

The LandReport Newsletter

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A Monthly Report for the American Landowner

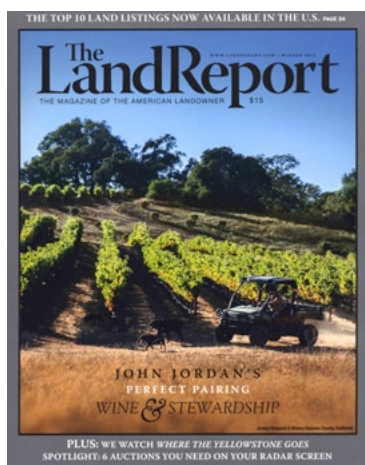
May 2020



FIELD
notes



Good news from great friends in Sonoma County: Jordan Winery began welcoming visitors back to the 1,200-acre estate in May with guided hikes and will start offering seated food and wine pairing experiences on June 11. A week later, a Paris on the Terrace bistro-style dining experience debuts with two seatings five days a week. Seven picnic lunches and three outdoor dinners will also be offered this summer. The decisions followed a May 23rd Sonoma County Health Order that allows wineries that serve food to offer outdoor service only.



“Jordan is all about hospitality,” says John Jordan, CEO of Jordan Vineyard & Winery. “Because we are in the business of bringing people pleasure, I cannot imagine anything more rewarding than providing visitors with safe outdoor experiences and a taste of France in Wine Country after months of being cooped up inside.”

Reservations for the daily experiences and picnic lunches open for booking June 1 at www.jordanwinery.com/visit or directly via www.cellarpass.com. Read more [HERE](#).

National and regional news stories follow.

Eric

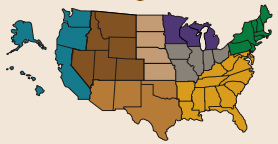
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NATIONAL

AGRICULTURE DEPARTMENT GUARANTEES \$1 BILLION IN LOANS FOR AG PRODUCERS AND RURAL BUSINESSES.

On May 22, Agriculture Secretary Sonny Purdue announced the move while reaffirming the Trump administration’s commitment to helping farmers and other rural businesses survive during the coronavirus pandemic. Going forward, USDA will offer 90 percent guarantees on Business & Industry CARES Act Program loans, setting the application and guarantee fee at two percent. Ag producers previously ineligible for USDA Farm Service Agency loans may now receive assistance under the USDA B&I CARES Act Provisions included in the Coronavirus Aid, Relief, and Economic Security (CARES) Act. All loans must be used as working capital with the goal of preventing, preparing for, or responding to the impact of the COVID-19 pandemic. Read more [HERE](#).



NORTHEAST



MAINE TIMBER MILL LOSS OF DIGESTER AT THE ANDROSCOGGIN MILL IMPACTS TIMBER INDUSTRY.

An explosion inside a digester – where wood chips, water, and chemicals are mixed to make paper – tore apart a Pixelle Specialty Solutions’ mill in Jay, Maine. Until the April 15 blast, the mill processed some 1.5 million tons of logs, chips, and biomass annually. While the state fire marshal and the Federal Bureau of Alcohol, Tobacco, Firearms, and Explosives continue investigating what happened, locals are bracing for the economic impact of a closure, even in the short term. Every day, some 150 trucks would drop off around 30 tons each of trees, wood chips, and sawdust to be converted into fast-food packaging. Locals describe the mill as essential to the town’s economic infrastructure. At the time of the explosion, the Androscoggin Mill employed 500 people, none of whom were hurt. Pennsylvania-based Pixelle purchased the operation in February. Read more [HERE](#).

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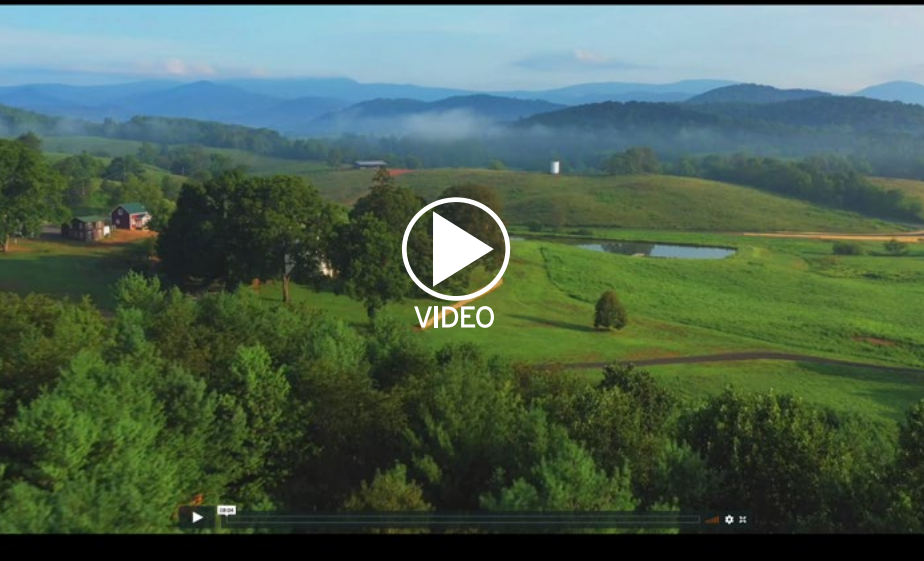
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SOUTH



FLORIDA RANCLAND COLLIER COUNTY GREENLIGHTS HHH RANCH ACQUISITION.

