

The LandReport

*A Monthly Report for the
American Landowner*



Newsletter

JULY 2016 • LANDREPORT.COM



SPECIAL REPORT: AMERICA'S BEST BROKERAGES & AUCTION HOUSES

Our summer issue highlights more than 150 firms.

Our sixth annual survey of the country's leading real estate firms specializing in land drew a record number of respondents as well as transaction specifics and key listings. In addition to reporting 2015 sales figures, many of the nation's leading brokers offered insights into current markets and noteworthy trends. The issue's cover story is a continuation of our savory Land to Table series and features a sumptuous feast prepared by Fire Roasted Catering at Woodlife Ranch in the Berkshire Mountains of Western Massachusetts. Land Report Field Photographer Gustav Schmiede III chronicled the fete. The issue also includes highlights from the 2016 Land Investment Expo as well as an overview of Hall and Hall's 70th anniversary. Read more [HERE](#).



A Monthly Report for the American Landowner • LandReport.com

For advertising inquiries contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.

THE LAND REPORT | PO BOX 941187 | PLANO | TEXAS | 75094



USFS



PACIFIC

CALIFORNIA DROUGHT CLAIMS 66 MILLION DEAD TREES. Four years of punishing drought coupled with a dramatic rise in bark beetle infestation and warmer temperatures has led to record levels of tree die-off. "Tree die-offs of this magnitude are unprecedented and increase the risk of catastrophic wildfires that put property and lives at risk," said Agriculture Secretary Tom Vilsack. "While the fire risk is currently the most extreme in California because of the tree mortality, forests across the country are at risk of wildfire and urgently need restoration requiring a massive effort to remove this tinder and improve their health." Continued elevated levels of tree mortality are projected during 2016, particularly in dense forest stands, stands impacted by root diseases or other stress agents, and in areas with higher levels of bark beetle activity.



SOUTH

FOR SALE

ARKANSAS TIMBERLAND

AFM LAND SALES OFFERS SPOUT SPRINGS.

The 17,045-acre pine plantation has been managed by current ownership and the previous two owners for pine sawtimber production. Spout Springs has an estimated 1.1 million tons of merchantable pine and hardwood timber. Seventy-one percent is currently classified as suitable for pine plantation management; 23 percent is classified as hardwood bottomlands; non-forested areas comprise the remaining 6 percent. The property is strategically located with access to wood-processing facilities owned by Anthony Timberlands, Deltic Timber, Georgia-Pacific, Idaho Timber, and West Fraser. Local pulpwood consumers include Domtar, Clearwater Paper, Delta Natural Kraft, and Evergreen Packaging. Spout Springs is being offered in its entirety in a lump sum, single-phase event. The data room opened on July 20; property tours run through September 6; bids are due September 7; closing is scheduled for October 26. An earlier closing may be possible. Contact Tom Margo of AFM Land Sales to request a confidentiality agreement. Read more [HERE](#).

Ford Ranch

31,789 Acres+/-
MCCULLOCH, MENARD &
CONCHO COUNTIES, TEXAS



Chas. S. Middleton and Son
806-763-5331 Office | 806-78-60313 Cell
www.chasmiddleton.com

Serving the
farming & ranching
industry since 1920



For Advertising Inquiries, email newsletter@landreport.com or call (205) 970-6006.

For advertising inquiries contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.



**YOUR
SOUTHEAST
LAND
BROKERAGE
PARTNER**



THOMAS PORTER
404.467.2121
SOUTHERNLANDADVISORS.COM



WEST

HONORED

COLORADO RANCHLAND

JE CANYON SALE SINGLED OUT AS 2015 RANCHLAND DEAL OF THE YEAR.

The sale of the 50,000-acre Las Animas County landmark, which boasts the largest private

herd of Rocky Mountain bighorn sheep in the Centennial State, was recognized by the Magazine of the American Landowner. "Jerry Wenger, the seller of JE Canyon, was an extraordinary steward and is truly leaving a legacy," said Ken Mirr of Mirr Ranch Group, who shared the listing with Corwin Brown. "Mirr Ranch Group has always sought a conservation-minded buyer for this property, and found the ultimate conservation buyer in TNC. We thank everyone at TNC for making this happen and look forward to protecting more working ranches in the future." Although parts of JE Canyon Ranch are currently protected by a conservation easement, The Nature Conservancy plans to place the entire ranch under a conservation easement and is working with Colorado Cattlemen's Agricultural Land Trust to that effect. Once the easement is in place, identifying a conservation-minded buyer will be the next step. Read more [HERE](#).



