

FROM OUR CORNER

PROPERTIES • FARM & RANCH MANAGEMENT • AUCTIONS • FINANCING • APPRAISALS

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OVER:

140

EXCLUSIVE
PROPERTIES
FOR SALE



HALL AND HALL®

NEWSLETTER

WINTER 2018 - 2019

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Berrien Ranch, Evergreen, CO

Photo Courtesy of Marona Photography

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UPCOMING RELEASES

Built on seven decades of honesty and expertise, Hall and Hall offers the highest quality rural real estate. Whether you're looking for a mountain retreat, working cattle ranch, quail plantation, production farm, a coastal getaway or ranch with outstanding hunting and fishing—we've got it. We're a one-stop shop for current and prospective landowners. We offer financing, appraisals, farm and ranch management, auctions, and brokerage services. Our inventory grows daily, offering you premier opportunities to invest in or trade the highest quality land on the market. Log on to our website today for detailed maps and photos on each of our exceptional listings.

ARTICLES

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Defining what safety entails is an intimate and strategic analysis of needs. Today, more than before, tailored options exist on every level, customized installations and services made to order can all be engineered for you. What are you planning to protect?

By Red Five Security

TO LOVE AND PROTECT 22

It takes a community to raise a child—why not your pets? At Svalinn, their program of breeding and training elite companions for your family is second to none. Find out why.

By Svalinn

CONNECT TODAY



TO OUR FRIENDS, CLIENTS AND SUPPORTERS

Welcome once again to the world of Hall and Hall and how we see it "From Our Corner." This newsletter comes out only twice a year which allows us to deliver what we think is a quality product that you will enjoy. This issue comes at the end of 2018, which was a truly sensational year for our company. Thanks to all of you that made it so.

What made it so exceptional is that we were able to provide a high level of service across all of our business lines. Our management and loan divisions both had record years which is a testament to the level of service they are providing. Our real estate partnership had their second best year ever. Additionally, our expansion into Texas and Oklahoma has developed real legs with an extraordinary group of individuals now serving you in that region.

In this issue, you will get the usual incisive comments on the real estate markets from the people on the ground in those market areas. They tell you what is really going on as opposed to waiting for a bunch of dry statistics that are normally out of date before they are published. Also, there are fascinating articles on personal security and on an amazing dog breed that provides both love and protection. AND, of course, everyone loves to see the cross section of amazing properties that are currently on offer.

This comes to you as always with our gratitude for your continuing support. It goes without saying that we could not do it without you. We are totally dedicated to making your experience in the world of Investment Quality Rural Real Estate a happy, meaningful and profitable one.

HALL AND HALL®



A WORLD OF POSSIBILITIES

COME SEE OUR NEW WEBSITE AND MEET OUR PROFESSIONALS.

WITH 16 REGIONAL OFFICES ACROSS THE U.S., WE OFFER FULL SERVICE PACKAGES FOR ALL YOUR REAL ESTATE NEEDS.

FUNDING YOUR FUTURE

THE RATE RACE

Hall and Hall's lending services are unique in that we use a variety of capital sources to best match the borrower with the best possible loan product and interest rate. We take pride in quick loan processing and long-term commitment to our customers. We specialize in land loans only. Our comprehensive knowledge of farm, ranch, and recreational property and operations allows us to customize an approach that fits your needs. Whether you are looking to refinance an existing loan or purchase that dream property, contact Hall and Hall's finance team today.

FINANCE | APPRAISAL | FARM AND RANCH MANAGEMENT

In the constantly changing real estate environment, you want to work with qualified experts to help navigate through often complex business decisions. With deep roots in rural real estate, Hall and Hall is a multifaceted company with a depth of knowledge and expertise that is unparalleled in the real estate industry. Hall and Hall offers a wide range of services including competitive loan products, appraisal and valuation services, farm and ranch management, and consulting. Whether purchasing, selling, or looking to optimize your current operation, our multidimensional approach can help identify opportunities and tailor a plan to meet your current and long-term goals. Call any of our offices for more information on loans, appraisal and valuation, management, and consulting services.

UPCOMING CONVENTIONS

We will be participating in two premier conventions during the 2019 winter season.

National Cattleman's Beef Association
January 30th - February 1st, 2019
New Orleans, Louisiana
See more at: <http://www.beefusa.org/>

Black Hills Stock Show and Rodeo
January 25th - February 3rd, 2019
Rapid City, South Dakota
See more at: <https://www.blackhillsstockshow.com/>

Stop by our booth at the convention to meet one of our specialists!

