

# The LandReport

A Monthly Report for the  
American Landowner



# Newsletter

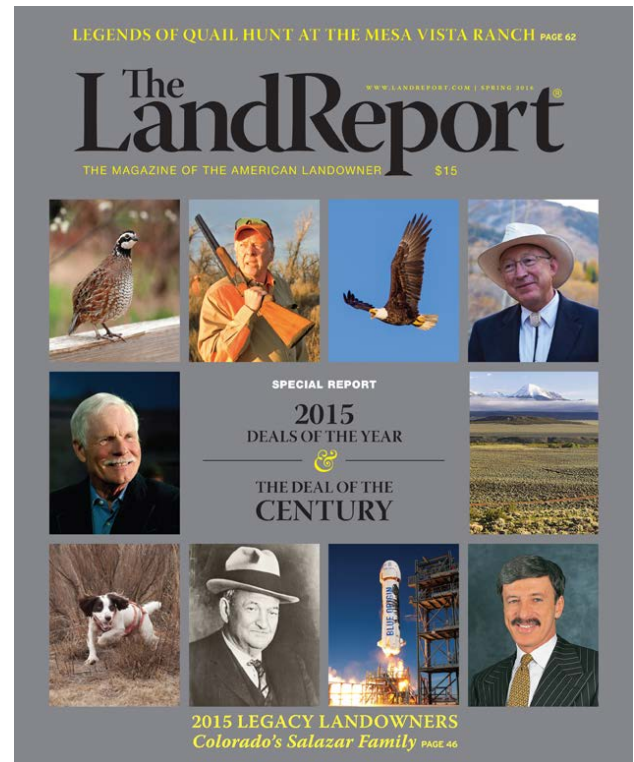
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## TED TURNER'S ACQUISITION OF STANDING BUTTE RANCH NAMED DEAL OF THE YEAR; WAGGONER RANCH SALE NAMED DEAL OF THE CENTURY

*The Land Report* honors landmark transactions in spring issue.

The 2015 Deals of the Year take center stage in the spring issue of the Magazine of the American Landowner. This year's slate of honorees includes the sale of the iconic South Dakota bison ranch that was the site of the Academy Award-winning film *Dances with Wolves*, the purchase of a strategic farmland tract with substantial water rights by a Saudi dairy, the acquisition of one of the most historic quail-hunting plantations in South Georgia, and a merger that created a 13-million-acre timberland behemoth. An additional transaction — the first-ever sale of Texas's 510,527-acre Waggoner Ranch — was dubbed the Deal of the Century by the editorial staff. A brief synopsis of each follows in the newsletter. In-depth stories are available in the current edition of *The Land Report* and in the digital version [HERE](#).



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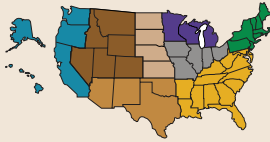
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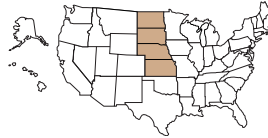


## CRP



### NATIONAL

**800,000+ ACRES ADDED TO CONSERVATION RESERVE PROGRAM (CRP).** The current enrollment was one of the most selective sign-up periods in CRP's 30-year history. Per-acre conservation benefits were maximized, and multiple conservation priorities were targeted simultaneously. "Over the past 30 years, CRP has created major environmental improvements throughout the countryside. The program has removed carbon dioxide from the atmosphere equal to removing nine million cars from the road annually, and prevented 600 million dump trucks of soil from erosion. With today's announcement, USDA is continuing these achievements by maximizing conservation benefits within the limitations provided by law," Agriculture Secretary Tom Vilsack said in a statement. Read more [HERE](#).



### GREAT PLAINS

#### DEAL OF THE YEAR

## SOUTH DAKOTA RANCHLAND

### TED TURNER ACQUIRES *DANCES WITH WOLVES* RANCH.

Formerly known as the Triple U, the Standing Butte Ranch's 46,000 acres are native prairie grassland that has never been scarred by disc or blade. After more than a half century of stewardship, the Houck family decided to sell their ranch and awarded the listing to Tom Metzger of Hall and Hall. Metzger's colleague, Scott Shuman at Hall and Hall Auctions, began prepping for the sale, which was scheduled for last July in Fort Pierre. But in late June, Hall and Hall announced that the ranch would no longer go to auction; a single buyer had emerged. Ten weeks later, a succinct announcement out of Atlanta confirmed the new owner: "Turner Enterprises' purchase of the property kept its size and scale intact, saving Standing Butte from being subdivided into multiple parcels at auction. Some of the parcels would have undoubtedly been plowed and farmed by new ownership, fragmenting the pristine native landscape."

