

# The LandReport

*A Monthly Report for the  
American Landowner*



# Newsletter

MAY 2018 • LANDREPORT.COM



## *Land Report* Announces 2017 Deal of the Year Winners

**California's Dangermond Preserve, Colorado's Cielo Vista Ranch, South Carolina's St. Phillips Island, and Farmland Partners' \$110 Million Central Valley Acquisition earn accolades.**



The Magazine of the American Landowner features the 2017 Deals of the Year in our spring issue. Thumbnails of the honorees are highlighted here, including the 2017 Deal of the Year, the Jack and Laura Dangermond Preserve. Known for decades as the Bixby Ranch, the 24,000-acre tract in Santa Barbara County has long been considered one of the nation's prime development opportunities. But in 2017, it was acquired by The Nature Conservancy and taken off the market in perpetuity. The Dangermonds' \$165 million gift – the largest in the history of The Nature Conservancy – enabled the organization to purchase the 38-square-mile tract. The Dangermonds are the founders of the Esri mapping company in Redlands, California, and their donation is significant both in its immediate effects as well as the example it sets. Read more [HERE](#).



**The headland of Point Conception marks the junction of Northern and Southern California.**

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## COURT



## PACIFIC

**OREGON JUDGE ORDERS TEENAGER TO PAY \$36 MILLION IN RESTITUTION FOR STARTING MASSIVE WILDFIRE IN 2017.** More than 48,000 acres were torched after a 15-year-old tossed a firecracker and ignited last year's deadly Eagle Creek Fire. A total of 11 claims were submitted, ranging from \$8,111.14 by Allstate Insurance to more than \$21 million in expenses from the US Forest Service. In his opinion, Hood River County Circuit Court Judge John Olson wrote that the judgment was "clearly proportionate to the offense because it does not exceed the financial damages caused by the youth." Earlier this year, the teenager was sentenced to five years' probation. He must also perform 1,920 hours of community service with the US Forest Service. Read more [HERE](#).



## WEST

## 2017 RANCHLAND DEAL

## COLORADO RANCHLAND

### COLORADO'S ICONIC CIELO VISTA RANCH CHANGES HANDS.

Arguably the finest hunting ranch in the nation, 83,368-acre Cielo Vista Ranch was



acquired by William Harrison of Houston. The pristine property rises from the floor of the San Luis Valley to the crest of the Sangre de Cristos and is home to some of the largest stands of aspen in the world. In its coniferous forests, old-growth stands of white fir and Douglas fir date back centuries and even a millennium. The ranch's subalpine zone begins at 10,000 feet and is literally the stomping ground of North America's largest wild sheep, the Rocky Mountain bighorn. Cielo Vista's alpine zone has 18 peaks above 13,000 feet. At 14,053 feet, Culebra Peak is the highest privately-owned summit on earth and the pinnacle of the ranch. The sale closed in August 2017. No financial details were disclosed. Jeff Hubbard and Pat Lancaster of Mirr Ranch Group represented the sellers; Dave Palmerlee served as the buyer's broker. Read more [HERE](#).

## MAJOR WESTERN SOUTH DAKOTA

## ABSOLUTE RANCH AUCTION

**8,075  
ACRES M/L**  
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WEDNESDAY, JUNE 6  
AT 10:00 AM (MT)  
FAITH, SOUTH DAKOTA

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## SOUTH

### 2017 CONSERVATION DEAL

## SOUTH CAROLINA SEA ISLAND

**TED TURNER PARTS WITH BELOVED SEA ISLAND.** Turner sold his cherished Lowcountry estate, St. Phillips Island, at a below-market price of \$4.9



million. The sales price of the 4,680-acre island was one-third of its appraised value. "My family and I are thrilled that our beloved St. Phillips Island is now in the hands of the State of South Carolina. After sharing many fond memories together on the island, my family and I look forward to others being able to experience and appreciate the unique beauty and tranquility that St. Phillips has provided us for so many years," Turner said at the time of the sale in December 2017. Currently, the South Carolina State Park Service is assessing the island's resources and logistical capacities as it develops a comprehensive management plan for this one-of-a-kind asset. Once this plan is finalized, an operational strategy will be established to maximize the potential of this exciting addition to Hunting Island State Park. Read more [HERE](#).

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PACIFIC

2017 AGRICULTURE DEAL

## CALIFORNIA FARMLAND

**FARMLAND PARTNERS PAYS \$110 MILLION TO ACQUIRE 5,100 ACRES.** Denver-based Farmland Partners (FPI) paid Singapore's Olam International



Limited \$110 million to acquire 5,100 acres of permanent crop farmland in California's Central Valley. But the crux of the deal (other than the pricing) is that FPI won't operate the farms going forward. Olam will continue to do so, thanks to a 25-year triple-net lease agreement. "We have a high degree of respect for Olam's team of exceptionally talented operators," said Farmland Partners' chairman and CEO Paul Pittman. "Further, we look forward to bringing these properties into our portfolio. They are unique, high-quality farms in the heart of California's tree nut industry." Farmland Partners currently owns 166,000 acres of agricultural properties in 17 states. These holdings are being farmed by more than 125 tenants who grow more than 30 major commercial crops. Read more [HERE](#).

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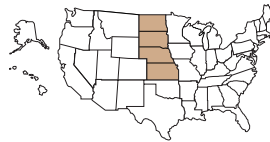


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## GREAT PLAINS

### AUCTION

## SOUTH DAKOTA RANCLAND

### 8,075 ACRES OF SOUTH DAKOTA RANCLAND GOES TO AUCTION.

Peoples Company of Des Moines will be auctioning two cattle ranches that encompass more than a dozen square miles in Western South Dakota. The absolute auction will take place at 10:00 a.m. on June 6 at the Faith Community Center in Faith, South Dakota. At the conclusion of the auction, each successful bidder will take immediate possession of their respective pasture and hay ground. The larger ranch, known as Flint Creek Ranch, will be auctioned in two separate tracts. Tract 1 is located in Perkins County and includes 3,175 acres as well as three homes and numerous other structural improvements. Tract 2 of the Flint Creek Ranch is in Meade County and is adjacent to Tract 1. It includes approximately 1,480 acres of pasture land as well as a 40-acre BLM inholding that is leased. The second ranch, known locally as Spook Creek Ranch, sits just minutes south and west of Faith. Spook Creek will be offered in three separate tracts totaling 2,880 acres. Read more [HERE](#).

  
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WEST

AUCTION

## COLORADO ESTATE

### SUBURBAN DENVER ESTATE GOES TO AUCTION ON JUNE 21.

Bordered by national forest and set on more than 19 forested acres, Vista Ridge offers 360° views from its primary residence, including 14,265-

foot Mount Evans. The 6,455-square-foot custom home sits atop the property and was designed by Sunlit Architecture of Crested Butte. It features reclaimed wood, accent timbers, and hand-cut stone. A brief list of the other improvements on the fully fenced property includes a 1,875-square-foot shop with a 1,000-square-foot gym/studio on the second floor, a 1,000-foot well that produces 15 gallons a minute, a 10,000-gallon underground cistern, and two buried 1,000-gallon propane tanks. Located just minutes from Evergreen via a paved private road, Vista Ridge is a 40-minute drive to downtown Denver via US 285 and approximately one hour from Denver International Airport. The auction will be overseen by Hall and Hall Auctions on June 21 at the property in Evergreen, Colorado. Read more [HERE](#).

## AUCTION

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