CAREER OPPORTUNITIES

Hall and Hall is currently seeking accredited appraisers and seasoned credit relationship managers for the Rocky Mountain region. Please submit credentials to mhall@hallandhall.com for consideration.

XIT FARM

301± ACRES - OFFERED IN 2 TRACTS OR AS A WHOLE

XIT FARM

SHAWNEE COUNTY, KANSAS | 301± ACRES

- ◆ Centrally located in the fastest growing corridor in Kansas
- ◆ Approximately 25 miles from Topeka or Manhattan
- ◆ Over one mile of frontage on the Kansas River
- ◆ Both tracts are pivot irrigated
- ◆ Convenient and substantial paved road access
- ◆ Prime investment and production acreage
- ◆ Amazing recreational components
- ◆ Tract 1 - 130± acres
- ◆ Tract 2 - 171± acres

AUCTION DATE

FEBRUARY 21ST, 10AM CT

**CITIZEN POTAWATOMI COMMUNITY BUILDING
ROSSVILLE, KS**



CONTACT OUR AUCTION DEPARTMENT TODAY TO REQUEST A FULL BROCHURE AND INFORMATION PACKET!

AUCTION MARKET NEWS



SCOTT SHUMAN

One service that is offered by Hall and Hall auctions but is seldom promoted is the research that we do for potential sellers. At no cost to the property owner, we spend time analyzing properties for potential sale and report our findings so liquidation decisions can be made.

After receiving basic information on a property, we develop maps, research property specific attributes and have discussions regarding the best avenue the owner can take in planning for the next year. Our findings have resulted in suggestions including having the person sell through our multi-parcel auction process, listing the property, continuing to own the property, refinancing through Hall and Hall or even having our management division take over the day to day decisions.

We have enjoyed being able to offer property owners a wide variety of services to meet their needs. During the first three

quarters of 2018, we have reviewed over 60 properties that came to us as potential auctions. It would appear to me that more people are looking for answers today than ever before. We would attribute that to poor commodity prices as well as the uncertainty we typically run into during an election year. Despite the low commodity prices Hall and Hall has finished strong in the last quarter of 2018. Auctions in Kansas, Wyoming, Montana and Illinois proved the auction method works to help sellers liquidate while allowing buyers to bid on properties that meet their needs. It is always interesting to see how markets react during election years, and we are anticipating many properties hitting the market as many farmers and ranchers restructure their operations in the first half of 2019.

**AUCTION
DEPARTMENT**

**CONTACT US TODAY
AT 970.716.2120
TO REQUEST A
FULL BROCHURE!**



S TAYING SAFE & RESILIENT

BEST PRACTICES IN DESIGNING A SAFE ROOM

Designing, building, and operating a safe room can be an intimidating process for anyone - especially when one encounters the varying standards, options and Hollywood notions of what makes a safe room truly “safe.” We hope to shed some light on this subject by offering some useful guidelines on what are considered best practices based on our decades of experience and technical expertise.

First and foremost, safe rooms should be designed to provide full protection for individuals, and/or families based upon potential and real threats. It is important to determine not only who or what you are trying to protect, but also the nature of the threat from which your family should be protected. For instance, if your main concern is protecting your family and key valuables from a fast-spreading forest fire or other natural disaster, you will need to design a safe room that is capable of sustaining life for an extended period of time as well as withstanding extremely high temperatures. In most cases, this will require the installation of a waste disposal system, self-contained air handling units and an independent power source as well as sufficient water, food and medical supplies.

On the other hand, if your main concern is protecting your family from an armed intrusion or a personal attack in the home, you will need to design a safe room that uses materials certified to resist gunfire and extreme force long enough for help to arrive. In most cases, this will require installing special doors, locks, and paneling, as well as a secure means of summoning help. In addition, it is important to locate a spare phone, laptop or iPad in the room to call 911 and communicate silently via emails or texting. If the property has CCTV cameras installed, these devices often allow the occupant to view their surroundings and know when help arrives.

Second, safe room design should be considered as early in the building or renovation process as possible. It is easy to underestimate the time and cost it takes to build an effective safe room. We have found it is much easier to make the required modifications and additions early on in the process - especially when dealing with specialty UL-listed materials or standalone electrical or HVAC systems. Depending on the threat vectors, you will need to balance the design to address all the issues without unintentionally creating design conflicts that create risk where there should be none. Design and installation should take place with operational security in mind. You should keep the knowledge of the safe room and its operations secret to the maximum extent possible. Keeping a safe room's location, operations, and existence secret is a key element to its effectiveness.

