

The LandReport Newsletter

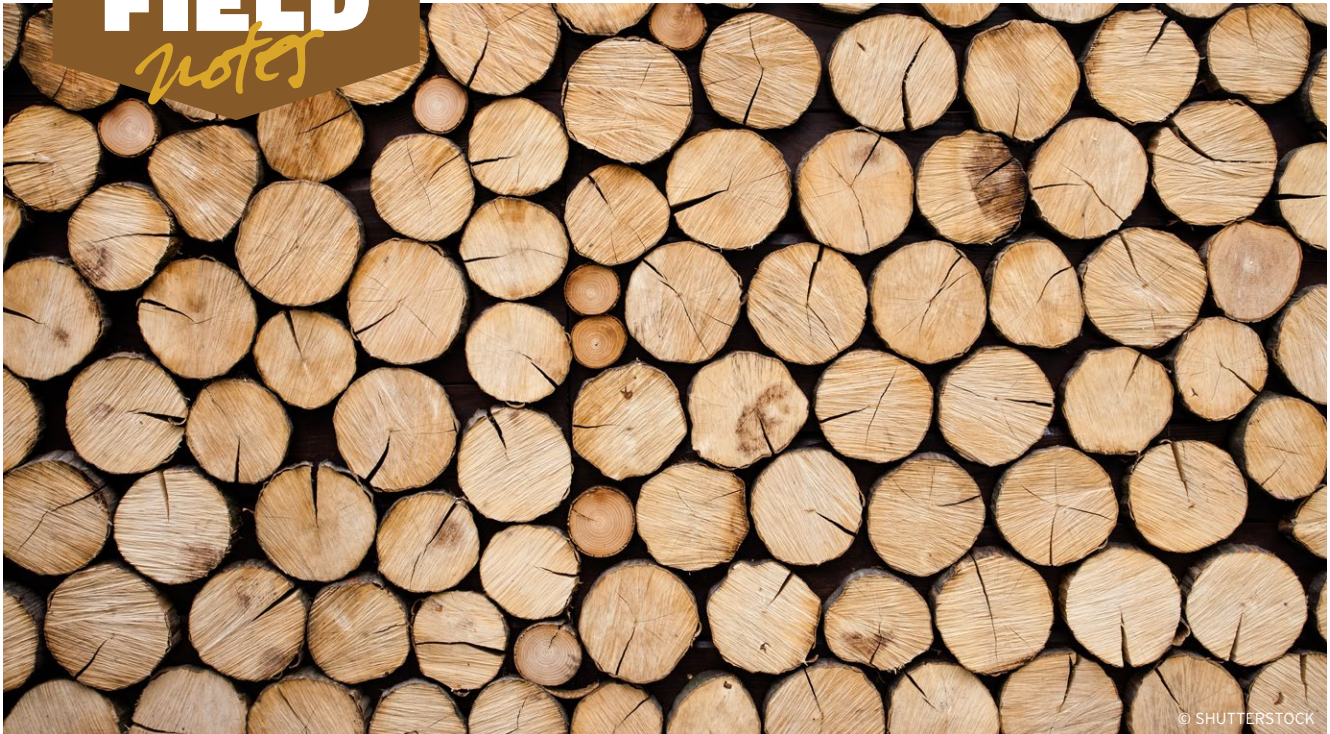
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A Monthly Report for the American Landowner

July 2021



FIELD *notes*



BIG DEAL! Weyerhaeuser (WY) announced it has closed on the sale of 145,000 acres of high-elevation timberland in Washington's North Cascades to Hampton Resources for \$266 million. In a July 8 statement, the timber REIT reported that the acreage "does not supply Weyerhaeuser's internal mills or strategic export customers." It also had the highest operating costs and lowest site productivity in the company's Western US portfolio. Hampton Resources is a Portland-based family-owned company. All of Hampton's forestlands are certified by the Sustainable Forestry Initiative (SFI).

