



## CITY OF SAN ANGELO PAYS \$44 MILLION FOR 32,841-ACRE FORD RANCH IN CENTRAL TEXAS

**Purchase reunites surface rights with valuable groundwater rights previously acquired by the municipality.**

The historic Ford Ranch, which predates Texas statehood, was acquired by the City of San Angelo in mid-June. The municipality, which already owns immensely valuable groundwater rights in the Hickory Aquifer beneath the Ford Ranch, opted to protect its \$120 million investment in the well field by purchasing the surface rights and controlling its development. The potential pitfalls of other options, such as clarification of water rights by lawsuit or the renegotiation of existing contracts with new surface owners, were deemed too onerous. Sam Middleton of Chas. S. Middleton and Son in Lubbock represented the G. Rollie White Trust, which owned the ranch. King Land & Water of Fort Davis and Austin represented the City of San Angelo. Learn more about this sale [HERE](#).





## NRCS



## SOUTH

**USDA SEEKS TO RESTORE 400,000 ACRES LONGLEAF PINE FOREST ON PRIVATE LANDS.** Recognized as one of the most biologically diverse ecosystems on earth, longleaf pine forests once totaled more than 90 million acres and extended from Southern Virginia to Central Florida and East Texas. Less than 4 million acres exist today. In 2005, America's Longleaf Restoration Initiative was formed to support a restoration approach across public and private lands. It includes USDA's Natural Resources Conservation Service and partners including the National Fish and Wildlife Foundation, Longleaf Alliance, The Nature Conservancy, US Department of Defense, US Forest Service, and US Fish and Wildlife. The goal is to increase longleaf pine forests on public and private lands to 8 million acres by 2025. Read more [HERE](#).



## SOUTH

## SOLD

## LOWCOUNTRY FARMLAND

### AMERICAN TIMBERLANDS ACQUIRES 2,000-ACRE WADMALAW ISLAND FARM.

The South Carolina-based land investment firm paid \$18.36 million (\$9,180 per acre) for the Charleston County acreage belonging to the Walpole family. According to *The Post and Courier*, which first reported the story, the sale of the strategic parcel "amounts to one of the biggest real estate transactions for the rural area." According to American Timberlands Company CEO Thomas Rowland there are no immediate plans to develop the property. "We are long-term land investors," said Rowland. "Our strategy is high-end recreation. Right now, we plan to use it as a recreational property, a park for our investors and clients to use and entertain. We plan to hunt, fish, and build a new lodge there." For more details on American Timberland's long-term investment strategies, read Corinne Garcia's profile of American Timberland's Carter Stille Wetland and Stream Mitigation Bank in the Fall 2016 *Land Report* [HERE](#).



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## SLATE CREEK RANCH

STEAMBOAT SPRINGS, COLORADO

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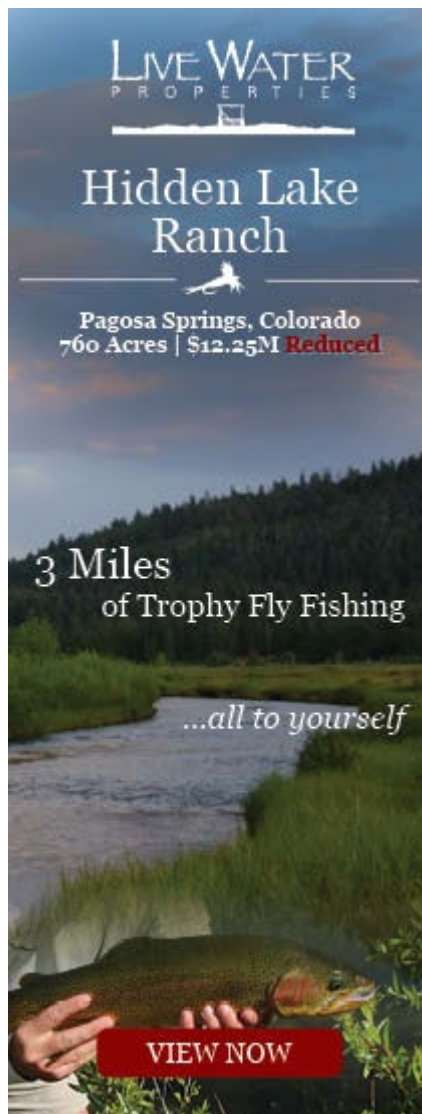
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WEST