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## SOUTHWEST

### DEAL OF THE CENTURY

## TEXAS RANCHLAND

### KROENKE RANCHES ACQUIRES

**WAGGONER.** Established in 1849, the *Waggoner Ranch* spans six Texas counties and covers almost 800 square miles. The

510,527-acre ranch's asking price was \$725 million; no terms were disclosed. "This is an incredible opportunity and an even greater responsibility," said Kroenke in a press release. "We are honored to assume ownership of the Waggoner — a true Texas and American landmark — and are deeply committed to continuing the proud legacy of W.T. 'Tom' Waggoner, his family, and his descendants. Our gratitude to them and to the many parties involved in this process is immense. We will continue to preserve and protect this uniquely American treasure." Bernard Uechtritz, international real estate advisor to Briggs Freeman Sotheby's International Realty and founder of International Icon Properties, and Sam Middleton of Chas. S. Middleton & Son represented the owners. Joel Leadbetter of Hall and Hall and Sam Connolly, general manager of Kroenke Ranches, represented Stan Kroenke.



  
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## WEST

### AG DEAL OF THE YEAR

## CALIFORNIA FARMLAND

### SAUDI DAIRY INCREASES ITS WESTERN FARMLAND HOLDINGS.

In an effort to provide feed to more than 170,000 cows, Saudi Arabia's largest dairy, Almarai Company, paid \$31.8 million to acquire the 1,790-acre Ulmer Ranch near Blythe, California. The purchase follows the acquisition two years ago of 10,000 acres in Arizona for \$47.5 million. The Saudi government has banned water-thirsty crops, namely alfalfa, which is imperative to the Saudi dairy industry. The water rights on both properties are key. Blythe is located in the Palo Verde Valley and enjoys valuable Colorado River rights; the Arizona farmland holdings are in an area with no groundwater regulations. In addition to growing its own alfalfa, Almarai is also buying hay from neighboring farmers for export to the kingdom. The Saudis are not the only foreign investors eyeing American ag land. China buys as much as 20 percent of its total hay imports from the United States, and Japan and South Korea are also active buyers.

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## SOUTH

### CONSERVATION DEAL OF THE YEAR

## GEORGIA PLANTATION

### HISTORIC GREENWOOD PLANTATION FINDS A NEW OWNER.

Emily "Paddy" Vanderbilt Wade purchased 4,000 acres of the Greenwood Plantation from the Whitney family for \$22 million. Located near Thomasville, Georgia, this quail-hunting mecca features 1,200 acres of carefully managed old-growth forest known as the Big Woods. Wade owns nearby Arcadia Plantation, which has a 200-acre stand of old-growth forest known as the Wade Tract Preserve. The Greenwood Research Foundation, a nonprofit set up by Wade and her family to purchase and manage Greenwood, will chart a similar course with the Big Woods. Originally developed by one of the area's earliest settlers, Greenwood was acquired by the Whitneys in 1899. Keeping the land intact was of the utmost importance to the Whitneys, who sold the property in order to focus on human rights and peace efforts. "There's nowhere else like Thomasville in the world. There's no other large mass of contiguous plantations of like-minded philanthropists and conservationists who own land in the common good for the benefit of wildlife propagation," says listing broker Jon Kohler of Jon Kohler & Associates.



**Real Estate AUCTION**  
**Berkeley Springs, West Virginia**  
**Tuesday, June 21st • 10am ET**  
 at the Cacapon Resort State Park  
 - Berkeley Springs, WV

**988± ACRES**  
 in 9 Tracts & Combinations

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*Purchase a year-round treasure with beautiful scenery and abundant area activities.*

**SCHEDULED INFORMATION DAYS**  
**Wednesdays, May 18th, June 1st & 8th**  
**9-11am** at the Manor House on Tract 5 or  
**1-3pm** at the Auction Headquarters: Carl M. Freeman Co. 99 N. Washington St. Berkeley Springs, WV 25411 (Tract 9)






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**AUCTIONS**  
**TUCSON & DOUGLAS, AZ**

