

# The LandReport

A Monthly Report for the  
American Landowner



# Newsletter

SEPTEMBER 2015 • LANDREPORT.COM



## FISH & WILDLIFE OPTS NOT TO LIST GREATER SAGE-GROUSE

**Landowners' voluntary efforts play crucial role.**

In mid-September, the Obama administration announced its decision not to designate the greater sage-grouse as an endangered species, heralding the government's intention to keep a cooperative land-management plan in place. Proponents say an endangered-species designation by the U.S. Fish and Wildlife Service would have likely resulted in wide-ranging economic impacts, hampering everything from oil and gas development to the building of new homes. Instead, a unique public-private partnership has succeeded in safeguarding the bird's habitat of 165 million acres across 11 western states.



U.S. Interior Secretary Stacy Jewell cited voluntary efforts on the part of cattle ranchers to set aside conservation habitats as a key factor. Keeping cows out of known mating grounds via a network of buffer zones has proven one of the main reasons the population of these chicken-like birds has rebounded so significantly.

"Landowners, regional industries, and local, state, and federal governments have worked in close collaboration over many years," said Colorado Gov. John Hickenlooper. "These improvements will enhance not only sage-grouse, but also all manner of wildlife that are a crucial part of what makes Colorado and the American West the unique place that it is." Learn more [HERE](#).

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## TRIBAL LANDS



## NATIONAL

### INTERIOR, JUSTICE DEPARTMENTS TO SETTLE WITH TRIBES

The Department of the Interior along with the Department of Justice have agreed to a proposed \$940 million settlement to resolve a quarter-century-old legal dispute with Native American tribes. At issue: costs for programs the federal government mandated but failed to fully finance, including forest management, fire suppression, road maintenance, law enforcement, and more.

In 2012, a class-action lawsuit filed on behalf of some 600 tribes and tribal agencies went before the Supreme Court, which ruled in their favor. As the largest of the plaintiffs, the Navajo Nation stands to receive \$58 million once the proposed settlement receives District Court approval. Read more [HERE](#).



## PACIFIC



## BAY AREA ISLAND

### PRICE SLASHED FOR SAN FRANCISCO BAY PRIVATE ISLAND? NOT SO FAST!

Pirates, Russian otter hunters, and Frank Lloyd Wright's son have all laid claim to the last private island in San Francisco Bay. Now the 5.5-acre Red Rock Island again finds itself in the news — much to the dismay of CPS Real Estate's Steven Higbee.

“In September, a reporter from the San Francisco Chronicle wrote about how the price for Red Rock Island had been slashed to \$5 million, but it's not even on the market,” says Higbee, the longtime broker for the island, which sits at the intersection of San Francisco, Contra Costa, and Marin Counties. “The owner died, and his sons are still trying to decide what to do.”

Several years ago, Red Rock Island was listed for \$22 million, which may account for the media frenzy about a would-be fire sale. The “news” traveled fast. “In the last few weeks, I've gotten calls from reporters from France to New Zealand,” says Higbee. Outlets repeating news of the erroneous \$5-million price tag include the London-based *Daily Mail*, ABC News, and The Huffington Post.



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WEST

SWAP

## COLORADO HIGH COUNTRY

### FOREST SERVICE FINALIZES COLORADO LAND EXCHANGE.

Mid-September saw the approval of a land exchange intended to safeguard public access to Wilson Peak in the San Miguel Range. Forest Supervisor Scott Armentrout's decision sets the stage for the Forest Service's acquisition of 680 acres owned by Skyline Ranch Trust, Alta Lakes, and the Trust for Public Land, while offering those parties 301 acres in four parcels of National Forest land. TPL's decision to relinquish its claims to a total of 180 acres near and within Lizard Head Wilderness helped seal the deal.

The exchange paves the way for the construction of nearly three miles of new biking trails — almost doubling the existing total — with the expressed goal of connecting mountain bike trails in the Telluride Ski Area with the Galloping Goose Trail. The Forest Service intends to finalize the land exchange in early November. Read more [HERE](#).