The North Cascades timber holdings were a portion of a 2013 acquisition by Weyerhaeuser that totaled 645,000 acres in Washington and Oregon. Known as Longview Timber LLC, the high-quality

timberlands were owned by affiliates of Brookfield Asset Management. Currently, Weyerhaeuser ranks as the largest private landowner in the US with more than 11 million acres of timberlands, primarily in the Northeast, South, and West. The company also manages millions of acres of publicly owned land in Canada under long-term licenses. Read more [HERE](#).

National and regional news stories follow.

ERIC O'KEEFE
editor@landreport.com

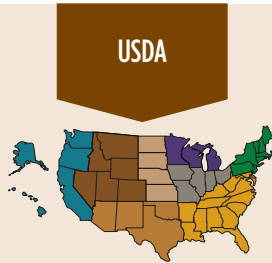
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NATIONAL

FARMERS RECEIVED \$57.9 BILLION FROM UNCLE SAM IN 2020.

Successful Farming reports that the federal government sent almost \$58 billion to farm operators and farming households last year. The record amount, which was tallied by the Economic Research Service, included estimates of stimulus checks and federal unemployment compensation as well as direct farm program payments. According to the Economic Research Service working paper "Using data from the Small Business Administration, Bureau of Labor Statistics, and multiple sources within USDA, we find \$57.7 billion in total financial assistance was provided to farm operations and households in calendar year 2020." The tally included \$35.2 billion in pandemic relief, \$16.8 billion from non-pandemic programs, which included trade-war payments, and \$5.7 billion in net indemnities from crop insurance. Read more [HERE](#).



MIDWEST

AUCTION

Iowa Farmland

SEALED BIDS ON GARST FARM

AUCTION DUE AUGUST 6. The heirs of Roswell Garst are selling 1,998 acres of investment-grade farmland just outside of Coon Rapids, Iowa. In a remarkable first, all

of the tracts will be covered by a permanent conservation easement specific to each tract. The easements were established by the Garsts in an effort to maintain the conservation value on the farms. Innovative agricultural practices are nothing new to the Garsts. The family patriarch, Roswell Garst, was internationally recognized for his pioneering practices, and his heirs were early adopters of no-till farming practices, the use of cover crops, and erosion control through maintained waterways. In 1959, at the height of the Cold War, the Garsts famously hosted Soviet premier Nikita Khrushchev during his visit to the Corn Belt and, in particular, their Coon Creek farm. Peoples Company and Community Insurance Agency are representing the Garst family in the sale. Sealed bids are due by 5:00 p.m. on Friday, August 6. Read more [HERE](#).

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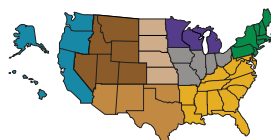
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NATIONAL

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Foreign Ownership

CHINA EXPANDS OWNERSHIP OF AMERICAN FARMLAND.

A rare bipartisan effort in Washington sees lawmakers on both sides of the aisle working to curb foreign purchase of prime acreage,

thanks in large part to China's recent land grab. Legislators contend that China's actions constitute a national security risk as it could have implications for the US food system. As of January 2020, Chinese nationals owned around 192,000 agricultural acres used for farming, ranching, and forestry, according to the Agriculture Department. Canadians and Europeans each control 1 million acres out of the nearly 900 million total acres of farmland in the US. The rapid pace of China's expansion into the US ag sector has many lawmakers voicing concern. USDA reports that between 2009 and 2018, China's ag investments in other nations grew tenfold as part of the Communist Party's "One Belt One Road" economic development plan. Read more [HERE](#).