## AUCTION

## COLORADO RANCLAND

**STEAMBOAT SPRINGS' SLATE CREEK  
RANCH TO BE OFFERED IN FOUR  
TRACTS AND COMBINATIONS IN JULY.**

Hall and Hall Auctions will auction Slate Creek Ranch on July 25 at The Steamboat Grand Hotel.

The 1,363-acre mountain property (1,118 acres deeded plus 245 acres BLM) borders the western edge of the historic ski town of Steamboat Springs. Additional neighbors include the massive Routt National Forest, which extends north into Wyoming and encompasses 2 million acres. Slate Creek has traditionally been run as a cow/calf operation and supports 100 head year-round. In addition to two miles of frontage on both sides of Slate Creek, the ranch enjoys exceptional water rights that date back to the nineteenth century. Additionally, the ranch's 38 percent interest in the Woodchuck Ditch Company is presumed to be the largest single ownership block. All mineral rights are believed to be intact, and the Seller will convey any and all appurtenant owned minerals with the ranch. Read all about it [HERE](#).

An aerial photograph showing a large agricultural tract. A paved road runs diagonally through the center of the image. To the left of the road is a large, dark, rectangular area, likely a body of water or a large pond. To the right of the road are several large, rectangular fields, some of which are green and others are brown. In the background, there are some buildings and a line of trees.

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A photograph of a green tractor with yellow wheels, pulling a green implement, likely a plow or a similar agricultural machine, in a field. The tractor is moving from left to right. The background shows a line of trees and a clear blue sky.

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## INTERNATIONAL

SOLD

### SOUTH AMERICAN TIMBERLAND

#### WEYERHAEUSER TO SELL LAST OF HOLDINGS OUTSIDE NORTH AMERICA.

In June, the timberland giant (WY) announced it will deaccession more than 300,000 acres of forests in Uruguay and sell them to an investment group led by a Brazilian financial firm for just over \$400 million. The holdings represent the company's last timber tracts outside of North America. Also included in the sale are a plywood and veneer manufacturing facility, a cogeneration facility, and a seedling nursery, all of which are located in Uruguay. "Our Uruguay business is a unique combination of high-quality timberlands, value-added manufacturing operations, and skilled and dedicated people, and this transaction will best position the business to reach its full potential," said Weyerhaeuser CEO Doyle Simons. Closer to home, the Seattle-based real estate investment trust owns or controls more than 13 million acres in the US and manages additional forests in Canada under long-term licenses. Read all about it [HERE](#).

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## INTERNATIONAL

SOLD

### SOUTH AMERICAN RANCLAND

#### CHILE'S SPECTACULAR FUNDO LOS

**LEONES SELLS.** Located at the northern tip of the Aysén region in Southern Chile, 1,700-acre Fundo Los Leones enjoys six miles of private protected shoreline on the spectacular

Pitipalena Fjord as well as five miles of the Palena River as it flows to the Pacific. According to listing broker Ken Mirr of Denver-based Mirr Ranch Group, the Aysén region features unparalleled biodiversity on all levels. It is home to three species of whale, twelve species of dolphin, as well as otter, sea lion, bird, sea urchins, mussels, and sea anemones. Flora and fauna are equally breathtaking. Listed for \$2.95 million, the pristine sea farm was previously owned by North Face cofounder Doug Tompkins and his widow, Kristine, who helped Yvon Chouinard build Patagonia Inc. into a global brand and subsequently served as the company's CEO. Read more [HERE](#).



