

# The LandReport

A Monthly Report for  
The American Landowner



# Newsletter

NOVEMBER 2013 • LANDREPORT.COM



## My Fellow Americans:

Take a look at the sidebar that flanks the right-hand portion of this page. You've seen it before – it's **The Land Report Top Ten** – and it features the leading land listings from coast to coast based on price.

Thanks to a slew of recent additions – Colorado's Crazy French Ranch, Jackson Hole's VandeWater Ranch, the historic Y.O. Ranch in Texas, and Homer's Pond on Martha's Vineyard at the very top of the list – **The Land Report Top Ten** currently averages a stunning \$76+ million per listing. All told, that's more than three-quarters of a billion dollars.

But what makes it even more impressive is the diversity of these lands: conservation opportunities, working ranches, and resort getaways. No doubt there are development opportunities in the mix as well.

I invite you to take a quick tour of any of them (or all of them as I have!). Each listing is hyperlinked, and there are stunning photo galleries to peruse as well as details on many particulars.

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. Homer's Pond:**

\$118 million

**2. Y.O. Ranch:**

\$85 million

**3. Broken O Ranch (Texas):**

\$81 million

**4. Crazy French Ranch**

\$79 million

**4. Rancho Dos Pueblos:**

\$79 million

**6. Four Peaks Ranch:**

\$75 million

**7. Walton Ranch:**

\$68.7 million

**8. VandeWater Ranch:**

\$65 million

**9. Rana Creek Ranch:**

\$59.95 million

**10. Big Creek Ranch:**

\$59.9 million

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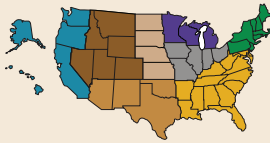
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## NRCS



### UNITED STATES

#### TV SERIES FEATURES

**LANDOWNERS.** Private landowners take center stage in a public television series titled *This American Land*. A recent segment features the multi-state effort to voluntarily restore more than 3.5 million acres of habitat to benefit seven at-risk animal species, including the prairie chicken and the bog turtle. By using practices endorsed by the Natural Resources Conservation Service (NRCS), the landowners spotlighted on the show find they can enhance native habitats and still benefit their agriculture, ranching, or timber operations. The conservation newsmagazine series is now in its third season. Updates are available by following the Twitter hashtag #NRCS or by checking local public-station listings for air dates. To learn more, click [HERE](#).



### SOUTH

#### LISTING

#### Virginia Horse Country

##### KENNEDY ESTATE COMES TO MARKET

**FOR \$10.99M.** Wexford, the idyllic Virginia retreat designed and built by President and Mrs. Kennedy, is now on the market for the first time in 22 years. The 166-acre wooded estate sits in the rolling hills just west of Middleburg in the Orange County Hunt territory. In addition to the historic 5,050-square-foot original residence, Wexford has numerous improvements including a pool, tennis court, stables, natural stone landscaping, miles of riding trails, and Blue Ridge Mountain vistas. Listed by Patricia Burns with Middleburg Real Estate. Learn more about Wexford [HERE](#).



### MIDWEST

#### CONFERENCE

#### Land Trends

##### EXPO TO FOCUS ON TRENDS IN LAND & AGRICULTURE.

Gather in the heart of farm country for education and networking at the Seventh Annual Land Investment Expo. The one-day event is Jan. 24 at the West Des Moines Sheraton Hotel. This year's keynote speaker is legendary energy entrepreneur T. Boone Pickens. Other presenters include John Roach of Roach Ag Marketing, climatologist Patrick Michaels, Mark Dotzour of the Real Estate Center at Texas A&M, and Bruce Rastetter, CEO of Iowa-based Summit Farms. Register [HERE](#).

## REAL ESTATE AUCTION

BIDS DUE  
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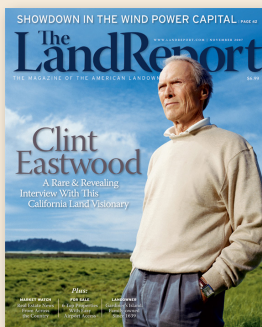
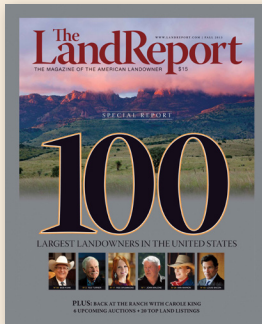


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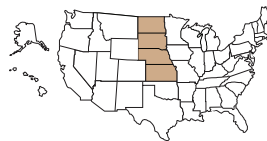
SOUTHWEST

SALE

## Arizona State Land

**TRUST-LAND AUCTION DRAWS \$30 MILLION WINNING BID.** Land values in the Greater Phoenix area have rebounded enough to convince the Arizona State Land Department to auction off 193 acres of state land for future development. The winning bid

of \$30.2 million came from Jerry Ivy, a California investor who has bankrolled other Arizona-based land projects. Officials say Ivy and his partners will likely develop a mix of residential and commercial projects at the site, which enjoys convenient access to Phoenix-Mesa Gateway Airport. Read more [HERE](#).



GREAT PLAINS

SALE

## Nebraska Ranchland

**NEBRASKA GRASSLANDS RANCH NETS \$4 MILLION AT AUCTION.** The 6,352-acre Bliss Ranch, located in the Nebraska Sandhills, sold for about \$642.50 per acre. Bidding was spirited, and the \$4 million sale price was higher than expected, according to Mark Johnson of

Heartland Country Real Estate. Bliss has been an all-grass cattle ranch for decades and will remain so says Johnson, who adds that Nebraska's landowners like it when grassland ranches climb in value because other land used, including hay-ground and ag business, climb in value as well. Click [HERE](#) for more details on the Bliss Ranch auction.

Shenandoah Valley, Virginia

## REAL ESTATE AUCTION

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