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WEST

SALE

Colorado Recreational Land

TYBAR RANCH SELLS FOR \$12.55

MILLION. In partnership with Colorado State University, the ranch became an

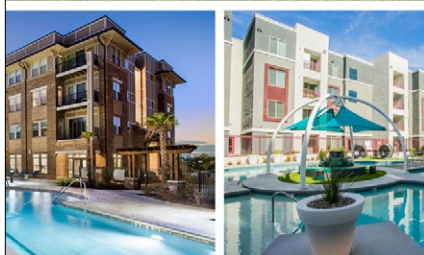
epicenter for research on brisket disease in Angus cattle, something that can impact

cattle grazing at more than 5,000 feet in elevation. (Tybar soars to 6,500 feet.) Water rights for the historic ranch date to 1892. Tybar remains one of the last significant ranches long Carbondale's Prince Creek Road, which has recently seen a proliferation of ag lands sold off for subdivisions. Emma Dancigar purchased the ranch in 1979 with her late husband, David. The property boasts 360-degree panoramic views of Mt. Sopris and the Elk Mountains, and sits about 30 minutes northwest of Aspen, which enjoyed a record-shattering 2020 with more than \$3.1 billion in total property sales volume. The ranch was bought by Turnabout Ranch LLC, which has a mailing address in Chappaqua, New York. The new owners remain anonymous. Read more [HERE](#).



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TEXAS VINEYARD OWNERS SUE. In

late May, the plaintiffs who own and operate 57 wine grape farms in the Texas Panhandle alleged that two large seed companies sold a faulty seed system and a volatile

weedkiller that has devastated their wineries. The suit states that since Bayer-Monsanto and BASF started selling dicamba-based seed systems for cotton and soybean, drifting herbicide has harmed previously productive grapevines. Dicamba is known to hurt crops and vegetation not genetically modified to endure it. The plaintiffs are seeking at least \$560 million in damages and lost economic opportunity. In a statement in response to the suit, officials with BASF, a German multinational chemical company, said they formulated their dicamba herbicides to significantly reduce off-target movement. Vineyards in the Texas High Plains are responsible for 85 percent of grapes produced, sold, or used in the state's wine industry, one of the largest in the US. Read more [HERE](#).



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SOUTHWEST

COURT

Mineral Rights

LANDOWNERS WIN \$24 MILLION

DECISION IN ROYALTIES CASE. Some 2,700 landowners in South Texas will split the multimillion-dollar pot, the result of a 2016 class action lawsuit filed on behalf of royalty

owners with production in the Eagle Ford Shale. Plaintiffs accused Talisman Energy, which was acquired in 2015 by Spanish energy and petrochemical company Repsol Oil and Gas, of failing to report, account, and make royalty payments based on the terms of lease agreements in place from January 1, 2013, through June 1, 2016. They contended that Talisman paid royalties based on estimated sales of oil and gas rather than actual volume of oil and gas production. The company has had a fraught history in the Texas oil and gas market. In 2018, a Texas jury found that Talisman underpaid Matrix Petroleum of Houston while breaching a joint operation agreement. Talisman – by then renamed Repsol Oil & Gas USA – was ordered to pay \$100 million in the Matrix decision. Read more [HERE](#).