Finally, and in line with our first two recommendations, we recommend performing a threat and vulnerability assessment (TVA) before designing a safe room. A TVA will help you understand the full range of threats that could potentially affect you and your family. You are then able to design and build a safe room, or a series of safe rooms, based on a more complete understanding of the threats you are defending against. We have found that performing a TVA up front leads to a more holistic approach to the design and planning of estate safety features- including safe rooms.

As an example, Red Five was asked to support design and project management for a high net worth client with a growing and valuable art collection. The client's new custom home was located in a high-risk fire zone where emergency response times would be uncertain in the event of a wild fire or other natural disaster. We worked with the design, architectural, and building team to integrate intrusion detection systems, access control, communication systems, special fencing and gates into the overall design. We also designed a custom fire-resistant structure to ensure the survivability of the owner, pets and high value-art in the event of a natural disaster or other emergency.

IN SUMMARY

Proactively and thoughtfully planning for and designing a safe room will help make you and your family better able to survive unintended events and quickly regain functionality and vitality. Even in the event it is never needed, it provides peace of mind to know that it is available.

Red Five advises corporations and private families around the world on how to maintain their privacy and be more secure. For a consultation see www.red5security.com.



NORTHWEST REGION



TRENT JONES

REGIONAL MARKET REPORT

Abundant fall rains across the Pacific Northwest and Great Basin were a welcome relief after a hot, dry summer that saw numerous wildfires. The region needs a good winter to replenish snowpack; however, there is an above average chance of an El Niño winter, according to the WA Climate Prediction Center, which would mean warmer and drier temperatures through February. Recreation ranches with good access and strong water resources remained in demand and drew the most attention from buyers. Properties in the \$1 million to \$3 million range saw the greatest activity. Limited availability of balanced cattle ranches and large-scale, row crop farms helped to keep values stable for these property types. However, demand for operating ranches was slower in 2018 as buyers showed caution over climbing interest rates and the effect of rising tariffs on beef export markets.



COPPER BASIN CABIN COPPER BASIN, IDAHO \$625,000

Rare 5± acre national forest inholding located in the heart of Copper Basin 40 miles from Sun Valley with three comfortable, furnished one-bedroom cabins, amazing views, creek frontage, and public runway next door.



DOUBLE SPRINGS RANCH MAY, IDAHO \$2,950,000

In the shadow of Idaho's highest peaks, these secluded 640± acres are fully encompassed by federal lands 65 miles from Sun Valley and feature excellent improvements, trout ponds, resident elk, and a gravity-fed pivot irrigation system.



EAST MAGIC RANCH SUN VALLEY, IDAHO \$800,000

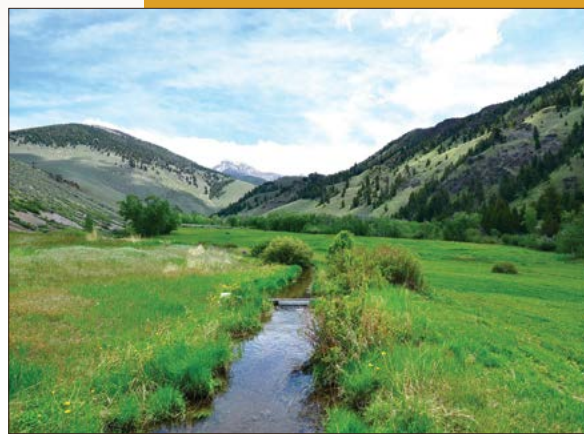
640± undeveloped acres surrounded by BLM 20 miles from Sun Valley's airport with excellent grazing resources, home sites, views, and potential for landowner tags. Year-round access to Hwy. 75.



EE-DA-HO RANCH SUN VALLEY, IDAHO \$8,750,000

Just 10 minutes from Sun Valley's airport, this stunning 1,550± acre ranch encompasses its own valley and boasts an attractive owner's residence, horse facilities, and a spring creek system feeding several trout-filled lakes.

LITTLE MORGAN CREEK RANCH MAY, IDAHO \$1,995,000



Scenic 360± acre wilderness ranch surrounded by public lands with year-round creek, irrigated pastures, one bedroom cabin, and 1800± foot airstrip with heated hangar. Two hours from Sun Valley or a 35-minute flight.

WEISER RIVER RANCH WEISER, IDAHO \$7,900,000



These 2,103± acres, with over three miles of the Weiser River and 500± irrigated acres, feature incredibly diverse wildlife including waterfowl, upland birds, wild turkey and big game. 75 miles northwest of Boise.

