

The LandReport

A Monthly Report for the
American Landowner



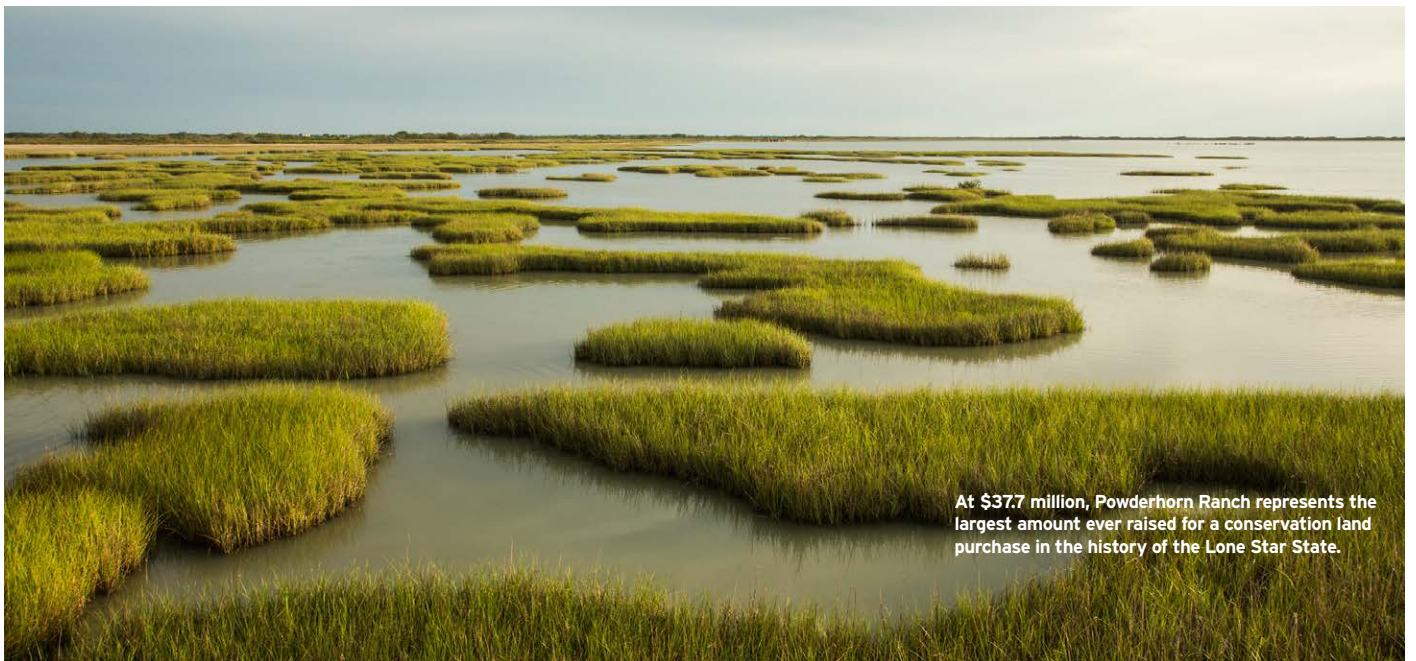
Newsletter

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POWDERHORN RANCH SALE HEADLINES 2014 DEALS OF THE YEAR

Colorado's Caribou Ranch, Florida's St. Joe Timberland, Texas's Rockpile Ranch, and the Proventus Portfolio Sale Also Honored.



At \$37.7 million, Powderhorn Ranch represents the largest amount ever raised for a conservation land purchase in the history of the Lone Star State.

In our spring issue, which is available online and at newsstands, *The Magazine of the American Landowner* singles out the 2014 Deals of the Year, including the Powderhorn Ranch, the 2014 Deal of the Year; Colorado's Caribou Ranch, the 2014 Historic Deal of the Year; Florida's St. Joe Timberland, the 2014 Timberland Deal of the Year; Texas's Rockpile Ranch, the Ranchland Deal of the Year; and the Proventus Portfolio, the 2014 Agriculture Deal of the Year. Also featured are Katharine Armstrong and Ben Love, *The Land Report's* 2014 Landowners of the Year. Read more at LandReport.com.