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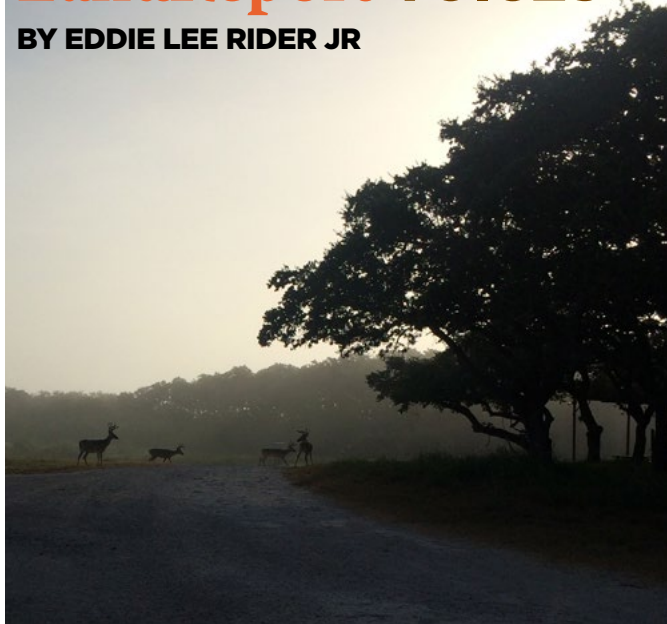
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## LandReport VOICES

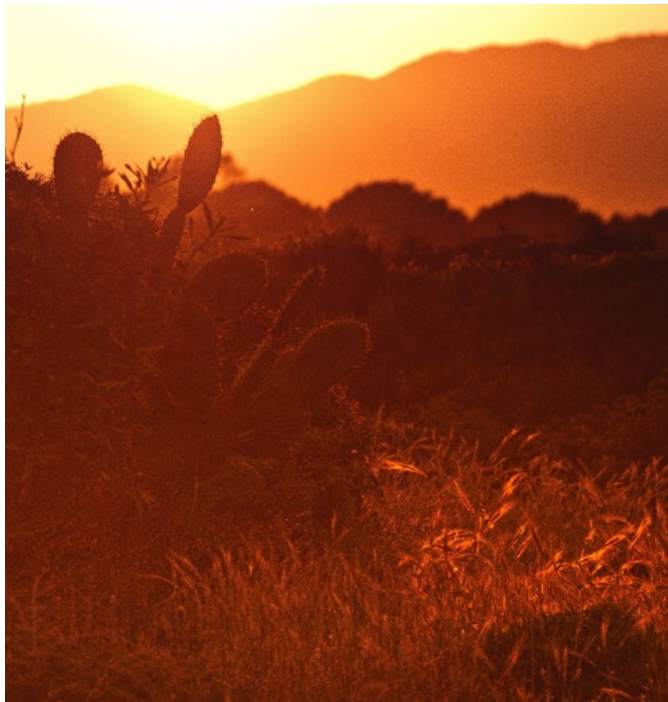
BY EDDIE LEE RIDER JR



Recently, I had a chance to speak with Sylvia Whitmore, the chief executive officer of a South Texas institution, The John G. & Marie Stella Kenedy Memorial Foundation. *Land Report* readers and hunters in particular will appreciate the one-of-a-kind lease that is coming available in 2019.

**ELR:** *So many factors combine to make the Kenedy Ranch a Texas legend. How do you describe it to a first-time visitor?*

**SW:** The John G. and Marie Stella Kenedy Memorial Foundation (KMF) Ranch is situated in the Coastal Bend of the South Texas Rio Grande Plains about 60 miles south of Corpus Christi, Texas along US Highway 77. First-time visitors are often amazed at the diversity of the topography, habitat, wildlife, and frankly, the sheer magnitude of the ranch. At 235,000 acres, the KMF Ranch is a huge spread, even by Texas standards. Landscapes include native prairie, coastal marshes and wetlands, brush country comprised of mesquite



**The John G. and Marie Stella  
KENEDY MEMORIAL FOUNDATION**

woodlands and oak mottes, rolling sand dunes, and fresh water ponds. The ponds are maintained year-round by the ranch's 138 functioning windmills, solar wells and artesian wells. One of the many wildlife goals of the ranch is to have a fresh water supply within one mile of any location on the ranch. Upon entering the ranch, you quickly find yourself engulfed by the ranch's sweeping array of breathtaking landscapes and abundance of small and large game including nilgai, whitetailed deer, bobwhite quail, waterfowl, wild turkey, mourning dove, geese, javelina, and feral hogs.