LOST PEAKS RANCH
CHILLY, IDAHO
\$2,200,000



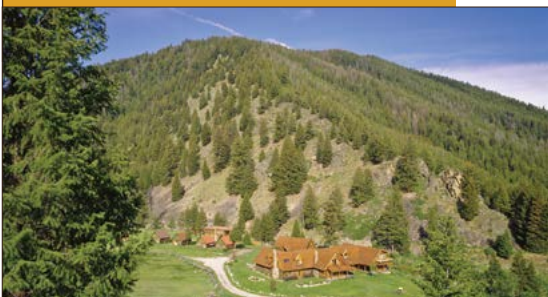
This 731± acre ranch is surrounded by public lands 35 miles northeast of Sun Valley with direct access to some of the state's best big game hunting. Includes irrigated pasture and a 128-head BLM permit.

LOWER SALMON RIVER RANCH
COTTONWOOD, IDAHO
\$4,875,000



Diverse 5,917± acre ranch in the heart of Hells Canyon 35 miles from Cottonwood featuring dramatic scenery, creeks, timber, wildlife, and nearly 3 miles of frontage on the Salmon River.

ROBINSON BAR RANCH
STANLEY, IDAHO
\$3,999,000



The 35-year residence of singer Carole King, this historic 128± acre national forest inholding is perched above the Salmon River and features excellent accommodations, equestrian facilities, and geothermal hot springs pools.

SALMON CREEK FARM
HAGERMAN, IDAHO
Reduced to \$1,300,000

Lovely 67± acre lifestyle and sporting property featuring over one-half mile of Snake River frontage, 50± irrigated acres, and a beautiful one-bedroom/one-bath home with attached workshop. Ten minutes from Hagerman.

SAWMILL CREEK RANCH
LITTLE LOST VALLEY, IDAHO
\$2,850,000

Exceptional wilderness ranch fully encompassed by national forest with 293± acres, 2 miles of a wild trout fishery, immaculately maintained improvements, and a 2,500± foot private airstrip. 75 air miles from Sun Valley.

TETON TIMBERS RANCH
DRIGGS, IDAHO
\$4,250,000

A rare, unimproved 960± acre private inholding only 12 miles west of Driggs. The property contains timber, creeks and open parks and offers endless recreational opportunities with truly awe-inspiring views.

TIMMERMAN RANCH
SUN VALLEY, IDAHO
\$710,000

176± acres 30 minutes south of Sun Valley along Hwy. 75. One of the original ranches in the valley, the property features 55± acres of irrigated cropland along with excellent views and building sites.

LITTLE WILLOW CREEK RANCH
PAYETTE, IDAHO
\$9,500,000

Winter unit for year-round ranching operation consisting of 12,900± deeded acres 65 miles northwest of Boise. Over 500 irrigated acres with three miles of Little Willow Creek. Outstanding pheasant hunting plus elk and deer.

EXCLUSIVE INVENTORY



EXCLUSIVE INVENTORY



JMK RANCH CRANE, OREGON *Reduced to \$3,900,000*

Located 30 miles southeast of Burns, the JMK Ranch is a quality commercial hay operation consisting of 2,230± acres, including 1,125± acres under 9 center pivots, and offering a full set of functional ranch improvements.



MCEWEN RANCH AND CATTLE COMPANY RIVERSIDE, OREGON *Reduced to \$17,500,000*

Expansive legacy ranching operation encompassing 52,445± deeded acres and 100,000± acres of grazing allotments in southeastern Oregon. Runs 1,550± cows and produces hay on 1,500± acres.

TIMMERMAN LAND AND CATTLE COMPANY CHILOQUIN, OREGON *\$4,200,000*



Highly productive summer pasture ranch with an excellent wild trout fishery featuring 2,200± acres, balanced improvements, and over 2.5 miles of the upper Williamson River 100 miles south of Bend.

