

# The LandReport Newsletter

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A Monthly Report for the American Landowner

September 2021



**FIELD**  
*notes*



**F**ARMLAND VALUES SOAR. The Department of Agriculture's National Agricultural Statistics Service (NASS) reports that agricultural real estate values, a figure that includes the value of all land and buildings on farms, rose a robust \$220 per acre nationwide to \$3,380 per acre. The bump represents a 7.0 percent increase from last year's farmland values. These figures support a trend of consecutive annual gains that dates back to the end of the Global Financial Crisis in 2009 when farmland values began to chart a slow, steady upward climb from \$2,090 per acre.

The results, which were announced in August by the NASS in its *Land Values 2021 Summary*, include a \$320 per acre rise in cropland values to \$4,420 (7.8 percent)

and an \$80 per acre rise in pasture values to \$1,480 (5.7 percent). The increase in cropland values was the largest percentage gain since 2013, when the annual figure skyrocketed 14 percent. The increase in pastureland values comes after six years of little to no change in rangeland pricing. Read more [HERE](#).

National and regional news stories follow.

**ERIC O'KEEFE**

[editor@landreport.com](mailto:editor@landreport.com)

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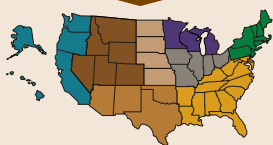
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## JUDICIARY



## NATIONAL

### FEDERAL JUDGE REINSTATES WATERS OF THE UNITED STATES.

The ruling comes after six Native American tribes sued the EPA and the Army Corps of Engineers for failing to protect their waterways. At issue was the Trump administration's limits on the number of waterways that fall under federal regulation. According to US District Judge Rosemary Márquez, officials committed significant errors in crafting the regulation; letting it stand, she contends, could lead "to serious environmental harm." Her decision paves the way for new protections on drinking water for millions of Americans while also impacting thousands of wildlife species that depend on wetland acreage. Oil and gas companies, farmers, and home builders deem the regulations too restrictive. These groups are likely to appeal. Read more [HERE](#).



## WEST

## BLM

## Operations

### BUREAU OF LAND MANAGEMENT HQ TO RETURN TO WASHINGTON.

In August 2020, the BLM relocated its headquarters to Grand Junction, Colorado. Some 40 employees headed west while another 287 either resigned from the bureau or retired. Now, the current administration seeks a reversal of that action. "There is no doubt that the BLM should have a leadership presence in Washington, D.C. – like all the other land management agencies – to ensure that it has access to the policy-, budget-, and decision-making levers to best carry out its mission." So says Secretary of the Interior Deb Haaland, who also pledged that "the BLM's robust presence in Colorado and across the West will continue to grow." Nationwide, BLM manages more than 245 million acres, which totals roughly a fifth of the country's public lands. Some 99 percent of that acreage is located in the western half of the Lower 48. Read more [HERE](#).



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## Montana Ranchland

### CLIMBING ARROW RANCH SELLS.

The sale of one of the most historically significant land and cattle properties in the Rocky Mountain West represents the single most expensive ranch deal in Montana state history. The Anderson family owned and ran a cattle operation for more than six decades on the Climbing Arrow Ranch. According to the *Bozeman Daily Chronicle*, an undisclosed American family bought the land, which was immortalized in Robert Redford's 1992 film *A River Runs Through It*. The sale includes approximately 2,000 head of Black Angus cattle along with feedlots, barns, corrals, working shops, and homes not only for the owners but also for employees. The property's nearly 3.5 pristine miles of the Madison River play host to German browns, cutthroat, and rainbow trout. Mike Swan of Swan Land Company listed the Climbing Arrow for \$136.25 million, and Bryce Connery of Premier Land Company represented the buyer. Read more [HERE](#).

