National Monument in Wyoming. With these three new designations, President Obama will have relied on the Antiquities Act to establish or expand 19 national monuments. Read more [HERE](#).



## WEST

## AUCTION

## IDAHO ESTATE

### SUN VALLEY ESTATE OF FORMER LEHMAN BROTHERS CEO ON THE BLOCK.

Richard Fuld's 71-acre Big Wood River Estate will be offered at auction on

August 19 by Concierge Auctions. Originally marketed for \$59.5 million, it is expected to fetch between \$30 million and \$50 million, according to The Wall Street Journal. Situated at the foot of Bald Mountain, the property includes a 9,200-square-foot main house, guest quarters, and a gatehouse. All three rock-and-timber structures were designed by Alan Wanzenberg. The estate also enjoys 2,100 feet of Big Wood River frontage. Big Wood River Estate sits minutes from Sun Valley and Ketchum, and has convenient airport access. "This is ideal for someone who likes privacy and seclusion," said Laura Brady, president of Concierge Auctions. Read more [HERE](#).

## SEALED BID AUCTION

16,000+/- Acres in Colorado  
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The Real Estate  
Allocator Summit  
Aug. 7th | NYC



**AUCTION**  
JULY 30TH



**TWIN PONDS FARM**  
**17± ACRE ESTATE**  
71 EAST FOX CHASE ROAD  
FAR HILLS, NJ

- 3 Bedroom Country Colonial Home
- 2 Bedroom Guest Cottage
- Barn with Loft
- Serene setting with 2 Spring Fed Ponds

Property Previews:  
Sun, July 12 & 19 - 12-2 PM



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**SOUTH**

**SALE**

## RED HILLS ESTATE

### GREENWOOD PLANTATION MAIN HOUSE SELLS.

The historic structure, as well as a lodge, stables, a garage, eight staff houses, and 235 acres was listed and sold by Jon Kohler & Associates for approximately \$1.3 million. Considered to be “the most perfect example of Greek Revival architecture in America,” the antebellum structure is one of the few surviving homes built by British architect John Wind (1819–1863). The seller was the Greentree Foundation, a nonprofit organization established in 1982 by Betsey Cushing Whitney. Westchester South Investments was the buyer. Earlier this year, a foundation created by Paddy Vanderbilt Wade purchased the bulk of Greenwood Plantation, which included the 1,200-acre “Big Woods,” the largest privately held tract of old-growth longleaf pine in the U.S. The last time Greenwood changed hands was in 1899 when it was acquired by Col. Oliver Hazard Payne of Cleveland. Read more [HERE](#).



*Listing Price - \$2,600,000.00*

- 9+ acres of Greenhouses
- 5.4 acres of growing area
- 5± acres available for Propagation
- 19,500 SF Warehouse
- 2 Coolers totaling 9,400 SF
- 4,320 SF Office Space
- 7.5 acres Outdoor Growing Area
- 1 Shipping Dock

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## PACIFIC

### LISTING

## CALIFORNIA ESTATE

### SUZANNE PERKINS LISTS \$29.5 MILLION MONTECITO ESTATE.

Known as Villa Santa Lucia, the 19.5-acre property is located in the foothills of the Santa Ynez Mountains and

overlooks Santa Barbara, the Channel Islands, and the Pacific Ocean.

In addition to a 9,500-square-foot Tuscan home that was built in 1988, the property features a small vineyard, a greenhouse, gardens, an aloe tree collection, a pond-shaped pool with waterfall, a guest cottage, and a two-bedroom guesthouse. "It is rare to find a property of this size for sale in the affluent Montecito area, where listings are usually less than three acres," says listing agent Suzanne Perkins of Sotheby's International Realty. "Villa Santa Lucia harkens back to the ducal grandeur of Tuscany. Tall cypress trees in the natural rolling landscape, the spectacular unending views to the ocean, utmost privacy, and the sophistication and regal bearing of the main residence underscore the charm, beauty, and integrity of this magnificent Montecito estate." Read more [HERE](#).



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## NEW MEXICO RANCHES



### Elk Haven Ranch Otero County ~ Bent ~ New Mexico

This 410 acre special island paradise is the envy of the southwest! Mountain landscape with irrigation meadows providing sanctuary to trophy mule deer and monster elk (4 tags). Free flow private mountain spring water for ponds and private access off pavement, only twenty minute drive to Ruidoso and Alamogordo. Price reduced to \$1,500,000.00. Seller financing available.

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WEST

LAWSUIT

## COLORADO RECREATIONAL LAND

### COALITION SUES USFS TO BLOCK

### LAND SWAP. A group of nonprofits has filed

a 72-page lawsuit alleging that the U.S. Forest

Service failed to be transparent and to follow

federal environmental law when it approved

a land swap with Developer Red McCombs. In May the Forest Service approved a deal to swap 205 federal acres on Wolf Creek Pass for 177 acres of wetlands also on the pass. The federal acreage is essential for the development of McCombs's Village at Wolf Creek, which has been on the drawing board for three decades and is slated for 1,700 units and more than 8,000 people. The lawsuit, which was filed by Rocky Mountain Wild, the San Luis Valley Ecosystem Council, the San Juan Citizens Alliance, and the Wilderness Workshop, targets several aspects of the land swap approval by Rio Grande National Forest Supervisor Dan Dallas. It alleges that the Forest Service "privatized federal land and granted access necessary to build a massive resort development without considering or taking the steps necessary to reduce and eliminate impact to the surrounding National Forest System Lands." Read more [HERE](#).

## BECAUSE THERE IS NO 'OFF SEASON' TOOLS TO TRANSFORM YOUR LAND



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