PACIFIC REGION

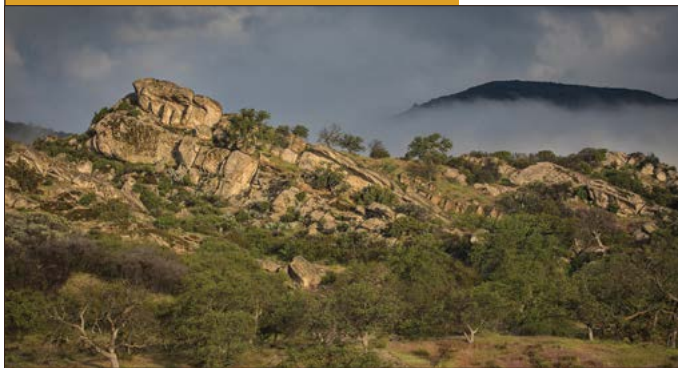


BILL MCDAVID

REGIONAL MARKET REPORT

Since our last report in July, the rural California market has been met with significant challenges. The wildfire season has been the worst on record for the state and it continues to grab headlines with the devastation wrought by the Camp Fire, among others. Despite the fires, there has still been at least some movement among ranches, agricultural and recreational properties with two sold that we have been tracking priced in the \$10 million range and another over \$20 million (these sales exclude vineyard sales). In looking at the range of what is available including at least 1,000 acres, there are over 40 properties priced from \$1 million to \$5 million, 15 properties between \$5 million - \$10 million and 22 properties over \$10 million. Asking prices per acre range from \$227 per acre to almost \$45,000 per acre. This wide range of pricing illustrates the great diversity of landscape found in the state.

LAS PILETAS RANCH SANTA MARGARITA, CALIFORNIA *\$17,250,000*



With 13,570± acres, this cattle ranch is a diverse landscape with flatlands, canyons, rangelands, rock formations, and a waterfall. Full of wildlife and one hour east of the 101.

LONE PINE RANCH COVELO, CALIFORNIA *\$31,000,000*



Purchased by Dean Witter in 1942, this 26,600± acre legacy ranch on the Eel River has been in his family for generations. It is a living vein of California's ranching history.

NORTHERN ROCKIES REGION

REGIONAL MARKET REPORT

This year is going out with a bang in the Northern Rockies with strong closed sale volume in the 4th quarter. We entered the year with a good pool of prospective and discerning buyers but there were concerns about inventory and pricing. The outcome of the year remained unknown until the fall when several significant transactions closed. Buyers moved quickly on large, unique offerings as well as on properties that had been available for several years where prices adjusted to the current market. Commodity prices and the livestock markets are keeping prices of working farms and ranches in check. Demand remains at all price levels with the greatest interest in a combination of recreational and agricultural attributes that varies with buyer preference. Hall and Hall's auction program had a productive year in the Northern Rockies, with successful auctions in Cody, WY and Red Lodge, MT.



B. ELFLAND

BEARTOOTH MOUNTAIN RANCH FISHTAIL, MONTANA \$7,500,000



70 miles SW of Billings lies a 1,138± acre end-of-the-road mountain ranch adjacent to USFS under the towering Beartooth Front, with massive log lodge and caretaker's house.

BLACK MOUNTAIN RANCH ENNIS, MONTANA \$13,900,000

Scenic working cattle and recreational ranch located near Big Sky Resort. Recently constructed impeccable custom-designed improvements. Elk, deer, antelope and bear. Ranch is being offered turn-key inclusive of equipment and furnishings.



BULL MOUNTAIN RANCH ROUNDUP, MONTANA \$13,950,000

Modestly improved elk hunting and operating ranch 45 miles north of Billings with 9,800± deeded acres and 5,800± acres of secure long-term lease - ponderosa hills, sandstone outcroppings, creeks and meadows.



BIRCH CREEK RANCH BIG SANDY, MONTANA \$7,400,000



16,415± total acres (12,174± deeded) along Birch Creek near Big Sandy, MT. Operated at 450-500 AU plus 2,343± acres dryland grain. Two residences, outbuildings and abundant big game and upland birds.

CIRCLE 9 SPRING CREEK RANCH SILVER STAR, MONTANA \$7,500,000

Circle 9 Spring Creek Ranch rests along the Jefferson River. Gorgeous scenery, miles of river and spring creek, irrigated ground, plentiful wildlife, and balanced ag operation complete this exceptional offering.



CIRCLE BAR RANCH POTOMAC, MONTANA \$4,500,000

Highly productive ranch in the scenic Potomac Valley 20 minutes from Missoula. Contains 1,177± acres with 554± irrigated, plus timber and wild hay.





**CRANEFIELD
BOZEMAN, MONTANA
\$5,900,000**

Fifteen minutes north of Bozeman, a 158± acre homestead with 3,700 plus sq. ft. Jonathan Foote home nestled amongst meadows, streams and aspens includes remodeled homestead house and classic hip-roof barn.