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As stated above, a unique attraction to the KMF Ranch is the availability of nilgai, an exotic antelope imported from India to add to the variety of game available. Nilgai are very fast animals and extremely popular with hunters because they present such a hunting

challenge. Nilgai have an extraordinarily thick hide and frequently are not taken down even when hit. Bagging a nilgai is quite an accomplishment, one that is exceptionally exciting for the successful hunter.

What also makes the Kenedy Ranch a Texas Legend is its colorful and distinct history. The land available for lease is part of the Kenedy Family Ranch that dates back nearly two centuries. Mifflin Kenedy and his lifelong friend, Richard King, came to this part of the country to run steamboats up and down the Rio Grande River during the Mexican-American War from 1846 to 1848. They continued this trade until after the Civil War at which time Kenedy became a railroad developer. By that time, Kenedy had made enough money to begin buying land grants. Mifflin married Petra Vela de Vidal, a widow with six children and a landowner in her own right. In 1854 Mifflin and Petra bought the Los Laureles grant, north of Baffin Bay, and made ranching history by fencing 131,000 acres. This was the first fenced ranch of any size west



of the Mississippi. In 1882 Mifflin sold Los Laureles to a Scottish syndicate for \$1.1 million, money he used to purchase more land grants, including the La Parra Ranch, site of the future Kenedy Pasture Company headquarters and part of the current day KMF Ranch. By the early 1900's Kenedy's La Parra Ranch was a thriving business, home of 40,000 head of cattle, 800 horses and mules, 300 employees, an ice house, a commissary, and an elementary school. Mifflin and Petra would ultimately end up with over 400,000 contiguous acres in an area known as the Wild Horse Desert and on lands that would later be named Kenedy County. Eventually, their last two surviving grandchildren, John G. Kenedy Jr. (Johnny) and Sarita Kenedy East, would divide the 400,000-acres. Although Johnny and Sarita both married, neither of them had any children.

Today, 200,000 acres of the Kenedy Family Ranch that Mifflin and Petra Kenedy began is owned by the John G. Kenedy Jr. Charitable Trust, which was founded by Johnny's wife, Elena Suess Kenedy (The Trust), and another 235,000 acres is owned by The John G. and Marie Stella Kenedy Memorial Foundation that Sarita Kenedy East established in 1960. The monies KMF generates from its ranch lease(s) helps support KMF's charitable giving to educational, religious, and non-profits across Texas, predominately in South Texas. Through 2016, KMF has awarded over \$330 million to such entities.

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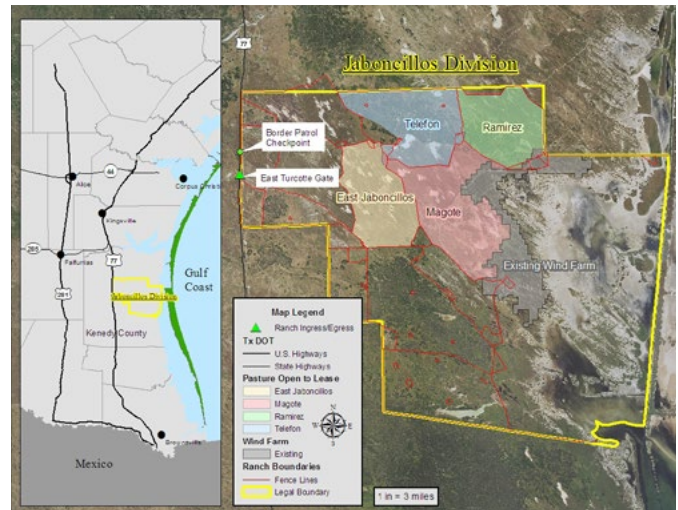




**ELR:** *The ranch has a 40,000-acre hunting and grazing lease available in 2019. Tell us about this unique opportunity.*

**SW:** Indeed, this is a unique opportunity that doesn't come around often, to be able to lease the hunting and cattle grazing on one of the most historic ranches in South Texas. It has been nearly 15 years since this portion of the ranch was last available for lease. The acreage became available only because the current tenant, who maintains a sizeable lease on other parts of the KMF Ranch, chose to downsize. Based on current arrangements, the next possible opportunity to lease land from the KMF Ranch is not until March 2024.

