

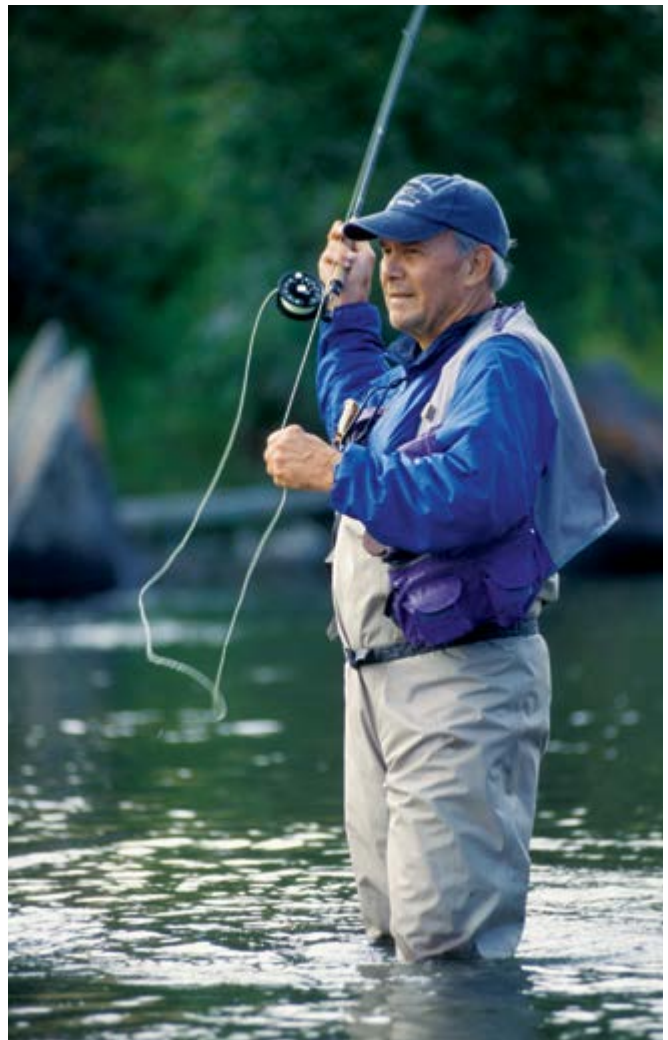
Tom Brokaw's West Boulder Ranch Sells; Burnt Leather Ranch Included in Transaction

Combination of adjacent Montana listings creates peerless 4,751-acre property with world-class recreational features.

Tom Brokaw's West Boulder Ranch and the Old Steen Place, an adjacent portion of the Burnt Leather Ranch, were sold by Fay Ranches to an unnamed buyer on September 28. No financial details were revealed.

Consisting of 4,128 acres, the [West Boulder Ranch](#) sits at the base of the Absaroka Mountains and abuts the Absaroka-Beartooth Wilderness. This region of South Central Montana offers prime habitat for trophy elk, mule deer, whitetail deer, antelope, and Hungarian partridge. Owned by the Brokaw family for almost 30 years, the West Boulder was listed for \$17.9 million. The adjacent 623-acre portion of the [Burnt Leather](#) was listed for \$6.95 million. The combination of the two holdings now boasts 3 miles of frontage on the highly coveted West Boulder River.

Greg Fay of Fay Ranches had the listing on both the West Boulder and the Burnt Leather. "Seeing a single buyer combine these two stellar properties is a dream come true not only for me, but for the sellers and the buyer. Bigger is better — for wildlife, for the landscape, and for that world-class fishery." Branif Scott of Fay Ranches represented the buyers.





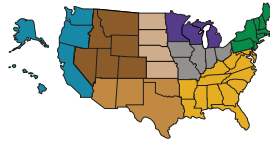
COURT



SOUTH

CRITICAL HABITAT DEBATED BEFORE HIGH COURT.

The Supreme Court heard arguments about whether or not private property can be designated critical habitat for an endangered species that doesn't live there. In 2012, US Fish and Wildlife labeled 1,500 acres of Louisiana forestland as critical habitat for the dusky gopher frog. Although the amphibian no longer lives there, it could do so if certain ponds were restored to their original conditions. Weyerhaeuser, which leases the forestland from New Orleans resident Edward Poitevent and his family, protested the designation and the landscape changes needed to sustain the frog. The justices appeared to be divided, and a 4-4 split would uphold the lower court's ruling in favor of Fish and Wildlife. Read more [HERE](#).



NATIONWIDE

ENERGY

CRUDE

US RANKS AS WORLD'S LARGEST OIL PRODUCER.

For the first time since 1973, the United States has topped Saudi Arabia and Russia as the largest global producer of crude oil. The news was announced by the Energy

Information Agency (EIA) and is based on preliminary estimates from the EIA's *Short-Term Energy Outlook*. American output has more than doubled over the last decade, driven in large part by the domestic shale oil boom and cost-cutting measures by US producers. According to the EIA, "Much of the recent growth has occurred in areas such as the Permian region in western Texas and eastern New Mexico, the Federal Offshore Gulf of Mexico, and the Bakken region in North Dakota and Montana." Light sweet crude oil grades account for much of the growth. The EIA expects US production to remain ahead of all other countries through 2019. Read more [HERE](#).

