

The LandReport

A Monthly Report for the
American Landowner



Newsletter

MAY 2017 • LANDREPORT.COM



SALE OF AUSTRALIA'S S. KIDMAN & CO GARNERS DEAL OF THE YEAR HONORS

**Other honorees from 2016 include Ranchland Deal of the Year,
Agriculture Deal of the Year, and Timberland Deal of the Year.**

A remarkable series of landmark transactions takes center stage in the Spring 2017 issue of The Magazine of the American Landowner, which features our annual Deals of the Year roundup. The sale of



Australia's 30,000-square-mile S. Kidman & Co by the heirs of iconic pastoralist Sidney Kidman to a consortium led by Gina Rinehart was recognized as the 2016 Deal of the Year (see page 2). The sale of Ted Turner's Bluestem Ranch in Oklahoma to the Osage Nation was selected as the 2016 Ranchland Deal of the Year (see page 3).

Farmland Partners' acquisition of Wilder Farms in Illinois earned 2016 Agriculture Deal of the Year honors (see page 4). And the 2016 Timberland Deal of the Year recognized the acquisition of 295,000 acres of timberland by Molpus Woodlands Group and Forest Investment Associates from Hancock Timber Resource Group (see page 5). Read all about it [HERE](#).



A Monthly Report for the American Landowner • LandReport.com

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.

THE LAND REPORT | PO BOX 941187 | PLANO | TEXAS | 75094



FEDERAL RESERVE



GREAT PLAINS

MIXED RESULTS FROM THE KANSAS CITY FED. The agricultural sector in the Tenth Federal Reserve District, which includes Colorado, Kansas, Nebraska, Oklahoma, Wyoming, and portions of Missouri and New Mexico, recently reported varied results for the first quarter of 2017. Although farm income continues to fall off, the rate of decline was at a much slower pace than in previous years. More than 200 banks across the district were surveyed, and their forecasts were generally more optimistic than in previous years. As one banker in Eastern Nebraska put it: “We have had excellent crop yields over the past three years. This has helped farmers in repaying their loans with little, if any, carryover debt.” Read more [HERE](#).



INTERNATIONAL

DEALS OF THE YEAR

AUSTRALIA CATTLE STATIONS

S. KIDMAN & CO SELLS TO AUSTRALIAN-CHINESE INVESTORS FOR A\$365

MILLION. The Lucky Country’s largest cattle operator sold to an investment group led by Gina Rinehart, the country’s wealthiest citizen. Australian Outback Beef, Rinehart’s investment vehicle, is one-third owned by China’s Shanghai CRED. The multiyear marketing effort surrounding the 117-year-old family-owned cattle empire mesmerized millions of Australians. In addition, it required government approval. In addition to defense considerations, Aussie pride was on the line.



Agriculture Minister Barnaby Joyce said, “My preference always is for the Australian asset to be owned by mums and dads of Australia.” Read all about it [HERE](#).

795± Acres

Majestic Highlands of Asheville™

Asheville’s Premier, High-Elevation, Mountain-Top Property

- Minutes from Asheville, NC
- Incredible Panoramic Views
- Excellent Buildable Topography
- Outstanding Development Potential
- Unique 663-Acre Mountain-Top Bowl
- Unusual, High-Elevation, 8-Acre Lake Tsuga

**Buncombe County
Western North Carolina**

SEALED BID AUCTION

Sealed bids are due June 12th
Qualified bidders will be invited to a Live Auction, June 21st

800.829.8747
HallandHall.com

For Advertising Inquiries, email newsletter@landreport.com or call (205) 908-9872.

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.



The LandReport Official Directory

Business Directory

The Official Online Directory of The Magazine of the American Landowner — The Land Report! showcases the best in products and services for landowners in the U.S.

NEW LandReport DIRECTORY!

