



## COLORADO'S GRIZZLY RANCH SELLS FOR \$18.5 MILLION

**High country North Park livestock operation includes 8,686 deeded acres and 18,000 acres of BLM and State of Colorado leases.**

An assemblage of three mountain ranches with a carrying capacity of 1,500 cow-calf pairs or 5,000 yearlings sold for \$18.5 million this spring. It had been listed for \$24.95 million. Called the Grizzly Ranch, it is situated in Jackson County, 12 miles southwest of Walden and 45 minutes from Steamboat Springs. Ren Martyn of Steamboat Sotheby's International Realty represented the seller; Rob Pfister of Pfister Land Company represented the buyer.

The property includes 70 miles of irrigation ditches, 14 livestock wells, and significant water rights (226 cfs). The ranch produces 5,000 to 7,000 tons of hay annually and has substantial improvements, including three residences at the headquarters, three additional residences at the north end of the ranch, a two-story 19,000-square-foot show barn, a 11,250-square-foot calving barn, a 9,000-square-foot machine shop, and a 6,400-square-foot livestock working facility. Sixteen miles of rivers and streams crisscross the property, including Grizzly and Little Grizzly Creeks.



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**Well watered and blessed with nutritious forage, Colorado's North Park has long been recognized as ideal terrain for domestic livestock and wildlife.**



## WILLIAMSON ACT



### PACIFIC

**PRESERVATION TAX BREAKS QUESTIONED.** A Napa County grand jury has questioned millions of dollars in tax breaks that were doled out to preserve wine country farmland with little chance of being developed. Passed in 1965, California's Williamson Act seeks to ease the financial challenges farmers face as their ag land is taxed as more valuable transitional or development land. In return for a commitment to farm their land for at least 10 years, landowners are taxed at a lower rate. According to county officials, Napa County's \$200 million general fund loses \$1 million annually because of Williamson Act contracts for both vineyards and grazing land. Read more [HERE](#).



### PACIFIC

## FOR SALE

## CALIFORNIA DEVELOPMENT LAND

### 157 ACRES TO LIST FOR \$1 BILLION?

*The New York Times* reports that a 157-acre parcel in the Beverly Hills 90210 ZIP code will soon come to market for \$1 billion (\$6.3 million per acre). Zoned for six lots, the mountaintop property currently has no improvements. Permits, however, are in place to build up to 1.5 million square feet of living space across multiple building sites. Aaron Kirman of Pacific Union International has the listing on the property. Kirman has overseen the rebranding of the property from the Vineyard Beverly Hills to the Mountain of Beverly Hills. He is quoted by *The Times* as marketing the Mountain of Beverly Hills as a family compound for a single buyer whom he believes will hail from overseas. Among the recent owners of the pricey acreage are the older sister of the last shah of Iran, the late talk-show host Merv Griffin, and Herbalife founder and CEO Mark Hughes. Read more [HERE](#).

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WEST

SOLD

## ROCKY MOUNTAIN RANCHLAND

**OSTERHOUSE RANCH SELLS.** This 1,874-acre component of Colorado's [Cross Mountain Ranch](#) sold this summer. Known as the Osterhouse Ranch, the 3-square-mile property lies within the coveted Williams Fork

River Valley and is adjacent to the Routt National Forest. Prior to the closing, the Osterhouse Ranch was a part of the Upper Ranch at Cross Mountain, which is situated on the north slopes of the Flat Tops Wilderness Area. The Upper Ranch at Cross Mountain is a recreational paradise and is home to North America's largest elk herd. It sits just 45 minutes from Steamboat Springs and its many amenities and just 20 minutes from Yampa Valley Regional Airport with a complete suite of FBO services. Ken Mirr of Mirr Ranch Group has the listing on [Cross Mountain Ranch](#), and he represented the seller on the Osterhouse transaction. The buyer was represented by [Harrigan Land Company](#). Read more [HERE](#).

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WEST

AUCTION

## MONTANA RECREATIONAL PROPERTY

**RED LODGE CREEK ESTATE GOES TO AUCTION IN MONTANA.** A 23-acre estate that includes a tributary of the Yellowstone River will be auctioned by Hall and Hall

Auctions on August 30 at the property in Red Lodge, Montana. The acreage includes a 5,152-square-foot custom home that was built in 1994 and updated in

2004. The home has four bedrooms and three-and-a-half baths, central heat and air conditioning, and an attached two-car garage.

Other improvements

include a large metal barn

with stalls for three horses, concrete floors, tack room, feed room, and round pen. Water features include a pond and a water well that pumps 15 gallons per minute. Read more [HERE](#).