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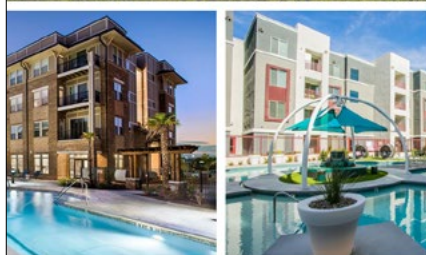
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MIDWEST

### CARBON SEQUESTRATION

## Iowa Ethanol

### \$4.5 BILLION PIPELINE PROPOSED

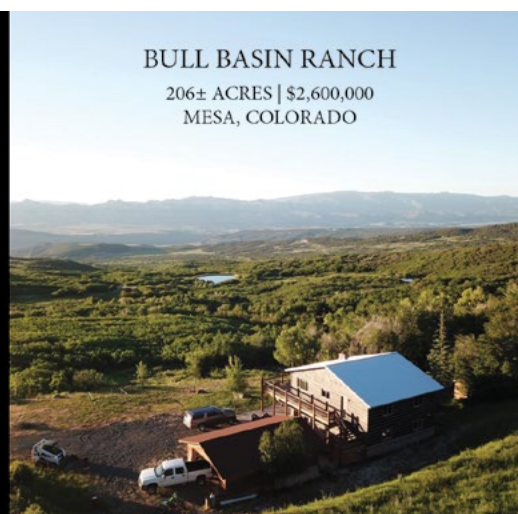
**TO CAPTURE CARBON.** Thanks in part to agreements with 31 Midwestern ethanol plants, Iowa-based Summit Carbon Solution is proceeding with plans to build a 710-

mile underground pipeline that will permanently sequester carbon. The subsidiary of Summit Agricultural Group intends to invest \$2 billion in the pipeline project that would wend its way through Iowa, Minnesota, and the Dakotas. The pipeline will carry carbon dioxide captured from ethanol refineries across the Midwest to a site in North Dakota where it will be buried. The goal is to capture and store more than 10 million tons per year of CO<sub>2</sub>. This is roughly the total annual amount of CO<sub>2</sub> emitted by the state of Vermont in a single year. "There's no energy required for capture," says energy expert Daniel Sanchez, who maintains that's the reason "why this works so well, why it's cheap, and why everyone wants to do this." Read more [HERE](#).



## BULL BASIN RANCH

206± ACRES | \$2,600,000  
MESA, COLORADO



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SOUTH

SALE

## Lowcountry Estate

### THREE LOWCOUNTRY TRACTS

TOTALING 2,856 ACRES SOLD. Poised

in the ACE Basin between Charleston,

South Carolina, and Savannah, Georgia, the

three properties were originally listed with

a price tag north of \$22 million. Founded in 1732 under a grant

from King George II, Twickenham Plantation (today known as

both Twickenham Campus and Twickenham South) sits on 2,510

acres, which includes interior controlled rice fields that attract teal, ringnecks, and other waterfowl during annual migrations.

Meanwhile, at 963 acres, the New Bonny Quail Woods offers world-class hunting and fishing supported by a 12-acre dove field and a

5-acre lake stocked with bass and bream. CJ Brown of Brown Land

+ Plantation and Wise Batten of Wise Batten Inc. jointly listed

the Twickenham properties, among the most expensive in South

Carolina history; Chip Hall of Plantation Services had the New

Bonny listing. Alex Maher and John Merritt of Live Water Southern

represented the buyers.

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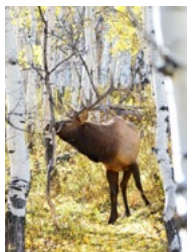
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## SOUTHWEST

### SALE

## Mineral Estate

### CONOCOPHILLIPS PAYS \$9.5 BILLION CASH FOR SHELL'S PERMIAN BASIN HOLDINGS.

The deal includes 225,000 net acres and producing properties in the most active oil field in the US plus more than 600 miles of operated crude, gas, and water pipelines. The move positions ConocoPhillips as one of the region's top producers, rivaling Chevron and ExxonMobil. It also comes on the heels of the Houston-based company's 2020 purchase of Concho Resources for \$9.7 billion. Back in 2012, Royal Dutch Shell spent around \$1.9 billion to acquire most of its Permian Basin assets from Chesapeake Energy Corp. For Shell, the sale represents a commitment to a long-term strategy to reduce the company's carbon footprint; the company will invest instead in renewable energy. Drilling in the Permian oil field in West Texas and New Mexico largely enabled the US to double its crude output in the last 10 years. Read more [HERE](#).

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**- Rusty Robinson**  
*Bell 505 Owner - Pilot*



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