Commissioners voted unanimously this month to move forward with plans to buy the 967-acre property, reportedly for around \$10 million. Environmental groups praised the decision, saying the block of undeveloped land near Naples, Florida, provides essential habitat for endangered species including the red-cockaded woodpecker and the gopher tortoise. A radio-collared panther, likewise endangered, has reared at least two litters on the ranchland. The Florida panther first appeared on the US Fish and Wildlife's endangered species list in 1967. Both the Florida Wildlife Federation and Audubon of the Western Everglades have long supported the preservation of this particular property, but money proved a sticking point. According to Gladys Delgadillo, environmental policy specialist for the Conservancy of Southwest Florida, protecting HHH Ranch "via any means would be a resounding win for the county, the public, and for Collier County's wildlife and water." Read more [HERE](#).

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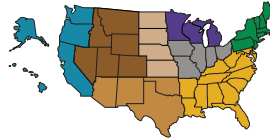
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NATIONAL



RANCH MANAGEMENT

KING RANCH INSTITUTE WELCOMES THREE NEW MANAGEMENT COUNCIL MEMBERS.

Land Report 100er Hughes Abell, former Spade Ranch COO Jim McAdams, and Sunlight Ranch manager

Jason Van Tassell have joined the management council at the King Ranch Institute for Ranch Management (KRIRM). Created and endowed by King Ranch family and friends in collaboration with Texas A&M University-Kingsville, KRIRM seeks to educate the next generation of ranch managers. Since its founding in Kingsville in 2003, KRIRM has offered the only Master of Science in Ranch Management program in the world. “Our programs are all about working smarter but having a foundation in practical experiences,” says [King Ranch](#) family member and chair of the KRIRM management council Jamey Clement, Jr. “These three cowmen have run wide-ranging and diverse operations, and I believe their advice and counsel will improve our programs and avoid mission drift.”

Read more [HERE](#).

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WEST



LEADERSHIP

TROUT HEADWATERS ANNOUNCES

NEW PRESIDENT.

Preston W. Smith of Tyler, Texas, moves into the position, spearheading the company's endeavors around a host of complex projects involving teams of biologists,

ecologists, hydrologists, engineers, and installation specialists. Since its inception in 1996, THI has provided high-quality restoration services and products for more than 550 projects throughout the US. The company focuses on the creation, restoration, enhancement, and management of rivers, streams, lakes, wetlands, and wildlife habitats. Smith will remain a managing member of Wildwood Environmental Credit Company, which recently merged with THI. In addition, he serves on the national board for the Ecological Restoration Business Association and on the Texas Parks and Wildlife Foundation advisory council for Tyler's Stewards of the Wild Chapter. "Preston's experience in mitigation and conservation bank development, as well as environmental credit sales, will add immediate value to our clients," said THI CEO Michael Sprague. Read more [HERE](#).

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LandReport VOICES

BY EDDIE LEE RIDER JR.



A Sit-Down with RWE Renewables

I recently had the opportunity to chat with RWE Renewables' Director of Development Lael Eason and ask a few questions to better understand how, as the company claims, landowners could receive \$1M in lease payments a year for 30 years by leasing less than .5% of their land to build a wind farm. Too good to be true?

Eddie Lee: Tell us about RWE Renewables and what you're trying to accomplish.

Lael Eason: RWE is one of the world's oldest and largest energy companies, with a global portfolio including coal, gas, hydro, nuclear, and renewable generation assets. RWE is also the world's fourth largest renewable energy company and is committed to leading the energy transition to a sustainable future. We have built 30 projects in North America, including 24 wind farms. We are intimately familiar with what it takes to develop, build, and operate a successful project. We have an excellent track record working with landowners and communities. It's a specialty.

We're seeking to work with landowners who own at least 12,000 acres near a transmission line in an area with good wind. And if an owner has land near a transmission line, but not strong wind, he or she could speak to RWE's solar division – which could be a good option.

We take care of everything – from site development, to installing the turbines, to ensuring minimal impact on the land, to sending the landowner consistent lease payments. In fact, 60 turbines would only use about 60 acres of land and allow current land use to continue on over 99% of the project footprint.

EL: How would a landowner work with you and RWE?

LE: It's pretty simple. Once we hear from a landowner and receive the property location, we quickly determine if a

project could work in terms of the wind patterns and access to transmission lines. If negotiations go well, we'd move forward and could have a wind farm built in 36 to 48 months. However, the landowner would immediately start receiving lease payments. We would do everything possible to ensure the landowner and the surrounding community are fully informed and comfortable every step of the way.

A possible wind farm might include 60 turbines (each using less than half an acre of land) and could provide lease payments between \$600k and \$1M a year for 30 years.

EL: What are the main benefits of a private-land wind farm and for whom?

LE: Four things stand out. One, stable revenue: A wind farm provides stable income every year and is not susceptible to drought and other weather or swings in commodity prices. This is revenue that can be counted on, year after year, to help a landowner's bottom line and increase reinvestment opportunities.

Two, good, long-term investment: The significant passive income a landowner receives from a wind farm also increases the land's value if or when that landowner decides to sell it or to pass it on to the next generation.

Three, wind is good for local communities: The local county government would receive significant, reliable tax revenue (\$500k to \$1M a year for 30 years) that could pay for new schools, ambulances, first responders, and many other services and hard costs. RWE would also create 200+ good-paying construction jobs, 8 to 15 long-term, high-tech operations jobs, and pay \$30+ million to labor and construction companies – with a commitment to source and hire locally when possible.

And four, wind is good for the air, water, and land: Just 60 turbines produce enough homegrown, clean electricity to power 50,000+ homes. This leaves the land cleaner, the air clearer, and the overall environment healthier for the next generation. 🇺🇸

For more information, visit RWE at their website [HERE](#).

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