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SUPREME COURT DECLINES COASTAL ACT CASE.

A decade-long legal battle by Sun Microsystems co-founder Vinod Khosla over private property rights versus public coastal access ended this month when the Supreme Court declined to hear the case, reports the *Los Angeles Times*. Central to the dispute: a stretch of coastline known as Martins Beach on an 89-acre property Khosla purchased for \$32.5 million in 2008. Khosla blocked public access, saying that maintaining it came at a financial loss. Surfrider Foundation sued Khosla under the California Coastal Act. Khosla then filed suit against the county and state over what he considered interference of his property rights. A local court sided with Surfrider and a state appeals court upheld the decision. Kohsla had hoped his appeal to the high court would let his lawyers argue that private property should not be taken for use by the public without just compensation. Read more [HERE](#).

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SOUTH

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MILLPOND 3,267 acres | Thomasville, Georgia

Nestled in the heart of the famed Red Hills lies a property whose unique architecture and rich history has made it one of the most storied quail hunting plantations in the country. Millpond consists of approximately 3,267 acres with a classic, rolling landscape that exhibits the towering Longleaf pines and ancient live oaks that have come to define the area. The property, with its tremendous diversity, has been intensively managed for well over a century for deer, duck, and dove with an emphasis on optimal bobwhite quail habitat. The historic main house is designed in Spanish revival style with interior verandahs that are open to an exotically landscaped central atrium which is covered by a retractable glass roof. The house is surrounded by manicured formal gardens

that seamlessly transition into the native landscape. Other property improvements include guest cottages, employee residences, barns, and kennels. Millpond is bordered by other premier plantations that share the same management and conservation ethic yet is only minutes from historic downtown Thomasville. Rarely do plantations of this caliber and historic significance come available for purchase. Millpond is a unique legacy property that is now being offered turnkey for the first time in over five generations. 🇺🇸

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WEST

AUCTION

COLORADO RECREATIONAL RANCH

ASPEN RANCH FINALLY SELLS — FOR

PENNIES ON THE DOLLAR. The 244-

acre Circle R Ranch sold at auction for

\$14.3 million — a 75 percent discount off of

its original listing price four years ago. Featuring six homes with a combined 22 bedrooms and 20.5 bathrooms, the ranch was controlled by the families of former Dallas billionaires Charles and Sam Wyly, whose many holdings included arts-and-crafts retailer Michaels Stores Inc. Originally listed for \$59.5 million in 2014, the property languished on the market for several years before the decision was made to auction it. Concierge Auctions oversaw the sale; the bidding began at \$10 million. Although multiple potential buyers registered, only three bidders actually participated, according to co-listing agent Andrew Ernemann with Aspen Snowmass Sotheby's International Realty. The winning bidder was an entity created by Dallas developer Mehrdad Moayed, chief executive of Centurion American Development Group. Read more [HERE](#).

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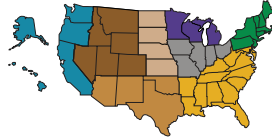
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NATIONWIDE

INVESTMENT

FARMLAND VALUES

FARMLAND VALUES REMAIN ROBUST.

Surveys in Nebraska, Illinois, Indiana, and Iowa show strong, steady farmland values according to *Successful Farming*. An overall trend that supports the surveys' findings is that when land comes available in today's market, farmers have proven to be aggressive bidders. One theory is that during the peak in prices in 2014, many farmers saved their money to increase future purchase power, and they feel the time is right to add to their holdings. In addition, while prices are steady, they are down 15 percent to 30 percent from the highs of five years ago, which makes today's prices seem attractive. Add in historically low interest rates with low supply and high demand, and buyers are ready to snap up newly available farms. Another factor? An increasing global population needs more food — and farms that produce crops. Read more [HERE](#).



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NORTHEAST



NEW HAMPSHIRE FARMLAND

HISTORIC NEW ENGLAND FARM

CONSERVED. The 167-acre Solasz Farm in Winchester, New Hampshire, was recently sold and put under a conservation agreement,

according to the Monadnock Conservancy. The farm had belonged to longtime local radio host Al Kulas, and had been in his family since the 1700s. Upon Kulas's passing, an agreement was reached between neighboring farmers Sam Canonica and Sarah Costa, the Monadnock Conservancy, and Kulas family friend Delorma Morton, who inherited the property. Per the agreement, Canonica and Costa were able to acquire the farmland subject to a conservation easement held by the Conservancy. Thanks to ongoing efforts from the Conservancy and support from an anonymous family foundation, an agreement was reached that stipulated Solasz Farm will never be developed or divided. The Monadnock Conservancy has protected nearly 20,000 acres of forest, farmland, shoreline, wetlands, wildlife habitat, and recreational trails in the region. Read more [HERE](#).

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