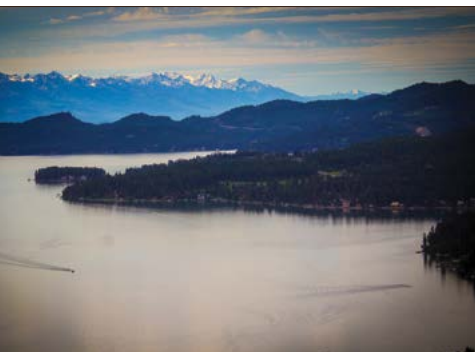
**DEEP CREEK CATTLE COMPANY
CHOTEAU, MONTANA
Reduced to \$19,500,000**

20,001± acre ranch along Montana's Rocky Mountain Front. Two large drainages harbor outstanding private fishing and wildlife. A 21-acre reservoir supports 842± acres under irrigation. The ranch supports approximately 600 cows.



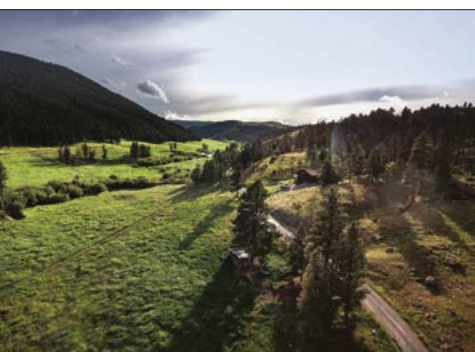
**EAGLE CREEK RANCH
WHITE SULPHUR SPRINGS, MONTANA
\$13,950,000**

Beautiful, private and secluded 14,650± acre 200± animal unit operating mountain ranch with exceptional big game hunting lying along the headwaters of Eagle Creek northwest of White Sulphur Springs.



**EAGLE RIDGE AT FLATHEAD LAKE
SOMERS, MONTANA
\$5,250,000**

Unobstructed Flathead Lake views, located 15 minutes from Kalispell featuring 7,100± sq. ft. custom timber frame home, 2 guest homes, toy barn and greenhouse on approx. 130 acres. Dedicated access to public lands.



**EBR - BENTON CREEK UNIT
WHITE SULPHUR SPRINGS, MONTANA
Reduced to \$3,250,000**

Located 24 miles north of White Sulphur Springs, a 2,004± acre operating ranch with miles of trout stream, extensive national forest boundary, resident elk herd, and two comfortable homes.

**EBR - KETTLE HOLLOW UNIT
WHITE SULPHUR SPRINGS, MONTANA
Reduced to \$1,150,000**



24 miles north of White Sulphur Springs. 1,189± acre hunting ranch. Two potential fishing ponds. Elk, deer, bear, lion, and antelope frequent. Adjoining state lands section.

**ELK BASIN RANCH
WHITE SULPHUR SPRINGS, MONTANA
Reduced to \$4,400,000**



Located 24 miles north of White Sulphur Springs, a 3,193± acre operating ranch with miles of trout stream, extensive national forest boundary, resident elk herd, and two comfortable homes.

**ENGDAHL RANCH
JORDAN, MONTANA
\$4,900,000**



The Engdahl Ranch runs on approximately 15,500 acres with 11,250± deeded. There are roughly 1,300 acres of dryland farm ground. The well-cared-for headquarters is located 20 miles northeast of Jordan, Montana.

**FISH-A-BIT RANCH
SHIELDS VALLEY, MONTANA**
\$8,500,000



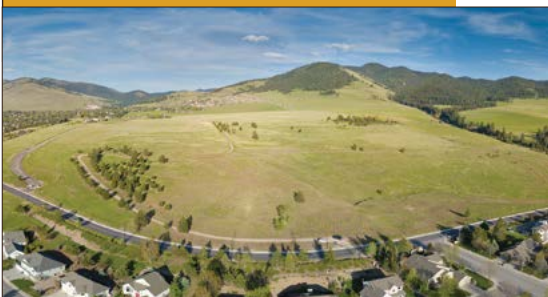
383± acres on 1.25± miles of Shields River, 20 minutes from Livingston and 50 minutes from Bozeman. Two homes, indoor riding arena with snow skiing within 25 minutes. Trout fishing. Fully furnished and equipped.

**FLATHEAD PASS
SEDAN, MONTANA**
Reduced to \$1,500,000



350± acre retreat 28 miles north of Bozeman near Bridger Bowl ski area along the scenic Bridger Mountains loaded with wildlife. Custom log home has views of mountain scenery and wildlife.

**HILLVIEW WAY
MISSOULA, MONTANA**
\$16,000,000



Highly developable 105± acres with gentle topography and expansive views every direction. The property enjoys all amenities of the city with access to the new Mt. Dean Stone recreational area.