- EIS
- Agriculture
- Appraisals
- Auctions
- Bankruptcy
- Best Management Practices
- Blight
- Business Valuation
- Cattle
- Charitable
- Clearing
- Contaminated
- Consulting
- Farming
- Fishing Lodges and Camps
- Food, Wine, Spirits
- Forestry/Planner
- Golf
- Insurance
- Land & Ranchland Services
- Land Brokers
- Land Investment Companies
- Land Management
- Landmark
- Leasing
- Mineral Rights
- Mining
- Mixed-Use
- Planning
- Real Estate
- Remediation
- Residential
- Retail
- Site
- Water
- Woodland & Estate Properties



SOUTHWEST



OKLAHOMA RANGLAND

OSAGE NATION BUYS BLUESTEM RANCH FROM

TURNER ENTERPRISES. In June

2016, the Osage Nation acquired Oklahoma's Bluestem Ranch from Turner Enterprises for

\$74 million. It was one of many steps the Osage have taken as they seek to reassemble tribal lands dispersed more than a century ago. The 43,000-acre prairieland ranch west of Pawhuska was utilized by Turner Enterprises to run 3,000 head of bison and cattle. In a letter to Osage Nation Principal Chief Geoffrey Standing Bear, Ted Turner noted he had hoped all along that the tribe would become the new owner when he put the property up for sale. "It is my sincere hope that our transaction is



the last time this land is ever sold," Turner wrote, "and that the Osage Nation owns this land for all future generations." John Wildin of Hall and Hall brokered the transaction. Read all about it [HERE](#).

LEGACY SPRINGS
SCENIC RANCHES IN THE HILL COUNTRY

GRAY MOUNTAIN RANCH
3,161 ACRES

SILVER CREEK COVE RANCH
5,444 ACRES

BRUSHY MOUNTAIN RANCH
5,031 ACRES

1.800.731.2278
WWW.LEGACYSPRINGSRANCH.NET
PRESENTED BY COMPASS SOUTH LAND SALES

Justice Farms of North Carolina
Pasquotank County

5,900 acres farmland,
1,700 acres timberland

\$57,950,000.00

www.justicefarmsnc.com
Adam Long – 304-661-1972
adam.long@bluestoneindustries.com

For Advertising Inquiries, email newsletter@landreport.com or call (205) 908-9872.

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.



MIDWEST

DEALS OF THE YEAR

ILLINOIS FARMLAND

FARMLAND PARTNERS ACQUIRES WILDER FARMS.

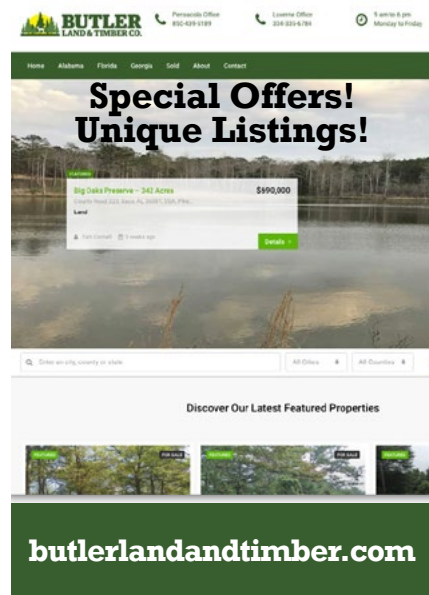
R.D. Schrader and his team at Schrader Auctions spent months preparing to auction the 46 tracts that comprise

Wilder Farms in Western Illinois. On December 12, the auctioneer was rewarded when he generated \$55 million for the owners of the farm. Denver-based Farmland Partners was the lone buyer; FPI paid \$6,400 per acre. The publicly traded company now owns 152,000 acres of high-quality farmland throughout North America. "These two farms ... represent a truly unique investment opportunity in the Midwest," said Farmland Partners Executive Chairman and CEO Paul Pittman.

"We expect significant long-term appreciation on these properties due to their size and the incredibly efficient operating environment we expect to provide to our tenants." Read all about it [HERE](#).



Visit the new Butler Land & Timber Website Today!



SonnyToddRealEstate.com

Your Montana full service Real Estate team... serving you since 1985. Whether buying or selling Sonny Todd Real Estate is here for you; specializing in ranch, recreational & residential real estate.



For Advertising Inquiries, email newsletter@landreport.com or call (205) 908-9872.

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of The Land Report and is available in online and digital formats.



The LandReport Official Directory

Business Directory

NEW LandReport DIRECTORY!