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NORTHEAST

FOR SALE

## NEW YORK ISLAND

### PLUM ISLAND TO FETCH \$1 BILLION?

The rhetoric keeps ramping up surrounding the future of Plum Island at the eastern edge of Long Island. Two years ago, Homeland Security declared that in advance of shuttering the Plum Island Animal Disease Center in 2023, the entire island would be sold to the public. Donald Trump expressed early interest in buying the 843 acres, which could be worth north of \$1 billion on the open market. (Proceeds from the sale will help fund PIADC's replacement: the National Bio- and Agro-Defense Facility, which is set to open in Kansas in 2021.)

Considering the federal government's legal mandate to sell Plum Island in the next 5-7 years, it's no surprise that entrepreneurs, environmentalists, and officials at the local, state, and federal levels have begun angling for an advantage. On September 28, the New York State Assembly's Committee for Environmental Conservation agreed to lobby for the preservation of the pork chop-shaped island. According to various eco-advocates, potential development threatens wild populations of osprey, bank swallow, and painted turtles as well as dozens of other native species.

Read more [HERE](#).

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SOUTH



## FLORIDA TIMBERLAND

**12,756 ACRES OF FLORIDA TIMBERLAND SELLS FOR \$14.67 MILLION.** Coldwell

Banker Commercial Saunders Real Estate brokered the deal in mid-July for the mature

hardwood hammocks and forested wetlands located south of Mayo in Lafayette County. CBCSRE's Tony Wallace and Jack Vogel of the Forestry Group oversaw the transaction on behalf of the seller, Mutual Land Company. The Georgia-based Southern Pine Plantations (SPP), which specializes in the acquisition and sale of rural land, purchased the commercial timber forest with tracts of planted pine, hardwood hammocks, and forested drains; the property is also prized for deer, turkey, and hog hunting. Currently, SPP has listed the land for \$1,400 per acre. (SPP's Benjamin "Benjy" Griffith III is a mainstay on the Land Report 100.) Read more [HERE](#).

**LandReport VISTAS**

- ⊗ The Land Report's new media-rich digital directory of the nation's leading land listings.
- ⊗ Listings instantly hyperlink to property videos, photo galleries, brokerage websites, and broker emails.
- ⊗ Award-winning production and design highlights listings, encourages click-throughs, and engages investors.

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## YORK BRIDGE CONCEPTS™ (YBC) CELEBRATES 30 YEARS AS INDUSTRY LEADER: *Timber is Still Tops for Residential Developments in Strength, Durability & Design*



Single and Multi-Family Residential Developments across the country are boosting sales and increasing exposure by using timber in their crossing solutions: Three decades of R&D confirm ROI for developers.

Hundreds of residential developments across the country regularly inquire about the benefits of timber use versus other materials when spanning wetlands, rivers, creeks or flood zones.

Although a forgotten knowledge of its properties may label wood secondary to other materials, studies have shown that it's strong, lightweight, easily worked and adaptable to all environments (Dean Matthews, Timber Piling Council). Timber is more budget-friendly, a renewable resource and has demonstrated its durability through its well-known attributes and predictability.

“Timber often competes against concrete and steel. Not only is timber a warmer element to include in any project, it holds up to harsh weather conditions vs. concrete – that expands, contracts and cracks



due to moisture and temperature – and steel – that under-performs in snow and abusive weather,” confirms R. Vance Prestwood, Jr., President of Florida Custom Construction.

Timber has higher structural efficiency as carried load per unit weight compared to reinforced concrete and steel structures. When necessary, timber can be repaired or replaced conveniently whereas its counterparts need to be demolished and reconstructed. The protected surface of a timber vehicular or pedestrian deck will not weaken or rot when in contact with water and will suit a vast spectrum of weather conditions regardless of span type of use. Read more [HERE](#).

For more information, contact Gil Dreyfus York at (800) 226-4178 ext. 109 or visit <http://www.ybc.com>

PROMOTION

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