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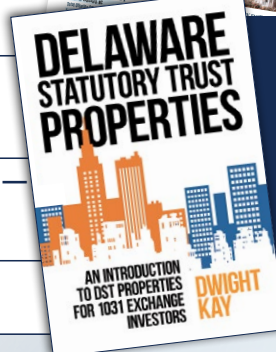
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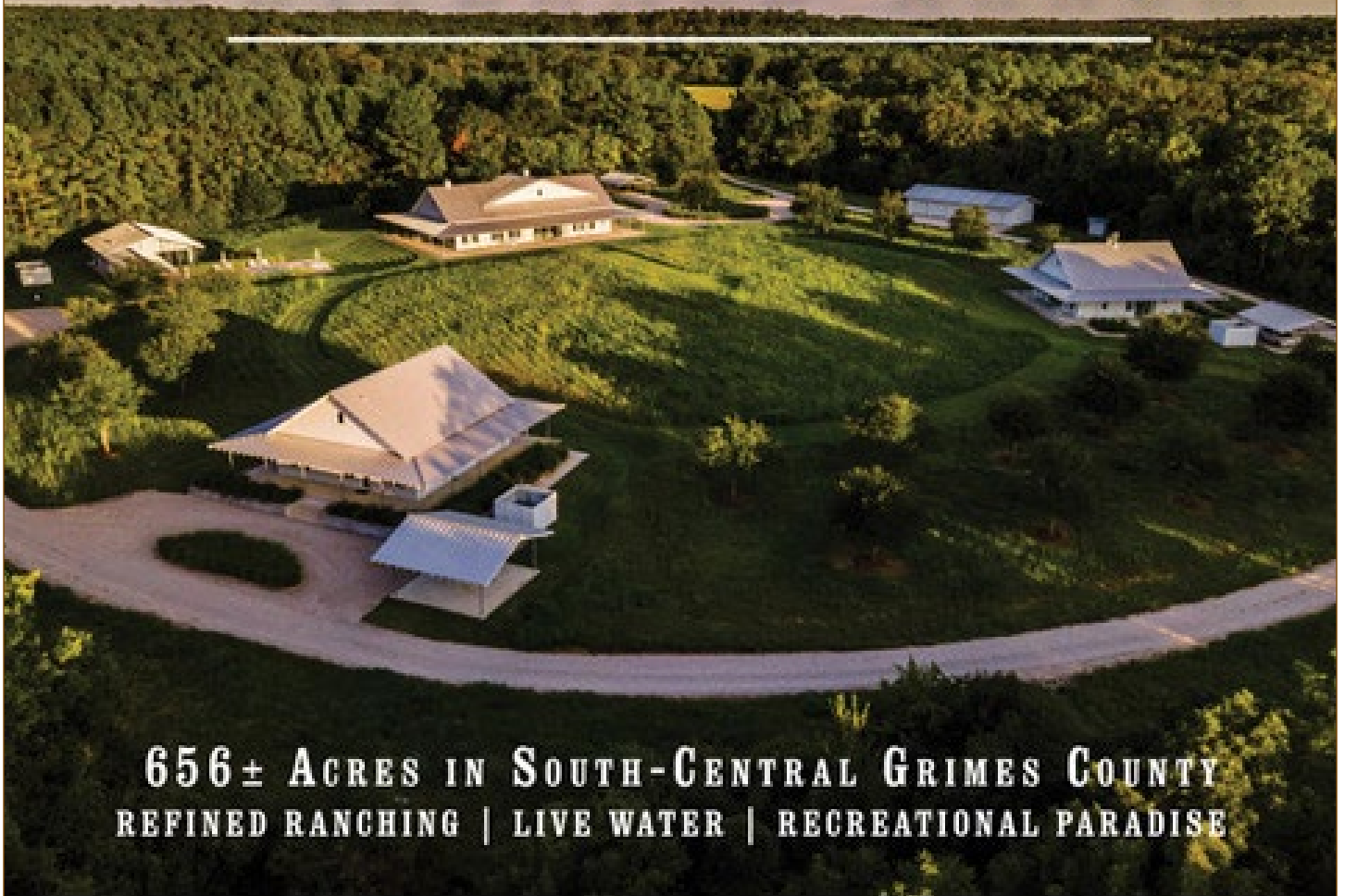
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LandReport: Ladies of the Land Liz Citron, Riley Cain and Maria Lawler, United Country Ozarks Realty & Auction Group

MISSOURI

BY EDDIE LEE RIDER JR.



Ozarks Realty and Auction Group

Liz Citron and her partners Riley Cain and Maria Lawler have four bustling real estate offices across the Missouri Ozarks specializing in Southern Missouri lifestyle properties. We recently had an opportunity to catch up on the phone and discuss their red-hot land market.

Liz grew up on a cattle ranch in South Central Missouri and received her real estate degree from Florida State University. She has a background in real estate appraisal and interior design; she designed a line of linens that were featured in one of *Southern Living's* Design Homes. Her appraisal and design background give Liz a creative skill set in marketing property.