1031 Insurance
Agriculture Land & Real Estate Services
Architects
Attorneys
Banking
Business Valuation
Clearing/Grading
Construction
Contractors
Counselling
Estate Planning
Farming/Lodges and Camps
Food, Wine, Spirits
Forestry/Timber
Gold
Investment Management
Land & Real Estate Services
Land Leases
Land Investment Companies
Land Management
Landscaping
Mining and Drilling
Mortgage Lenders
Municipalities
Oil and Gas
Planting Nurseries, Lumber Quarters, etc.
Recreational Real Estate
Sea and Water Viewing/Les
Tax/Retirement Services
Waterfront & Coastal Properties



SOUTH



ARKANSAS & TEXAS TIMBERLAND

HANCOCK TIMBER RESOURCE GROUP SELLS FORMER TIMBERSTAR LANDS. The

295,000-acre sale to the timberland investment management organizations

(TIMOs) were part of Hancock Timber Resource Group's acquisition of 900,000 acres belonging to TimberStar Southwest and consist primarily of high-quality pine plantations. Since 2006, long-term supply contracts have been in place with industry leaders such as Georgia-Pacific, International Paper, and West Fraser for timber products off the subject lands. Forest Investment Associates' clients acquired approximately 146,500 acres in Arkansas and Texas. Molpus' clients acquired 148,500 acres in the two states. Read all about it [HERE](#).



JON KOHLER & ASSOCIATES, INC.

Plantation & High Quality Land Advisors

SPECIALIZING IN THE FINEST PROPERTIES IN THE SOUTHEAST...

Plantations
Ranches
Conservation Land
Private Lakes

Announcing Our South Carolina Expansion!

Our trademark brokerage and marketing model has brought our clients tremendous success in Florida, Georgia, and Alabama and is Now Offered in South Carolina!

Learn More...
www.JONKOHLER.com

Arkansas | Alabama | Idaho | Minnesota | Mississippi

HUNTING & RECREATIONAL LAND

RECREATION INVESTMENT LEGACY

Potlatch. Click for **FREE Land Buyers Guide**

BUY OUR LAND FOR PLAY. OWN IT FOR LIFE.

www.PotlatchLandSales.com

For Advertising Inquiries, email newsletter@landreport.com or call (205) 908-9872.

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of The Land Report and is available in online and digital formats.



LandReport VOICES

BY DAVID ZAWALICH



Recently, I had a chance to speak to John Chase of Chase Brothers Properties in Sheridan, Wyoming.

DZ: *Your family has quite a history in Sheridan County.*

JC: We sure do. My grandfather John Chase (above) was drawn to the area and became quite a horseman. In the late 1920s, he became the first white man to beat the Crow at the Big Horn Races. As a result, he became blood brothers with Chief Yellowtail's son, Bill. He met my grandmother at Tepee, a dude ranch in the Big Horn Mountains where he worked, but they lived back east near Boston. My father moved to Wyoming and started a large ranch, which is where Galen and I and our sister were raised. Our family brand – the Lazy JC – ended up on the left hips of thousands of Red Angus cattle.

DZ: *What's the scope of operations for Chase Brothers Properties today?*

JC: Along with my brother, Galen, and three associate brokers, we are a team of Wyoming natives with roots stretching back three generations in cattle ranching, ranch management, and conservation. Our brokerage has a strong presence in the Sheridan area – we office just off Main Street in downtown Sheridan – and we have built our reputation with notable transactions throughout North Central Wyoming and Southeastern Montana.

DZ: *What has been your career highlight land transaction thus far?*

JC: The Fence Creek Ranch, a large investment-grade livestock operation with a recreational component near Sheridan. We've sold this ranch twice, each time for a record price per acre in this area. Fence Creek boasts incredible scenery, outstanding grazing, and world-class elk and mule deer hunting.

DZ: *How about a preview of a current featured listing?*

JC: The Brinkerhoff Ranch is a 9,300-acre working ranch 15 minutes from Sheridan. The ranch carries 600 head and is known for excellent gains and high retention rates. It boasts magnificent canyon scenery and trophy elk, mule deer, and bird hunting.

DZ: *How about another?*

JC: Beaver Creek Ranch is a legacy ranch in the finest tradition of a Big Horn ranch. Its 1,945 acres are ideally situated in the foothills of the Big Horn Mountains. The ranch has been extensively managed for elk, mule deer, turkey, trout, and upland birds. The 6,000-square-foot main residence is nothing short of spectacular, and it sits just 15 minutes from Sheridan and 10 minutes from Big Horn.

For Advertising Inquiries, email newsletter@landreport.com or call (205) 908-9872.

For advertising inquires contact publisher@landreport.com.
Email editorial inquiries to editor@landreport.com.

The Land Report Newsletter is produced by the editors of
The Land Report and is available in online and digital formats.