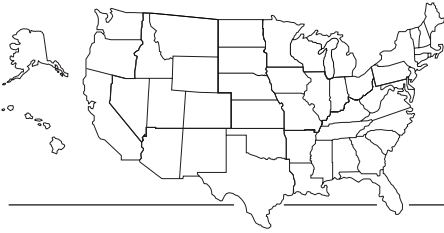


# The LandReport

*A Monthly Report for  
The American Landowner*



# Newsletter

OCTOBER 2014 • LANDREPORT.COM



## REED FAMILY JUMPS FROM NO. 10 TO NO. 5

**Biggest Gainer in 2014 Land Report 100 Buys 600,000 Acres**



The Reed Family's Green Diamond Resource Company closed on the sale of almost 1,000 square miles of Oregon timberland known as the JWTR Timberlands from the estate of JELD-WEN founder Richard "Dick" Wendt just as the 2014 Land Report 100 was going to press. The acquisition vaulted the family's holdings to 1,370,000 acres and fifth place in the annual survey, behind John Malone (2,200,000 acres), Ted Turner (2,000,000+ acres), the Emmerson Family (1,860,000 acres), and Brad Kelley (1,500,000 acres). To read more about the sale, click [HERE](#).



To access a downloadable version of the 2014 Land Report 100 sponsored by Fay Ranches, click [HERE](#).

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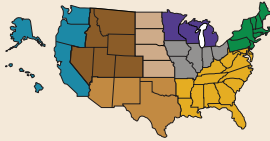
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## STEWARDSHIP



### UNITED STATES

#### INTERIOR DEPARTMENT HONORS WYOMING RANCHERS.

In October, Secretary of the Interior Sally Jewell joined Wyoming Governor Matt Mead and U.S. Fish and Wildlife Service Director Dan Ashe in recognizing Wyoming landowners for their efforts to protect sagebrush habitat. "Successful conservation of sagebrush habitat depends on a spirit of collaborative partnership among states, tribes, federal partners, private landowners, and other stakeholders – and this is especially true for the greater sage-grouse, which inhabits both public and private lands across the West. Today we're celebrating a group of committed private landowners who are stepping up to the plate to take voluntary actions that will take care of the land and wildlife, and preserve their ranching heritage and the Western way of life," Jewell said. Read more [HERE](#).



### PACIFIC

## SALE

#### Western Timberland

#### PLUM CREEK SELLS 165,000 ACRES TO NATURE CONSERVANCY.

Plum Creek Timber Company (PCL) announced on Oct. 27 that it reached an agreement to sell approximately 165,000 acres of Montana and Washington forestland to The Nature Conservancy for \$134 million. The agreement includes higher elevation timberlands with slower growing trees. Although less productive for timber operations, these forestlands offer forest conservation, recreation, public access, and ecological protection, and are among the most ecologically diverse and intact biological systems in the Lower 48. They include tracts in the Lower Blackfoot Valley near Missoula and property on both sides of Interstate 90 between Snoqualmie Pass and Ellensburg in Kittitas County, Washington. Plum Creek is the largest private landowner in the nation with approximately 6.7 million acres of timberlands in forest ecosystems across the northern and southeastern U.S. Read more [HERE](#).



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PACIFIC

SALE

## Oregon Timberland

### 32,000-ACRE FOLEY BUTTE SALE CLOSES.

Realty Marketing/Northwest and Fay Ranches recently completed the second portion of a two-part, \$18.5 million sale of a 32,475-acre timber and grazing property outside of Bend,

Oregon. Known as Foley Butte Block, the contiguous block features abundant timber, numerous streams, and high-quality grazing. John Rosenthal of Realty Marketing/Northwest represented the seller, Ochoco Lumber Co., and Jerry Hicks of Fay Ranches represented the buyer, Stafford Ranches. The complicated transaction was done in two parts, with 27 percent completed in 2013 and the remaining 73 percent completed in 2014. In addition to the usual complexities associated with the sale of such a large tract of land, Foley Butte Block required a 1031 exchange, a reverse 1031 exchange, a bridge loan, and the assignment of federal government releases as well as grazing rights. Read more [HERE](#).



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## The Lodges at Eagles Nest Banner Elk, NC



This five-star all-season camp has been designated North Carolina's premier Land Report Certified Community.



SOUTH

LISTING

## South Carolina Sea Island

### TED TURNER LISTS ST. PHILLIPS ISLAND FOR \$23 MILLION.

Land Report 100er Ted Turner has listed his sea island with Plantation Services, which has offices in Charleston and Albany, Georgia. The property is southeast of

St. Helena Island near Port Royal Sound in close proximity to Hilton Head. The asking price for the 4,680-acre Beaufort County sanctuary is \$23.7 million (\$5,000+ per acre). Turner purchased the property (and 298 more acres in the area) in 1979 and has subsequently used the acreage as a family retreat for the last 35 years. Accessible solely by boat, St. Phillips features a comfortable owner's residence and a manager's house, is self-sufficient, and has its own water and power supplies. In the 1980s, Turner put the island under a conservation easement with The Nature Conservancy, which allows for the addition of ten more residences. View the listing [HERE](#).

## BECAUSE THERE IS NO 'OFF SEASON' TOOLS TO TRANSFORM YOUR LAND



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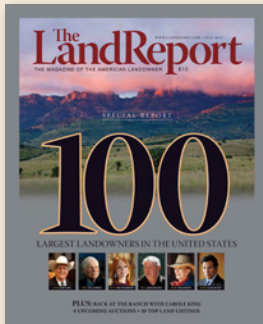


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OCTOBER 2014

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FUND

## Timberland

**MOLPUS ANNOUNCES CLOSING OF FUND IV.** Jackson-based Molpus Woodlands Group closed Fund IV with \$662.5 million in commitments. According to the timberland investment management organization (TIMO),

the fund was oversubscribed and exceeded its target of \$500 million in 12 months from the first close. A diverse, international group of new and existing investors made commitments to Fund IV, including public and private pension plans, endowments, insurance companies, family offices and high net-worth individuals. Molpus currently has approximately 1,550,000 acres under management worth more than \$1.5 billion and is one of the oldest timber-related companies in the U.S. It has experience in all facets of timber management, manufacturing, and marketing. "With the closing of the fund, we plan to deploy this capital by acquiring and actively managing a diversified portfolio of timberland properties. We look forward to evaluating new opportunities in North America that meet the fund's objectives," said Edgar Marshall, VP Business Development for Molpus. Read more [HERE](#).

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