**HOOKS RANCH
REED POINT, MONTANA**
\$3,795,000

Located along the Yellowstone River corridor, the ranch's 4,050± acres include working facilities and ranch home supporting a 160-head cattle operation. Expansive views and habitat for elk and other wildlife.

**IX RANCH
BIG SANDY, MONTANA**
\$58,000,000

The IX now offered real-estate-only for \$58M. 126,000± total acres, 59,809± deeded acres and 20,000 leased AUMs. 4,200± acres of cropland beyond the needs of the cattle operation are also included.

**KENNEDY'S ROOST
HYSHAM, MONTANA**
\$1,490,000

Kennedys Roost has great improvements and 757± acres of which 400± are riparian or meadow. With both sides of Sarpy Creek, the ranch is rich in pheasant, elk and deer.

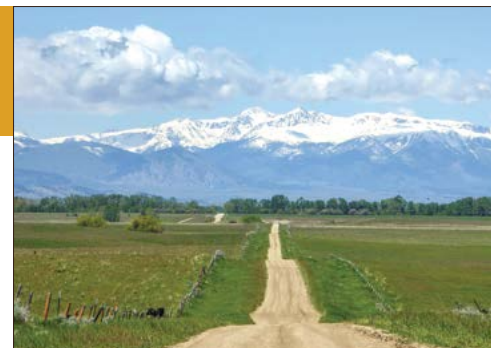
**KING OF HEARTS RANCH
SEDAN, MONTANA**
\$17,500,000

35 minutes north of Bozeman, 3,669± acre 325 AU ranch features new owner's home and guest house, 3 homes and complete operating facilities in an exquisite setting under dramatic mountains.

**L-BO CREEK RANCH
RED LODGE, MONTANA**
\$3,500,000

L-BO Creek Ranch is a 2,500± acre holding minutes from Red Lodge, MT with improvements and views. The ranch runs 150± cows with creek frontage, hay land, and native range.

EXCLUSIVE INVENTORY





**LIPPERT GULCH RANCH
TOWNSEND, MONTANA
\$5,750,000**

3,400± deeded acres, eight miles from Townsend and an hour from Bozeman. Elk, mule deer, Hungarian partridge and sharp-tailed grouse. Large home. Riding. Nearby skiing, fishing, snowmobiling.



**MCGINLEY HOMESTEAD
BELGRADE, MONTANA
\$1,195,000**

30 miles north of Bozeman, this 108± acre ranch in its own private basin surrounded by large working ranches features an attractive home, shop/garage, rustic cabin and abundant wildlife.



**MILLER LAKE RANCH
ANACONDA, MONTANA
\$22,000,000**

10,000± acre alpine ranch owns 10,000 foot peaks. Timber, lakes and creek in private mountain valley. Wolves, bears, elk, deer, sheep, moose and cutthroat trout. Thirty miles to airports and towns.



**MILLION GULCH RANCH
STEVENSVILLE, MONTANA
\$7,250,000**

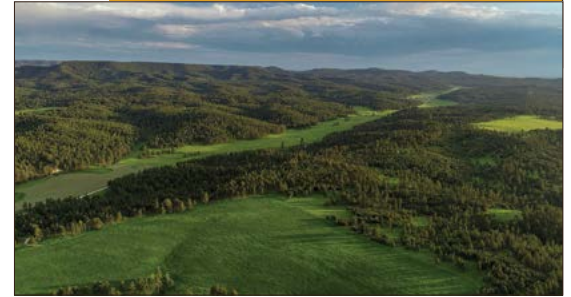
Water rights, creeks and wetlands create a wildlife haven. National Forest borders on 1,027± acres in Bitterroot. New barn/shop complex and 2,200 sq. ft. owner's quarters are ready to go.



**MONTANA MOUNTAIN VIEW RANCH
OVANDO, MONTANA
\$1,250,000**

Located near Ovando, MT in the Blackfoot Valley, this 669± acre property was used as an outfitting base for the Bob Marshall and Scapegoat Wilderness areas. Spectacular scenery, two residences and outfitting and horse management facilities.

**PARROT CREEK RANCH
ROUNDUP, MONTANA
\$15,400,000**



World-class 14,000± total acre elk hunting ranch 35 miles north of Billings. Exceptional habitat for elk and deer. Five bedroom log lodge, manager's home and full complement of operating improvements.

**PIQUETT CREEK RANCH
DARBY, MONTANA
\$2,950,000**



River in front, forest service out back. 216± acres, West Fork of the Bitterroot River near Darby, Montana. Three homes, fishing pond, two creeks, tennis court, barn and pens, water rights.

