

The LandReport

A Monthly Report for
The American Landowner



Newsletter

SEPTEMBER 2013 • LANDREPORT.COM



My Fellow Americans:

October 1 is D-Day! At 12:01 a.m. tomorrow morning, we will release the 2013 **Land Report 100 Sponsored by Fay Ranches.**

To give you an idea of the extent of the changes involved, when our researchers first undertook this study in 2007, America's leading landowners had title to almost 27 million acres. This year's tally? More than 33 million acres.

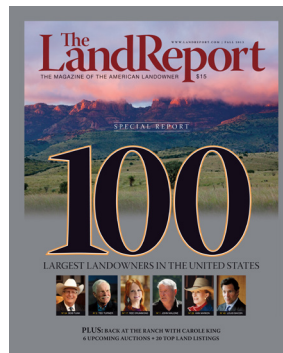
One way of looking at this amazing statistic is to translate it into a more definable figure. Try this on for size. These 100 individuals, their families, and their foundations own a greater landmass than the Commonwealth of Pennsylvania. (Or, for that matter, Connecticut, Massachusetts, Vermont, and New Hampshire combined. Throw in Rhode Island, too. And Delaware. And New Jersey!)

I prefer to single out a striking long-term trend. America's largest landowners continue to recognize land as a compelling asset, one whose numerous attributes go well beyond ROI. It's a story you'll see again and again in our fall issue, one with plenty of familiar faces and some new ones I'm sure you'll recognize.

All the Best,

Eric O'Keefe, Editor & Broker

P.S. I invite you to subscribe to *The Land Report* [HERE](#).



LAND REPORT TOP TEN AMERICA'S LEADING INVESTMENT QUALITY RURAL LAND LISTINGS

- 1. Homer's Pond:**
\$118 million
- 2. Y.O. Ranch:**
\$85 million
- 3. Broken O Ranch (Texas):**
\$81 million
- 4. Rancho Dos Pueblos:**
\$79 million
- 5. Four Peaks Ranch:**
\$75 million
- 6. Walton Ranch:**
\$68.7 million
- 7. Rana Creek Ranch:**
\$59.95 million
- 8. Big Creek Ranch:**
\$59.9 million
- 9. Sagg Pond Estate:**
\$59 million
- 10. Rockpile Ranch:**
\$54.5 million

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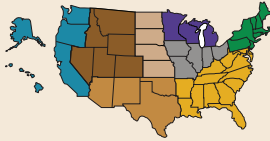
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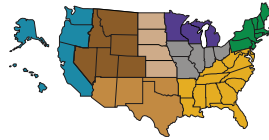
IRS



UNITED STATES

NEW TAX LAW IMPACTS ESTATE PLANNING.

While the American Taxpayer Relief Act of 2012 (ATRA) primarily addressed income taxes, the new rules have also put an entirely different spin on estate planning. Because of 2013 tax-exempt levels for estates, a couple's combined estate must be worth more than \$10.5 million to face a federal tax, a threshold that will rise every year. Wealth planners say with the exemption so high, the better option may be to re-focus tax planning to address income taxes and other shelters to help families protect their assets. And of course, always have your will in order, experts say. Read more [HERE](#).



UNITED STATES

SEMINAR

Private Equity

INVESTOR CONFAB ON PRIVATE EQUITY IN REAL ESTATE.

One emerging storyline in the economic recovery is private equity's continued love of real estate as an asset class. PE firms have gotten busy flexing their buying power while managing risk tolerances. One place

to hear more about this trend is the Real Estate Private Equity Forum on Land & Homebuilding, Oct. 17-18 in Las Vegas. Hosted by Information Management Network, the conference will focus on the key issues regarding successfully investing in land and homebuilding. Register and receive a Land Report discount by entering the code "TLR" [HERE](#).



SOUTHWEST

LISTING

Texas Ranchland

LEGENDARY Y.O. RANCH LISTED AT \$85 MILLION.

Captain Charles Schreiner began parceling the 29,000-acre Y.O. Ranch in Kerr County together in 1880. Guests have ranged from Paris Hilton to Johnny Cash to the Shah of Iran, according to Robert Dullnig of Kuper

Sotheby's Realty in San Antonio, which has the listing. "You're selling such a piece of Texas history. Not only is it a great story, but it's a great piece of land in a highly desirable county," says Dullnig. The ranch is renowned for its native and exotic hunting and safari game tours, earning it the label "Africa in Texas." Read more [HERE](#).

Auction: October 23 Victorine Ranch

The California State Coastal Conservancy is offering for sale **100 acres** of spectacular undeveloped coastal land on the Big Sur coast in Monterey County and two transfer of development credits.

For more information please phone Christopher Kroll at (510) 286-4169 or email at ckroll@scc.ca.gov victorineranch.scc.ca.gov





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MIDWEST

GREAT LAKES

Invasive Species

ASIAN CARP MAY SOON REACH GREAT LAKES.

Big-headed silver carp gobble plankton and ruin habitat for native fish. They've already infiltrated the Mississippi River basin. Under worst-case projections, Asian carp could disrupt the Great Lakes' \$7 billion fishing industry. The Army Corps of Engineers is scheduled to complete its long-awaited Great Lakes and Mississippi River Interbasin Study (GLMRIS) in December. Read more [HERE](#).



NORTHEAST

LISTING

Massachusetts Coastal Property

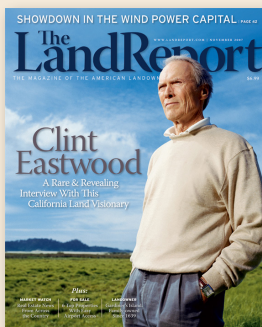
RECORD-SETTING MARTHA'S VINEYARD ESTATE ON MARKET.

Homer's Pond, a 314-acre oceanfront property in West Tisbury, is being marketed for \$118 million. Gerry DeBlois assembled the historic tract, which includes a 35-acre freshwater pond. "Its appeal

lies not just in its size but in its diversity," says listing agent Charles Carlson of South Light Property. "It includes forestland, grassland, an area we refer to as a heathland, and the outer beach itself. So you really have four different landscapes in one property." Some of the land is under a conservation easement; Homer's Pond is also available for purchase in smaller parcels, including a 100-acre parcel for \$31 million. Read more [HERE](#).

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