One would be hard pressed to recall such a robust market with as many rock-solid listings. There are so many top-tier properties currently on the market that some industry insiders have confessed privately that they’re worried that it might be a tad oversupplied. That thought lasts about as long as it takes for me to read a bulletin from Successful Farming with news of $23-plus million in South Dakota auction sales by Peoples Company. Or to scan a write-up in The New Yorker featuring Kanye West and Kim Kardashian enjoying the Wyoming ranch they just bought from Hayden Outdoors.

Our Investing Issue features four legacy properties that will undoubtedly garner headlines when they sell. They run the gamut both geographically and use-wise, and they include 4,000 acres of highly strategic transitional land in Washington to a larger-than-life Western cattle ranch, a historic Virginia stock farm, and a magnificent coastal estate. Each of them is a standout investment opportunity, and that can be traced back to two factors: the intrinsic value of the land itself and the stewards who have dutifully shepherded them.

Happy Thanksgiving to each of you!
WASHINGTON TRANSITIONAL LAND
4,000-ACRE WATERFRONT TRACT
WITH URBAN PROXIMITY LISTED FOR $38.8 MILLION. Lakeridge Homestead enjoys more than 5.5 miles of undeveloped lakefront adjacent to Moses Lake, a vibrant municipality with an exceptionally diverse employment mix that includes aerospace, agriculture, food processing, manufacturing, data processing, and healthcare. It is ideally situated to become a master planned community.

Among the existing employers in Moses Lake are Boeing, BMW Carbon, Fuji Chemical, General Dynamics, and Mitsubishi Aerospace. Lakeridge Homestead also has water rights of 3,000 gallons per minute with multiple withdrawal points. Jim Warjone of Engel & Völkers Seattle Downtown has the listing. Read more HERE.
COLORADO RANCHLAND
COLORADO’S HISTORIC DIAMOND TAIL RANCH EMBODIES THE BEST OF THE OLD WEST WITH PROVEN PROFITABILITY. Since 1979, the ranch has been stewarded by the Duncan family, owners of Silver Oak Cellars. Hall and Hall partner Brian Smith has the $44.9 million listing on the 17,656-deeded-acre outfit. Grazing permits on adjacent lands contribute another 20,225 acres of additional capacity. “Diamond Tail generates enough income from agriculture that it supports the entire ranch, including the recreational component that the owners and their guests get to enjoy. You have all this beauty and recreation paid for year after year because of the ag operation,” Smith says. Read more HERE.
VIRGINIA FARMLAND
7,100-ACRE ELDON STOCK FARM COMES TO MARKET FOR $75 MILLION.
Rich with history, blessed by Mother Nature, and graced by a world-class location, Eldon ranks as a once-in-a-lifetime opportunity for the savvy, conservation-minded investor. This legacy landholding in the Virginia hunt country features far more than 11 square miles of productive farmland. It combines a distinguished colonial pedigree with a matchless conservation opportunity an hour from Washington, D.C. In addition, all operating costs are covered by cattle sales, timber harvests, hunting leases, and rental income. Listed with C. Patrick Bates and Scott Bates of Bates Land Consortium, and Joseph L. Taggart and Jonathan McGrath of LandVest. Read more HERE.
MASSACHUSETTS ESTATE

JACQUELINE KENNEDY ONASSIS’S 340-ACRE MARTHA’S VINEYARD FARM LISTED FOR $65 MILLION. In 1979, the former first lady acquired the vestiges of a hunting club at the western edge of the coastal island as a home for her family. In the years that followed, she added masterful touches including a residence and guest house designed by Hugh Newell Jacobson and landscaping by Bunny Mellon to create a matchless sanctuary beneath the clay cliffs that border the Atlantic Ocean. In addition to a mile of Atlantic Ocean beachfront, the farm has two freshwater ponds. Tom LeClair and Gerret Conover of LandVest have the LISTING.
PHILANTHROPY

DID THE BOY SCOUTS BREAK THEIR WORD? The Associated Press reports that the Boy Scouts of America mortgaged the 140,177-acre Philmont Scout Ranch in New Mexico to secure $446 million of debt.

Although the ranch was pledged in March 2019, members of the Philmont Ranch Committee only recently learned about it. “I cannot begin to tell you how sorry I am to be the one to break this news to you,” Mark Stinnett wrote fellow committee members as he shared the news. “The first point of the Scout Law is ‘A Scout is trustworthy.’ I am distressed beyond words at learning that our leaders apparently have not been. But I am even more distressed to learn that Waite Phillips’ magnificent gift has now been put at risk.” Philmont was created by Tulsa oilman Waite Phillips, who gave two large tracts carved out of his UU Bar Ranch to the Boy Scouts of America in 1938 and 1941. Read more HERE.
HASKELL COUNTY, KANSAS

ABSOLUTE AUCTION

2,898 ACRES M/L

TUESDAY 10AM | DECEMBER 17, 2019 | CLARION INN | GARDEN CITY, KS

The Withers Farm is located in Haskell County, Kansas 25 miles from Garden City, Kansas. The property will be offered in 15 tracts ranging from 1.1 acres to 460 acres m/l via the multi-parcel auction format where tracts can be purchased individually or any combination. The Farm is comprised of 2,898 acres m/l and will sell “Absolute” to the highest bidder. The property consists of 2,813.28 FSA tillable acres m/l that carry an NCCPI of 58. Property is ideally situated between Garden City and Dodge City with quick access to Highway 56 and Highway 83.

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