

# The LandReport Newsletter

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A Monthly Report for the American Landowner

June 2022



**FIELD**  
*notes*



**F**OUR SIXES EARNS DEAL OF THE YEAR HONORS. Taylor Sheridan's acquisition of Texas's Four Sixes Ranch has been honored as the 2021 Deal of the Year. The 142,372-acre Headquarters Division at Guthrie, 114,455-acre Dixon Creek Division in the Texas Panhandle, and 9,428-acre Frisco Creek Division just south of the Oklahoma state line can be traced back to the ranch's founding in 1870 by Samuel Burk Burnett, who purchased 100 Texas Longhorns from Frank Crowley. The "open running six, or Four Sixes" brand came with the cattle. A legend was born.

Following the passing of Burnett's great-granddaughter, Anne Marion, the ranch was brought to market by Sam Middleton of Chas. S. Middleton and Son. Sheridan, who was represented by Don Bell

of United Country Don Bell Properties, put together a group of investors, crafted an offer, and got the Sixes under contract. The pandemic hampered the process, but Sheridan persevered. "It was a long gestation period on this one, a lesson in patience," Bell says. "We had a lot of speed bumps along the way, which is normal for a transaction of this size." Read more [HERE](#)

National and regional news stories follow.

ERIC O'KEEFE  
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## ISLAND DEAL OF THE YEAR



### NORTHEAST

#### PATTENS REACQUIRE

**GALLOO ISLAND.** A decades-long odyssey to purchase a nearly 2,000-acre island just off New York in Lake Ontario came to fruition in 2021 when Mike and John Patten and their partners acquired Galloo Island. Farhad Vladi of Vladi Private Islands brokered the sale of the historic early Federal landmark. More than 40 years have passed since Galloo belonged to a Patten company and became the family's go-to getaway. "It became our favorite place on earth. And it was a dream come true to get it back," Mike Patten says. The new owners have already begun restoring hundreds of acres of farmland and native habitat for the Eastern wild turkey, whitetailed deer, and flocks of waterfowl that gather on this ground. Read more [HERE](#).



### WEST

## DEAL OF THE YEAR

#### Ranchland

#### RUPERT MURDOCH BUYS

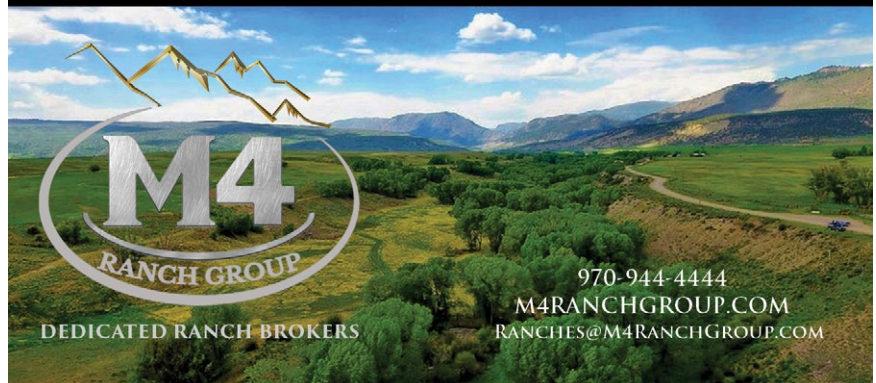
#### MONTANA'S BEAVERHEAD RANCH,

**ADDS SELKIRK.** First, News Corp founder Rupert Murdoch purchased Matador Cattle Company's 340,000-acre Beaverhead Ranch,

a majestic swath of 340,000 deeded and leased acres that crosses three mountain ranges in Southwest Montana. The renowned cattle operation comfortably carries 10,000 cow-calf pair. By itself, the transaction qualifies as Deal of the Year caliber. Then, Murdoch acquired the adjacent Selkirk Ranch — another outstanding property — and created one of the most significant cattle operations in the nation, capable of carrying 15,000 head on 405,915 operating acres (138,115 deeded). The landscape embraces almost the entirety of the Blacktail Mountains, including the wilderness study area, the Snowcrest and the Centennial Mountains, and their associated valleys. Chance Bernall of Beaverhead Home & Ranch Real Estate shared the listing with Joel Leadbetter of Hall and Hall. Tim Murphy of Hall and Hall represented Murdoch. Read more [HERE](#).