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## SOUTHWEST

### MINERALS

## OIL AND GAS

### BP TO PAY \$10.5 BILLION FOR 470,000 ACRES OF SHALE ASSETS IN TEXAS AND LOUISIANA.

London-based BP announced that it was acquiring a portfolio of unconventional oil and gas assets from BHP

for \$10.5 billion. The onshore assets mark the first major acquisition by BP since the disastrous Deepwater Horizon Spill in 2010. The portfolio

includes assets in the highly prized Permian-Delaware basin in West Texas along with two positions in the Eagle Ford and

Haynesville basins in Texas and Louisiana. BP's interests in the three fields currently produce 190,000 barrels of oil equivalent per day.

Read more [HERE](#).



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## LandReport VOICES

BY EDDIE LEE RIDER JR.



I was recently able to get a few minutes over the phone with Bradley Wilson, lead land broker at Texas-based TerraStone Land Company. The organization is more than 35 years old and has sister divisions that can assist landowners in myriad areas.

**ELR:** Bradley, TerraStone is based in The Lone Star State, but you also operate in several of the surrounding states, correct?

**BW:** That's correct. I act as designated broker for our firm in Texas, Louisiana, Arkansas, and Oklahoma. We are active in all four states, and our transactions include timberland, recreational, ranchland, and environmentally focused properties.

**ELR:** Tell our readers about some of your sister companies and what kinds of products and services they provide landowners.

**BW:** TerraStone is an affiliate to a multidimensional natural resource firm Advanced Ecology Ltd. and offers over 35 years of combined land management and forestry experience. This family of companies has the collective experience and ability




to evaluate most any land investment, as well as implement short- or long-term management plans after your purchase. We can cover your due diligence needs, which can be implemented as a strategic management plan.

**ELR:** You mentioned tremendous growth in the past 12 months: from \$10 million to \$40 million in business. What do you attribute that to?

**BW:** Our expansive internal network provides us with great connections. We've been privileged to represent an investment group with the purchase of a 9,500-acre coastal conservation project on the Texas Coast. In addition, we've represented multiple sellers in the sale of several thousand acres of timberland in Arkansas and Louisiana.

**ELR:** Tell us about a current listings folks should check out.

**BW:** We currently have a beautiful 525-acre property listing located in Smith County, Texas. Accessed by a direct exit from I-20 and an easy drive from Dallas or Shreveport, this tract offers substantial timber volumes, lots of asphalted road frontage, and a nine-acre lake. Read more [HERE](#). 

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**WESTERN HERITAGE**  
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Western Heritage Consulting & Engineering (WHCE) specializes in civil, agricultural, and natural resource engineering – and is especially well known for natural resource engineering. And they provide a host of additional services. I recently had time to speak with WHCE partners Rikki and Ryan Altenburg.

**ELR:** *Rikki, give our readers an overview of the services your firm excels in.*

**RA:** We are a very diverse firm offering civil and agriculture engineering services. We are a true design/build firm with our sister construction company, WURX. We have a passion for the transformation of land and natural resources, and the ability to design and improve water and land for wildlife habitat, forage production, and recreation. Our ranching backgrounds help us understand what landowners need; whether it's a corporate farm or a ranchette, we can design it and build it.

**ELR:** *Ryan, you mentioned to me you work in the Roaring Fork Valley. Tell us about that.*

**RLA:** We are very active in the Roaring Fork Valley with both engineering and construction. We love working in that valley, as we get to use a lot of creativity. Water conservation is extremely important in the West, and our clients in the valley allow us to design systems to meet their needs as well as conserve every drop we can. We have done some fun projects from turf grass irrigation systems, miles of water pipelines, stream restoration, equestrian facility designs, wetlands, and pond creations.

**ELR:** *Folks may not know this, but you personally have a background and ongoing relationships in the private aviation world.*



**RA:** I am extremely fortunate to be able to work in the engineering and construction world as well as fuel my passion for the general aviation industry. I'm a Senior Associate for FBO Partners, a group of individuals with extensive aviation experience that consult with FBOs across the world. My focus is customer service and client relations. The part of both businesses that makes me smile the most is knowing we were able to make our customer's day better than it started, whether it's seeing their transformed estate, or it's getting a jet turned quickly so they make the meeting.

**ELR:** *Tell readers how they can get in contact with WHCE.*

**RA:** They can visit our website at [www.westernhce.com](http://www.westernhce.com) or call the office at (307) 215-7430. 🇺🇸

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