For Advertising Inquiries, email newsletter@landreport.com or call (205) 970-6006.

For advertising inquiries contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.




JOIN US ON THE TRAIL LESS TRAVELED



Kenetrek
Boots
FOR THE TRAIL LESS TRAVELED


**MOUNTAIN
EXTREME**
RUGGED. DURABLE. COMFORTABLE.

WWW.KENETREK.COM • 800-232-6064






EST. 1895
**CLARK
COMPANY**
RANCH REAL ESTATE

**RANCHO
EL TORO**
12,221± acre | \$21,000,000



Pacheco Pass Highway/Highway 152
Gilroy, California | Cattle Ranch

Click on the Icons to find out more!

 Website  Brochure  Map

(805) 238-7110
info@clarkcompany.com



SOUTH

FOR SALE

SOUTH CAROLINA PLANTATION

CHELSEA PLANTATION COMES TO MARKET FOR \$32.775 MILLION.

The Wall Street Journal reports the listing of

the Jasper County plantation owned by the

heirs of the Marshall Field family and the Doubleday family. Located between Charleston and Savannah, 5,892-acre Chelsea Plantation was established in the early 1800s and evolved into a hunting ground complete with duck ponds, a dove field, and quail courses. In 1937, it was acquired by Marshall Field III from the Chelsea Hunting Club. Field commissioned Albert Simons and Samuel Lapham of Charleston to design a 7,700-square-foot main house with six bedrooms on a peninsula at the end of a long oak-lined drive. Nelson Doubleday Jr. bought a 43.75% share in the plantation in 1994 and built a 3,300-square-foot, three-bedroom house. His death last year led to the listing of the property, which also includes a manager's house, eight workmen's houses, stables, a farm office, and equipment sheds. Of note is that the 43.75% Doubleday interest might also be available separately. Chip Hall of Plantation Services has the listing. Read more [HERE](#).

Arkansas | Alabama | Idaho | Minnesota | Mississippi | Wisconsin
HUNTING & RECREATIONAL LAND



 **Potlatch** [Click for FREE Land Buyers Guide](#)

RECREATION INVESTMENT LEGACY

BUY OUR LAND FOR PLAY. OWN IT FOR LIFE.

www.PotlatchLandSales.com


For Advertising Inquiries, email newsletter@landreport.com or call (205) 970-6006.

For advertising inquiries contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.


The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.



AVAILABLE
Beautiful 105± Acre Farm
with breathtaking views of the Peaks of Otter



**2855 Terrace View Road
Forest, VA (Bedford County)**



3BR, 3.5 BA Dutch Colonial Home
A country setting yet only minutes from town, this property boasts gorgeous views, a pond, a prime grazing pasture, and both open & wooded land—great for all sorts of agricultural/recreational purposes. Long state road frontage on Terrace View & Bellevue Roads with great development potential. There are also established, fenced gardens with hundreds of beautiful herbs & fine specimens throughout the property. Other outdoor features are a gazebo, a dog kennel, and a pole barn. The home, built in 1973, includes a partially finished basement, ceramic tile baths, oversized attached 2-car garage, sunroom, pantry, separate dining room, multiple fireplaces, and so much more.
[Questions? Ask Bill Bryant \(434\) 841-3812](#)

**THE
COUNTS**
Realty & Auction Group
800-780-2991
CountsAuction.com



WEST


AUCTION

MONTANA RANCHLAND

COURT-ORDERED AUCTION OF CLARK RANCH. 2,120± acres will be offered in eight tracts and combinations in early August by Hall and Hall Auctions. Located 13 miles

north of Billings near Acton, the property is being sold “as is where is” without any contingencies, including financing, on Thursday, August 11, at 10:00 a.m. at the Hilton Garden Inn in Billings. Clark Ranch features 1,431 acres of pasture, 315 acres of grass alfalfa hay ground, 184 acres of expired CRP land, and 70 acres of cropland. The pastureland is cross-fenced and includes two wells, one spring, and four reservoirs for watering stock. In addition, one tract features a 6,000-square-foot residence with a two-car garage and a three-stall carport as well as numerous other improvements such as an outbuilding, shop, machine area, office, horse barn, and sod landing strip. A separate tract features a hunting cabin, abundant mule deer, and game birds. Read more [HERE](#).

MULE SHOE BAR RANCHES
22,962 acres in the Nebraska Sandhills
1,200 cows year round



LASHLEY LAND AND RECREATIONAL BROKERS

[Click here for details!](#)

For Advertising Inquiries, email newsletter@landreport.com or call (205) 970-6006.

For advertising inquiries contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.