

The LandReport Newsletter

LANDREPORT.COM

A Monthly Report for the American Landowner

October 2021



FIELD
notes



NEW N^o. 1. Sierra Pacific Industries (SPI) has completed its acquisition of Oregon-based Seneca Jones Timber Company and Seneca Sawmills. The transaction, which was announced on August 6, closed October 1. The 175,000-acre acquisition brings the Emmerson family's timberland holdings to 2.3 million acres, eclipsing the 2.2 million acres owned by John Malone. "Aaron Jones and Red Emmerson are both icons of the wood products industry. They were also friends and had a deep mutual respect for each other as industry leaders," said Seneca CEO Todd Payne in a statement released in August.

"This is a meaningful day for Sierra Pacific Industries as well as for Seneca," said SPI President George Emmerson in a statement announcing the completion of the sale.

"The combined company brings together an outstanding team of people that will leverage our shared expertise in sustainable forest management and innovation in manufacturing, working together to provide quality lumber and wood products to the marketplace. We are excited to be joining the Oregon forest products industry, along with the opportunities for further growth in the state," Emmerson said. Read more [HERE](#).

National and regional news stories follow.

ERIC O'KEEFE

editor@landreport.com

P.S. If you enjoy our newsletter, please forward it to a friend or colleague. They can sign up [HERE](#).

A Monthly Report for the American Landowner • LandReport.com

For advertising inquiries 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

RESTITUTION



PACIFIC

BEACHFRONT PROPERTY SEIZED FROM BLACK OWNERS TO BE RETURNED.

Manhattan Beach used eminent domain to take control of a strip of beachfront property owned by black citizens, citing complaints from white residents. Subsequently owned by Los Angeles County, the beach was opened to the public with laws in place that prohibited the county from ever disposing of it. Gov. Gavin Newsom signed a bill to reverse that, paving the way for the land transfer back to the descendants of Charles and Willa Bruce, who first purchased the property in 1912 for \$1,225. Amid threats from the Ku Klux Klan, the couple developed Bruce's Beach, which included a lodge, cafe, dance hall, and dressing tents. In today's market, the land could fetch upwards of \$75 million. Read more [HERE](#).



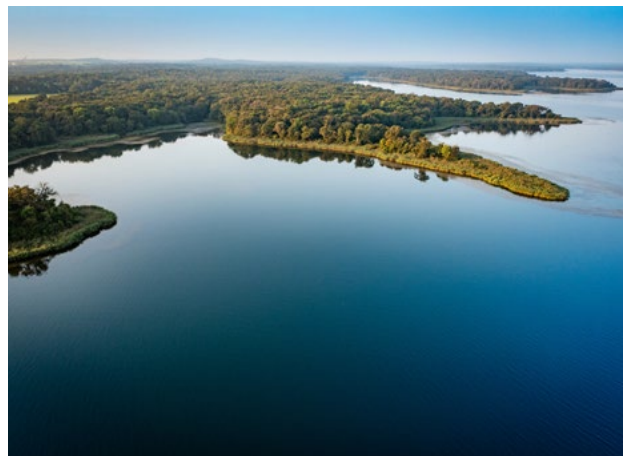
SOUTHWEST

FOR SALE

Investment Grade Asset

2,400-ACRE PRIVATE LAKE COMES

TO MARKET. A once-in-a-lifetime listing came to market on October 7: a 5,025-acre tract known as Fairfield Lake. Located just east of Interstate 45, it sits a short drive from



Texas's largest metropolitan areas. But what truly distinguishes it is its 2,400-acre lake, the largest body of water for sale in Texas and possibly the

entire US. Approximately 1,800 acres of the property are currently leased to the State of Texas for use as Fairfield Lake State Park.

Read more [HERE](#).

Arkansas | Alabama | Idaho | Louisiana | Minnesota | Mississippi
RECREATIONAL DISTANCING MADE EASY



NEW ARKANSAS LISTINGS
Coming 2021

PotlatchDeltic
WE SEE YOU GETTING AWAY
FROM IT ALL ON
POTLATCHDELTIC LAND.
DO YOU?