## LITTLE CIMARRON RANCH

64.45± ACRES | \$745,000  
CIMARRON, COLORADO



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**DEAL OF THE YEAR**

**Timberland**

**SIERRA PACIFIC MOVES INTO**

**OREGON.** Thanks to the acquisition of Seneca Jones Timber, the Emmersons are now America's largest private landowners with 2.33 million acres of timberland in

California, Washington, and now Oregon. The impetus was Red Emmerson's friendship with Aaron Jones (1921–2014). The two met in the 1960s and, as Red puts it, they were "friendly competitors." Their bond was such that on more than one occasion, Aaron flew from Eugene to Redding to have dinner with Red. Two years after Jones's death, Todd Payne was named Seneca's CEO and president. Last year, an initial outreach led to conversations between the companies' owners and leaders. There were no brokers, no call for offers, just two family-owned forest-products businesses hammering out a succession plan. Not only was a deal struck, but Payne moved to Redding and became president and general manager of SPI's lumber business. Read more [HERE](#).

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## NORTHEAST

### DEAL OF THE YEAR

## Historic

**AKRE FAMILY BUYS HISTORIC STOCK FARM.** Bill Lane had a knack for identifying undervalued landholdings. In the Southwest, he resurrected New Mexico's historic Bell Ranch. On the Eastern Seaboard, he undertook a similar endeavor in Virginia's Rappahannock County where he created Eldon Stock Farm. The most striking feature of the 11-square-mile holding is its proximity to our nation's capital 70 miles to the north. Lane's heirs entrusted Patrick Bates and Scott Bates of Bates Land Consortium to market the Mid-Atlantic holding. Based in Salt Lake City, the father-and-son team invited Joe Taggart and Jonathan McGrath of LandVest to co-list Eldon. The listing generated headlines nationwide, but the buyer was a local: Chuck Akre of Middleburg-based Akre Capital Management. "It's a conservation purchase by our entire family. We have three children and four grandchildren. It will be their legacy, not mine," Akre told the *Rappahannock News* at closing. Read more [HERE](#).

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PACIFIC

DEAL OF THE YEAR

## Conservation

### LARGEST RANCH LISTING IN CALIFORNIA STAYS IN PRIVATE HANDS.

Bill Brown, the founder and chairman of Central Garden & Pet Company, acquired the 50,500-acre N3 Ranch from the heirs of Clara Vickers Naftzger. The Bay area landmark had been the subject of intense scrutiny by a wide range of local entities, state agencies, and California lawmakers, including Gov. Gavin Newsom. But according to listing broker Todd Renfrew of California Outdoor Properties, Brown was in the hunt from the very beginning and ultimately prevailed. A California native, Brown grew up on a ranch in the shadow of Mount Diablo. Like the Vickers and the Naftzgers, his family has ranched for generations since arriving in California in the 1850s. Brown is emphatic in his belief that the many hours he spent on his grandfather's cattle ranch as a youngster played a formative role in molding his character today. Read more [HERE](#).

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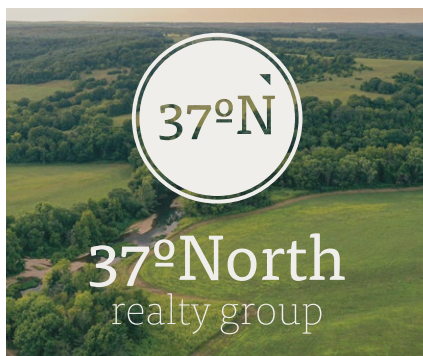
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SOUTHWEST

DEAL OF THE YEAR

## Special Asset

**SANDOW LAKES SELLS.** In 2008,

Alcoa Corporation decided to end mining operations at its Rockdale industrial site.

Alcoa spent years prepping the 31,631 acres to go to market. "It was always a balancing

act," says Icon Global founder Bernard Uechtritz, who spent six years marketing the former mine. "I went into it with this mindset that I have this beautiful land with these beautiful lakes, and that's the sell," Uechtritz says. "But in the end, what really sold it was [potential] revenues. And the beauty sure added to it. From the moment I saw it, I knew this was an incredible opportunity. I was fixated with the water. I'd never seen a string of lakes like that. What was once a gaping mine site has been reclaimed into this beautiful oasis." Uechtritz's perseverance paid off last year when an investment partnership acquired Sandow Lakes Ranch for \$240 million. Read more [HERE](#).



## DSC 2023 Convention

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- **CLAYTON BOYD,**  
*Bell 505 Pilot and Owner Clayton Boyd Luxury Barns*



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