Riley Cain was born and raised in Florida before her family relocated to Mountain Grove, Missouri. Coming from an area of the country that is vastly different from the Missouri Ozarks has given her a unique perspective that has allowed her to assist others with similar transitions. Riley graduated with a degree in Accounting and worked for an



accounting firm for several years before making a career change. Her accounting background has made her a valuable asset to the company and to clients as they transition between properties.

Having grown up in rural Southwest Missouri and being an avid bowhunter, Maria Lawler has a deep connection with the outdoors. She graduated with a degree in Mechanical Engineering and worked in the field for a few years but decided to follow her love of the outdoors and pursue a career with United Country Real Estate to help people find the land of their dreams. With years of experience selling farms and recreational property in Southern Missouri, she has a unique set of problem-solving skills for buyers and sellers.

Eddie Lee Rider: Let's take a trip in the Way-Back Machine. Last May, at the height of the Covid-19 outbreak, how was business? What were you experiencing?

Team Ozarks Realty: Missouri is a state that prides itself on personal freedom and private property rights. With many states increasing their regulations and taxes, states like Missouri are benefitting. During the pandemic, many families were feeling helpless with the restrictions that had been put in place, their inability to go to work, and the empty grocery store shelves. We were and are continuing to see an influx of people looking for hobby farms so families would have more control of their food sources and their lives. Many are bringing friends and

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LandReport: Ladies of the Land continued

extended family with them, so properties with multiple residences became more in demand than ever.

ELR: *What are the current trends in your market? Where are buyers coming from? And what are they looking for?*

TOR: Pre-COVID, Southern Missouri, also called the Missouri Ozarks, was already seeing an increase in people discovering what we have always known, Missouri has been a well-kept secret. They are moving for a myriad of reasons: attractive land prices for agriculture, grazing livestock, weather, access to water, ownership of water, ample rainfall, land value, and quality of life. COVID forced companies to adapt to employees working remotely. Many of these companies have agreed to allow workers to keep this freedom; we are seeing many of them move in our direction. Missouri has fewer regulations than many states. We enjoy our self-reliance and helping our friends and neighbors. The states that we are seeing most buyers move from are CA, OR, WA, CO, IL, and even some from Texas.

ELR: *Tell our readers about a couple of your best available listings right now.*

TOR: We have all types of property throughout Southern Missouri. Whether you are looking for a ranch, lake or river property, hunting or recreation land, country home on acreage, commercial or development land, we have it here. A couple of our interesting listings are ranches that are also used as hunting properties. They both have homes, private live water, and bunk space for visitors.

The first is outside of Harrison, AR, not too far from Bull Shoals Lake and Branson, MO. This was the town of Elixer Springs many moons ago. It is now a 2,000-acre M/L retreat with an upscale four-bedroom/three-bath home that has an elevator and is handicapped accessible. There are porches on every side overlooking the property and the private 4-acre lake. There is a separate shop with ample room to store toys and a bunk room with storage for guests, a mini kitchen, and half bath. The Arkansas Ozarks boasts great hunting, fishing, and outdoor recreation, and this property does not disappoint! Live water runs throughout the property. There are 800 acres of pasture, and half of it

is hayable. The current owner also runs a cattle operation. [Elixer Springs Ranch](#)




The second is called Lonesome Dove. It was created as a Clydesdale farm. The current owners use it as a hunting property and also run 100 head of cows on it. The views from the house on this 894-acre M/L property are spectacular. The property structures include a four-bedroom/four bath lodge with a separate bunk house for overflow, barns for storage, and a horse barn. Additional features include live running water for swimming and fishing, micro-plots set up for bow hunting, and redneck blinds for rifle hunting. This property is special with a private location and great access. [Lonesome Dove Ranch](#)



ELR: *How can our folks get in touch with each of you?*

TOR: ozarksrealtyandauction.com

Liz Citron (417) 349-2191; Riley Cain (417) 349-1684; Maria Lawler (417) 300-0626 

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