RECREATION | INVESTMENT | LEGACY
Download your FREE Land Buyers Guide at www.PotlatchDelticLandSales.com/tips2

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

For advertising inquiries 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
DIRECTORY

The best products and services for the American Landowner in the US.

CLICK HERE TO VIEW



GREAT PLAINS

AUCTION

South Dakota Farmland

3,759 ACRES TO BE AUCTIONED

NOVEMBER 4TH. Offered in two tracts

and in combination, the farmland in Buffalo

County, located in Eastern South Dakota,

includes 2,820 tillable acres near Lees Corner

(Crow Creek). Two 75,000–bushel grain bins are included in the

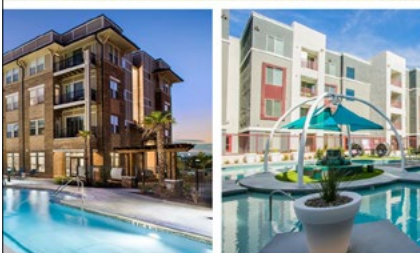
property sale. Taxes on the entire acreage in 2018 totaled \$20,841.

According to a 2021 farm real estate survey conducted by the South Dakota State University Ness School of Management and Economics, the price of the state's non-irrigated farmland rose nearly 5 percent in a year to \$3,814 per acre compared to \$3,638 in 2020. Meanwhile the statewide average gross rates of return (rent-to-value ratio) increased 2.5 percent for pasture/rangeland while jumping 3.2 percent percent for non-irrigated cropland; this ratio typically tracks with interest rates. In addition, the statewide average cash rental rates increased \$5 for cropland and \$4 for pasture/rangeland as compared to one year ago. Read more [HERE](#).



Get MORE for Your 1031 Exchange

- ✓ High-Value Real Estate
- ✓ Ease of Ownership
- ✓ No Management Responsibilities
- ✓ Tax-Sheltered Income Distributions
- ✓ Effective for Partial Exchanges



A great way to diversify your Land & Ranch investments.

David B. Clark - President/CEO

402-504-3531 | dave@clarkwealthstrategies.com

www.ClarkWealthStrategies.com | www.Fiduciary1031.com

Visit www.ClarkWealthStrategies.com for additional disclosure information

FIND YOUR freedom

UnitedCountry.com | 800.999.1020

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

For advertising inquiries 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
DIRECTORY

The best products and services for the American Landowner in the US.

CLICK HERE TO VIEW



SCHRADER
Real Estate and Auction Company, Inc.

SAMPLE UPCOMING AUCTIONS:
(ADDITIONAL AUCTIONS BEING BOOKED)

OCTOBER

Tues, Oct 5, 6pm • Avondale, PA -
Mushroom Farm/58 Acres, 4 Tracts

Wed, Oct 13, 6pm • Purcell & Elmore, OK -
308 Acres, 10 Tracts

Thurs, Oct 14, 6pm • Tecumseh, MI -
99 Acres, 12 Tracts

Thurs, Oct 14, 6pm • Purcell, OK -
1060 Acres, 21 Tracts

Tues, Oct 19, 5pm • Stillwater, OK -
250 Acres, 15 Tracts

Tues, Oct 19, 6pm • Muncie, IN -
135 Acres, 3 Tracts

Wed, Oct 20, 10am • Hartford, IL -
638 Acres, 15 Tracts

Thurs, Oct 21 10am • Hillsboro, IL -
736 Acres, 14 Tracts

Mon, Oct 25, 6pm • New Carlisle, OH -
160 Acres, 5 Tracts

Tues, Oct 26, 6pm • Delphi, IN -
293 Acres, 13 Tracts

Thurs, Oct 28, 1pm • Clarksburg, OH -
376 Acres, 4 Tracts

NOVEMBER

Mon, Nov 1, 6pm • Newville, IN & Hicksville, OH -
578 Acres, 22 Tracts

Tues, Nov 2, 6pm • Kimmell, IN -
429 Acres, 7 Tracts

Fri, Nov 5, 10am • Wells County, IN -
105 Acres, 6 Tracts

Tues, Nov 9 & Thurs, Nov 11, 1pm • Beaver, Nowata & Hughes Co, OK -
530 Acres, 4 Properties