**GREAT FIRST HOME  
OR INVESTMENT PROPERTY**

**JUNE 8, 9:30AM, ONSITE**

*Prop. 1: 1025 W. Lind St, Tucson, AZ  
3Bd./2Ba 1330s.f. Brick Ranch, RV &  
Covered parking, Adj. to City Park and  
YMCA. Close to I-10  
Est. Starting Bid: \$70K  
Preview: May 28 and June 4 from 10 -1 pm*

**LAND & HOME AUCTION**

**42+ ACRES W/ 2450S.F. HOME RETREAT**

**JUNE 9, 10AM, OFFSITE AT**

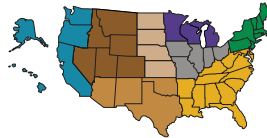
**BEST WESTERN INN & SUITES, DOUGLAS**

*Prop. 1: 7434 N. Via Montelena Dr. Douglas, AZ  
Spectacular Mountain Retreat w/  
Incredible Panoramic Views  
Est. Starting Bid: \$100K  
Preview: May 27 and June 3 from 10 -1 pm*



*Prop. 2: Cochise College Park Unit #9, Lot  
3351 (Golf Course Rd & Coronado Dr)  
Buildable Lot with Water, Telephone,  
Electric, Sewer  
Est. Starting Bid: \$500.00*

  
**480-496-2212**  
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## NATIONAL

### TIMBERLAND DEAL OF THE YEAR

## TIMBERLAND

### WEYERHAEUSER AND PLUM CREEK MERGER CREATES "NEW PAUL BUNYAN."

The \$8.4 billion merger of  
Weyerhaeuser Company with Plum Creek

Timber Company created the nation's largest private landowner, leading one analyst to label the 13-million-acre behemoth the "new Paul Bunyan." The company, which will operate under the Weyerhaeuser name, has the potential to generate big returns for shareholders as Weyerhaeuser adds valuable timberlands as well as operations in prime locations in the South and Pacific Northwest. Weyerhaeuser will benefit from Plum Creek's expertise in timberland acquisition and operations under the guidance of CEO Rick Holley. A new board of directors was recently announced, including eight from Weyerhaeuser, including CEO Doyle Simons, and five from Plum Creek, including Holley. "This is an exciting day for Weyerhaeuser as we bring together the best assets and talent in the industry," said Simons. "In the coming months, we will be relentlessly focused on creating value for our shareholders by capturing cost synergies, leveraging our scale, sharing best practices, delivering the most value from every acre, and driving operational excellence."



# AGTECH WEEK

## SAN FRANCISCO GRAND HYATT

### 21-23 JUNE 2016

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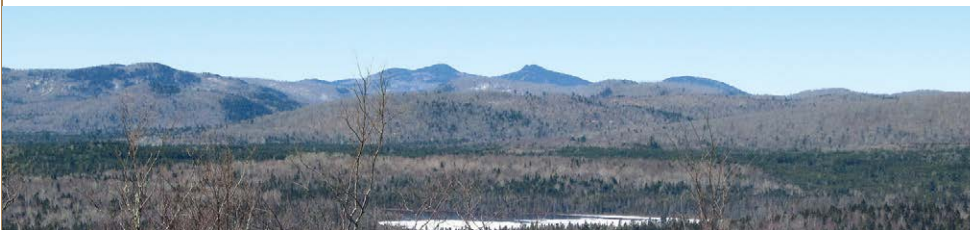
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## NORTH MAINE TIMBERLANDS

290,197± Acres in Aroostook, Penobscot and Piscataquis Counties, Maine



**AFM Land Sales, LLC (AFMLS) is proud to offer for sale 290,197+/- acres known as North Maine Timberlands. The offering consists of two investment grade timberland units:**

**Top of Maine** – 105,006± acres located 20 miles west of Fort Kent, Maine, adjacent to the Quebec and New Brunswick border. Approximately 93,710± acres are subject to a working forest, no-development conservation easement.

**Baxter** – 190,358± acres located 15 miles west of Ashland, Maine, and northerly of Baxter State Park. The Baxter unit includes the 23,436± acre 78% majority common and undivided interest.

Approximately 96% of the property is classified as productive forestland which supports a very well-stocked timber resource of 53% softwood/47% hardwood; current merchantable inventory shows 47± tons (19± cords) per forested acre. Softwood sawtimber volumes are primarily spruce-fir and cedar, with spruce-fir making up 36% of the total volume. Hardwood sawlog volumes include sugar maple, red maple and yellow and white birch. Pulpwood volumes consist of spruce/fir, hemlock/pine and mixed hardwood species.

**For more information related to the offering please visit <http://bit.ly/1VVKuUF>.**

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