The KMF Ranch is some of the most sought after hunting in South Texas. The available land is part of our largest division, a 172,000-acre contiguous low fence piece of property that offers abundant wildlife harvesting opportunities and also borders the Kenedy Trust Ranch,



which does not allow hunting. Because we are under Texas Parks & Wildlife's Managed Lands Deer Permit Program, hunting season for whitetailed deer on the ranch begins roughly one month earlier and ends one month later than the traditional season. Thanks to some great recent rain seasons, our quail population has been excellent. We are seeing an average of 10 coveys per hunt with an average of 12 birds per covey. The last three years the KMF Ranch has averaged 2,366 quail per year harvested on the entire ranch. Nilgai harvest numbers have also been trending up in recent years. We are a bit biased, but truthfully, this is a rare chance to secure a lease on the KMF Ranch, and these opportunities are normally far and few in between.

**ELR:** *Describe the ideal lessee.*

**SW:** The ideal lessee for KMF is someone, or a group, who is ethical, adaptable, has a deep love of nature and wildlife, a passion for the sport, great respect for the landowner and other hunters, and has an urgency about safety first. We are looking for a lessee that will help us continue our current trend of partnering with core lease groups ranch-wide who help carry out our priorities of land stewardship and wildlife habitat enhancement. We are interested in working with someone who wants to form a long-term, mutually beneficial relationship which

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will continue to enhance the assets of the KMF Ranch while making this adventure a thoroughly enjoyable experience for the lease tenant. We normally lease large parcels of land of this size to one tenant; however, we will consider dividing the property. Once we find the right lease tenants, I can tell you we tend to follow the old adage, "If it ain't broke, don't try to fix it."

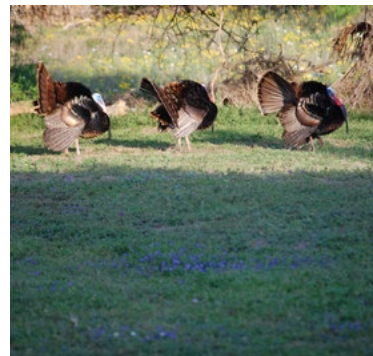
**ELR:** *What are the particulars of the lease itself — deadline, terms, et cetera?*

**SW:** Although the acreage is not available until March 1, 2019, because of the planning process leading up to this date, we are accepting bids until September 29, 2017. Initial lease terms are three years. However, we are very interested in granting longer terms, possibly up to 10 years, for proposals that include the lease tenant constructing permanent lodging facilities on the ranch. We have recently begun modeling leases that incentivize permanent improvements on the ranch by granting longer initial lease terms. While all permanent

improvements that a lease tenant makes on the ranch become KMF property at the end of the lease, this model has shown to be a win-win approach.

We know that our lease terms are pretty standard when lined up with other large ranches. KMF leases provide year-round exclusive hunting and grazing rights to a specific number of access permits designated by the lessee and approved by KMF. Our leases require semi-annual rent payments, insurance and liability terms, property tax reimbursements, habitat improvement and fencing expenditures, cattle stocking limits and herd reporting, among other terms. Commercial hunting, night hunting, and day hunts are prohibited.

The full lease bid package can be downloaded from KMF's website at [www.kenedy.org/leases/](http://www.kenedy.org/leases/), along with maps of the available acreage. We encourage folks to contact us with any questions and we know that whomever is awarded this leasing opportunity can look forward to some remarkable experiences at the KMF Ranch in the Wild Horse Desert. 🇺🇸



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