Tues, Nov 9, 5pm • Buffalo, OK -
160 Acres, 1 Tract

Wed, Nov 17, 11am • Fennimore, WI -
Dairy/211 Acres, 5 Tracts

DECEMBER

Thurs, Dec 2, 5pm • Smith Mountain Lake, VA

Visit our Website for Complete Auction Calendar
Call for additional Private Treaty Listings

800.451.2709

SchraderAuction.com

NAA



INTERNATIONAL

SUSTAINABILITY

Farmland

LEADING HARVEST LAUNCHES PILOT PROGRAM DOWN UNDER.

Dedicated to advancing sustainable agriculture and food production, the nonprofit now seeks to engage farmers, landowners, and land managers in

Australia with Leading Harvest's Farmland Management Standard, which is designed to create a uniform sustainability framework applied to a range of farming operations. "The launch of our Australian pilot program represents an important step in our goal of developing and implementing a single sustainability standard that can be adopted by the global food production supply chain across continents," says Oliver Williams IV, chair of Leading Harvest's board of directors. "Applying an independently audited universal standard assures success in achieving sustainable outcomes – whether grain or other commodities are grown in Queensland or Nebraska." The Australian program has already drawn participants farming more than 700,000 acres. Once the pilot program comes to a close, Leading Harvest plans to formally launch the standard in Australia. Read more [HERE](#).



M4 RANCH GROUP

DEDICATED RANCH BROKERS

M4RANCHGROUP.COM

970-944-4444

Ranches@M4RanchGroup.com

BULL BASIN RANCH

206± ACRES | \$2,600,000

MESA, COLORADO



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.



SOUTH

REFORESTATION

South Carolina Timberland GREENTREES AND MILLIKEN FORESTRY TO LAUNCH CARBON SEQUESTRATION PROJECT.

Known as GreenTrees South Carolina, the undertaking is an offshoot of the largest voluntary forest

carbon project in the world, which provides access to carbon markets that were previously inaccessible to small and medium-size landowners. GreenTrees works with owners to plan, plant, and calculate the carbon sequestration from the trees growing on their land, data that is then independently verified and added to the carbon market. To date, GreenTrees and some 600 landowner partners have planted 50 million trees in 13 states on more than 120,000 acres of land. By 2030, the goal is 100 million trees, which will result in 35.1 metric tons of CO₂ sequestered. Milliken Forestry has a longstanding presence in South Carolina. Established in 1949, the company provides long-term forest management services to more than a million acres there as well as in North Carolina, Georgia, and more. Read more [HERE](#).



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

For advertising inquiries 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 DIRECTORY

*The best products and services for
the American Landowner in the US.*

[CLICK HERE TO VIEW](#)

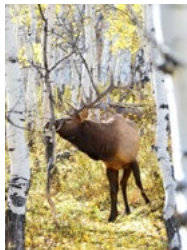
A5 REAL ESTATE



Bar J Ranch

Sevier County, UT
6,234 Acres | \$27,000,000

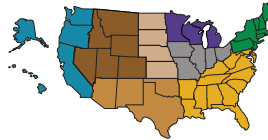
This world class elk hunting ranch is a private CW/MU with one of the best bull elk B&C averages in the state. National Forest inholding with 8.0 miles of trout streams, over 200 acres of irrigated land, paved year-round access, and a home, barn & shop.



For more info visit
www.A5RealEstate.com



David Anderson
801.910.4040
David@a5realestate.com



NATIONAL

ACQUISITION

Farmland Data

AG-ANALYTICS ACQUIRES ACREVALUE.

