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IULY 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 Schmiege 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.



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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.



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.



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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.

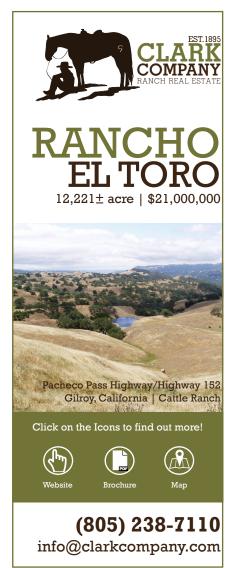


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SOUTH

FOR SALE

SOUTH CAROLINA PLANTATION

CHELSEA PLANTATION COMES TO MARKET FOR \$32.775 MILLION. The

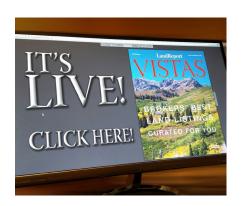
Wall Street Journal reports the listing of the Jasper County plantation owned by the

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.



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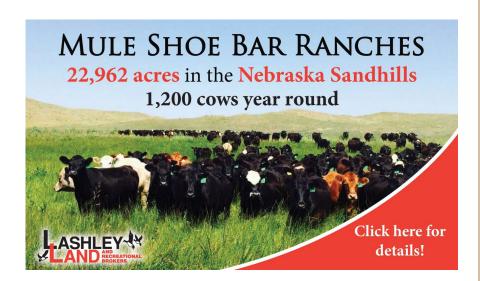
AUCTION

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.



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