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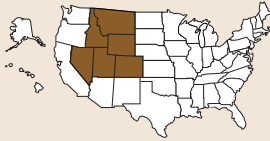
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ESA



WEST

SAGE-GROUSE TO STAY OFF ENDANGERED LIST.

Interior Secretary Sally Jewell announced on April 21 that U.S. Fish & Wildlife Service has determined that the Bi-State population of greater sage-grouse does not require Endangered Species Act protection. The Bi-State Distinct Population Segment straddles about 4.5 million acres of high-desert sagebrush along the California-Nevada border. “Thanks in large part to the extraordinary efforts of all the partners in the working group to address threats to greater sage-grouse and its habitat in the Bi-State area, our biologists have determined that this population no longer needs ESA protection,” said Sec. Jewell. “What’s more, the collaborative, science-based efforts in Nevada and California are proof that we can conserve sagebrush habitat across the West while we encourage sustainable economic development.” Read the complete press release [HERE](#).



SOUTH



FOR SALE

Florida Timberland

560,000-ACRE NORTH CENTRAL FLORIDA TIMBER TRACT ON MARKET.

Foley Timber and Land Company announced on April 2 that it is exploring the sale of almost all of its assets, some 876 square miles of premier timberlands located between Tallahassee and Gainesville along Florida’s Gulf Coast. According to *The New York Times*, the land was once owned by Procter & Gamble, which harvested the trees and processed them at a nearby mill to make pulp for Pampers diapers. The Times reports that the land has a unique distinction for Florida: It has never been hit by a hurricane. In 1994, Procter & Gamble sold the land to an investor group currently led by Chairman Robert Day, the founder of the Trust Company of the West, and President Howard Leach. Minority investors in the partnership include Kenneth Langone Sr., a co-founder of Home Depot, and former Secretary of State Henry Kissinger. “This is an unprecedented opportunity to acquire a premier tract of timberland and related operations in a growing market, supported by a track record of sustainable harvesting, deep customer relationships, and long-standing customer supply agreements,” said Mr. Leach in a statement. Read the company’s press release [HERE](#).

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SOUTHWEST

SALE

Texas Ranchland

1,189-ACRE HORSE FARM SELLS AT AUCTION FOR \$2,730,000.

Situated an hour south of Dallas and Fort Worth, Char-Lin Ranch went on the block on April 23. A productive ranch featuring improvements for horses and cattle, rolling native pastureland predominates on the property. Other noteworthy elements include a 135-acre private lake, a spacious main residence perched on a hilltop, plus two additional homes. Fifty percent of the minerals were also conveyed in the sale. According to Hall and Hall Auctions, the ranch was unique to the area thanks to its large size and regular shape. The Navarro County ranch was offered in three tracts as well as in its entirety. "Thirteen registered bidders competed to purchase the three tracts that were offered at auction. One bidder walked away successful with a bid of \$2,730,000 on the entire property," reported Scott Shuman of Hall and Hall Auctions.

The LandReport DIRECTORY

Be sure to check out our online directory of the top products and services for American landowners, including:

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- Land Auctioneers
- Banking and Lending
- Architects and Custom Home Builders
- Aviation and Jet Services
- Timber and Forestry Services
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HARDPOINT CONSERVATION PARTNERS



An innovative new investment fund called HardPoint Conservation Partners seems tailor-made for *The Land Report* audience. Farm/ranch-based with strong sporting and conservation components, the fund brings together some of the greatest minds in “conservation capitalism.”

HardPoint will buy vacant land with strong upside potential, rehabilitate habitats, and drive income from agriculture, conservation, ecosystem-based credit markets, and several other sources. Properties will be transformed into world-class sporting ranches appealing to savvy, conservation-minded buyers. The fund conservatively predicts a 14.33% IRR with the safety of hard assets.

“Conservation isn’t traditionally

associated with investing, but the opportunities are tremendous if you know what you’re doing,” said Nick Seifert, a General Partner at HardPoint Capital Partners, the fund’s management company. “Coupled with sporting, you merge two massive, underserved markets and expand the ability to drive significant returns on the safety of hard assets.”

HardPoint’s team includes leading professionals in all facets of the business, including the former chief of USDA’s Natural Resource Conservation Service, The White House, Interior Department, U.S. Senate, venture capital, leading real estate companies and even *Field & Stream*, *Outdoor Life* and *ESPN Outdoors*. For more information, visit

www.hardpointcapital.com.

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