A subsidiary of Corteva Agriscience called Granular sold the farmland information and evaluation program, which first launched seven years ago. With several hundred thousand users per month, AcreValue leverages data and technology to promote efficiency within the farmland real estate market. "Through the combination of AcreValue and Ag-Analytics, farmers and landowners will be able to instantly connect with powerful land analytics, profitability mapping, and our networks of services to better manage their assets and steward their resources," says Josh Woodard, CEO of Ag-Analytics, a data analytics and risk management company best known for Profit Layers, the company's flagship platform. Ag-Analytics also unveiled an alliance with Farmer Mac, the nation's secondary market for agricultural credit as well as Indigo Agriculture, a company that strives to improve grower profitability, environmental sustainability, and consumer health through the strategic use of nature-based and digital technologies. Read more [HERE](#).

WHITETAIL PROPERTIES REAL ESTATE
HUNTING | RANCH | FARM | TIMBER

10
SOLD PROPERTIES 2020
SOLD EVERY DAY
ON AVERAGE
COMPANY WIDE

WHITETAILPROPERTIES.COM

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

For advertising inquiries 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.



BELL 505

TAKING YOUR DAILY COMMUTE AIRBORNE

See why Bell 505 owners call it a time machine.
bell.co/testimonials



"We use the Bell 505 in our everyday life. If I had to describe it, I would say it's my everyday driver. It cuts our commute time in a third. It makes it to where we can do our business, view multiple properties, and be home to pick up the kids from school when normally would be overnighting somewhere."

- **CLAYTON BOYD,**
Bell 505 Pilot and Owner Clayton Boyd Luxury Barns



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

For advertising inquiries 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.

Black Hills Recreational Land

HOT SPRINGS, SOUTH DAKOTA

Interested in a rare opportunity to own private land in the beautiful Black Hills of South Dakota?

This property consists of 2,683± deeded acres, bordered by government land on three sides. Features include springs and wells, ponderosa pines, junipers and aspen trees, as well as underground utilities. Not only is the property scenic and secluded, it's also easy to reach by land or air with private airport access, hanger, navigation aids, lights and radio.

With breathtaking views, this is a place where the marks of early western history are still present. There's also an abundance of wildlife such as deer, elk and turkey. Touring this property is the only way to witness its true value and potential.

\$17 Million | *40018-28952

United Country Real Estate
800.999.1020
UnitedCountry.com



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

For advertising inquiries 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.

LEADER IN LAND SALES

United Country Real Estate offers the largest private inventory of country properties nationwide. For more than 95 years, we've specialized in farms, ranches, hunting properties, land acreage and all other types of lifestyle and rural properties for sale.



MISSOURI FARM & HUNTING RANCH #24192-21016 | \$5,500,000



LOUISIANA DEER & DUCKS #23042-60051 | \$2,399,000



NEVADA CATTLE, HORSE & RECREATION #27015-05723 | \$1,000,000



800.999.1020

UnitedCountry.com

UCRanchProperties.com

RealtreeUC.com



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

For advertising inquiries 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

YOUR JET IS READY.®

At NICHOLAS AIR we keep private travel simple— skipping the 30 page contracts, allowing you to enjoying the best of private aviation experiences.

From coast to coast and north to south NICHOLAS AIR provides their Members with The Most Refined Set of Private Flyers the aircraft industry has to offer and reliability that only comes from a brand that Owns and Operates their own fleet of jets. Our Members want comfort and ease— they find it here at NICHOLAS AIR.



NicholasAir.com | 866.935.7771
#NicholasAir f t i



WATCH

All aircraft are owned and operated by NICHOLAS AIR. NICHOLAS AIR and INNOVATIVE PRIVATE AIR TRAVEL® are registered trademarks ©2021 NICHOLAS AIR. All rights reserved.

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

October 2021

A Monthly Report for the American Landowner

LANDREPORT.COM



Capital | Sotheby's
INTERNATIONAL REALTY

3395 S. Woolum Road
St. Joe, Arkansas

The Ranch at Woolum Landing

Nothing Compares.

CAPITALSIR.COM



\$1,695,000 | 146 Acres

Horse Barn, Paddocks, Cross Fencing, Guest House

Chris Marsh

chris.marsh@capitalsir.com | 501.200.2161

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

For advertising inquiries 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