

# The LandReport

A Monthly Report for  
The American Landowner



# Newsletter

MAY 2012 • LANDREPORT.COM



## Dear American Landowner:

No doubt you are doing your best to decipher the august gathering featured in the accompanying photograph. This just happens to be the Class of 2012 at the recent **Land Report Broker Summit**. In our number you'll find some of the best-known land brokers in the industry, professionals whose specialties range from ag land and auctions to coastal properties and conservation easements. These pros have closed well over \$1 billion in sales, and judging from the pace of closings in 2012 they're well on their way to another billion.

You'll find our host — legendary energy executive T. Boone Pickens — smack-dab in the center of our group. His incomparable Mesa Vista Ranch proved to be an ideal setting for the Summit. Count on a complete rundown of all the activities in the Fall issue of *The Land Report*.

All the Best!

Eric O'Keefe, Editor & Broker

P.S. I invite you to subscribe to **The Land Report** [HERE](#).

## LAND REPORT TOP TEN

AMERICA'S LEADING INVESTMENT  
QUALITY RURAL LAND LISTINGS

- 1. Broken O Ranch (Montana):**  
\$132.5 million
- 2. Walton Ranch:**  
\$100 million
- 3. Broken O Ranch (Texas):**  
\$81 million
- 4. Rancho Dos Pueblos:**  
\$79 million
- 5. Dillingham Ranch:**  
\$65 million
- 6. Big Creek Ranch:**  
\$59.9 million
- 7. Swain's Neck:**  
\$59 million
- 8. Hana Ranch:**  
\$55 million
- 9. Rockpile Ranch:**  
\$54.5 million
- 10. Aspen Valley Ranch:**  
\$52 million

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## PUBLIC POLICY



### SOUTHWEST

#### ARIZONA GOVERNOR VETOES TAKEOVER BILL

Gov. Jan Brewer refused to sign into law legislation that demanded title to some 48,000 square miles of federal lands in her state. The public lands bill, which parallels one recently passed in Utah, was sponsored by state senator Al Melvin (R-Tucson). Like many Western states, a substantial portion of Arizona – more than 40 percent – is owned or controlled by the federal government. Melvin’s bill would have required the transfer of all federal lands to the state with the exception of military bases and parklands. While describing herself as a “staunch advocate” for state sovereignty, Gov. Brewer wrote, “We still must be mindful and respectful of our federal system.” Read more [HERE](#).



### WEST

#### INVESTMENT FUND

#### Rocky Mountain Ranches

##### SPORTING RANCH CAPITAL MANAGEMENT DEBUTS.

An innovative new private equity fund created to invest in resource-rich ranches was unveiled at The Land Report 2012 Broker Summit at the Mesa Vista Ranch. Founder Jay Ellis has partnered with T. Boone

Pickens to create a fund that focuses on undervalued ranch properties across the Rocky Mountain West with a live water component. For more information, contact Jay Ellis at [jellis@sportingranchcapital.com](mailto:jellis@sportingranchcapital.com).



### NORTHEAST

#### FOR SALE

#### Nantucket Island

##### SWAIN’S NECK BACK ON MARKET.

If the 1997 sale of these 68+ acres for \$7.15 million to the late Russell Phelon was considered a high-water mark for New England trophy properties, one can only imagine how the current listing of \$59 million – a 700+ percent increase – will be received. Gary Winn of [Maury People Sotheby’s International](#) has the listing, which features a four-bedroom main house, a guest cottage, numerous other improvements, and a private beach.

**BROKERING THE FINEST  
RANCHES & SPORTING PROPERTIES**

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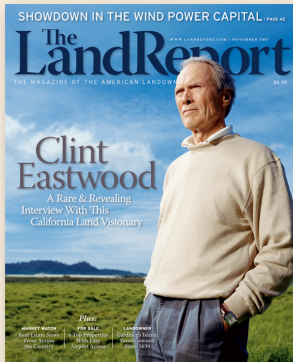
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## Wisconsin Timberland

GREAT LAKES

EASEMENT

### RECORD-SETTING CONSERVATION EASEMENTS TO PROTECT 67,347 ACRES.

The Wisconsin Department of Natural Resources will pay Lyme Timber Company \$17.3 million in two separate transactions to extinguish development rights on more than 100 square miles of forestland in the northwest corner of the state. According to published reports, the property straddles the Great Lakes and Mississippi River watersheds and will be known as the Brule-St. Croix Legacy Forest. Lyme Timber will retain title and continue to manage its timber production. Read more [HERE](#).



## California Ranchland

PACIFIC

DEVELOPMENT

### LUCAS CONSIDERS LOW-INCOME HOUSING FOR GRADY RANCH.

After waging a prolonged battle with his neighbors over construction of a film studio in Marin County, filmmaker George Lucas has withdrawn plans to build a 260,000- square-foot production facility. Lucas is now working with the Marin Community Foundation to explore other uses for the land, including affordable and senior living communities. Critics of the plans say that it is unlikely construction would be possible in what they consider an environmentally sensitive area, but the land already happens to be zoned for residential construction. Read more [HERE](#).



**Bosque County Ranch Texas**  
 3524 Acres

WORKING LIVESTOCK AND CATTLE RANCH  
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