**RINGLING LAND & CATTLE RANCH
RINGLING, MONTANA
\$9,900,000**



8,993± acres 58± miles from Bozeman with 386± acres irrigated, 710± acres dryland crop and grazing for positive net income. Three-bedroom home, ponds, year-round streams, elk, deer, antelope and Hungarian partridge.

**ROCKIN JN RANCH
SULA, MONTANA
\$4,950,000**



This 545± acre Montana gem is situated amidst an ocean of public lands and large holdings. The custom home is perched atop a ridge with 360° views of grandeur.

**ROSEBUD SOUTH RANCH
KIRBY, MONTANA
\$4,500,000**



Located at Kirby, 45 miles north of Sheridan, WY, this unimproved 8,200-plus acre grass ranch watered by ten springs in eight pastures is estimated at 500 cows for grazing season.

**RUBY RIVER ONE AND DONE RANCH
ALDER, MONTANA
\$14,200,000**



Minimalist architecture above coveted fly fishing water in the country. 398± acres, .5 mi. Ruby River, 1.3 mi. Clear Creek both sides, excellent whitetail, waterfowl and pheasant, shooting range, three trout ponds.

**SHORTHILL HOMESTEAD
LIVINGSTON, MONTANA
\$2,495,000**

The 35± acre Shorthill Homestead is 20 minutes south of Livingston, Montana. 3,500± SF custom log home, barn and trout pond. Direct access into adjacent forest and Beartooth Wilderness. Mountain setting, world-class elk hunting.

**SKALKAHO CREEK RANCH
HAMILTON, MONTANA
\$5,325,000**

8,670± sq. ft. log home perched above a trout-filled creek on 1,134± acres. Irrigated meadows and open range filled with native grass/wildflowers plus manager's home, barn and outdoor riding arena. Equestrian's dream!

**SMITH RIVER CANYON RANCH
GREAT FALLS, MONTANA
\$2,700,000**

2,670± acres 31 miles south of Great Falls fronting the scenic Smith River canyon. Towering limestone formations, meadows and timber adjacent to National Forest. Modest improvements. Seasonal grazing and a variety of wildlife.

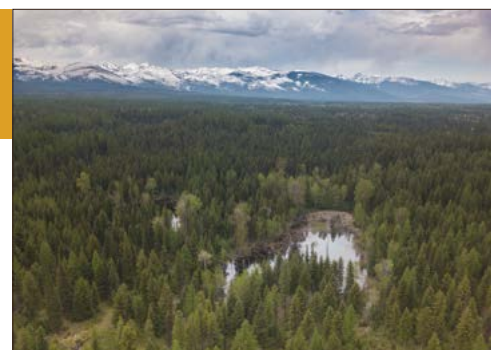
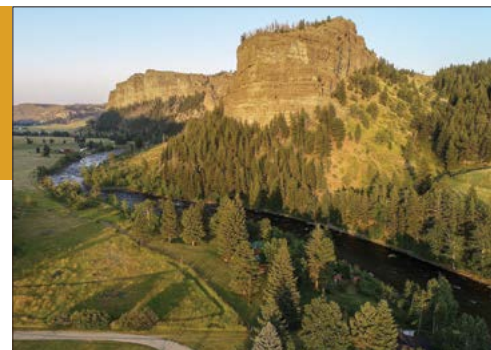
**STEAMBOAT ROCK -
STILLWATER RIVER RANCH
NYE, MONTANA
\$4,250,000**

The Steamboat Rock Ranch is a scenic ranch with over a mile of Stillwater River frontage, a premier trout fishery. Nice improvements, irrigation and grazing. Less than 1.5 hours from Billings.

**SWAN VALLEY RETREAT
CONDON, MONTANA
\$975,000**

Swan Valley between Holland and Lindbergh Lakes, 148± acre Forest Service inholding. Direct access from Highway 83. Bare land with three building envelopes, pothole ponds, mix of timber and meadows.

EXCLUSIVE INVENTORY





THE SUMMIT
SEELEY LAKE, MONTANA
\$4,495,000

"The Summit" includes 70± acres of timber, meadow and a pond perched atop a divide with an 8,000± square foot masterpiece home sited towards some of the most striking views found in the Rockies.



YELLOWSTONE RIVER
HUNTING RETREAT
FORSYTH, MONTANA
\$1,390,000

841± acre retreat sporting over three miles of Yellowstone River, over 500 acres of acres of farmland, no improvements all under 90 minutes from Billings. A premier recreational opportunity in Rosebud County.



BIG SANDY RIVER RANCH
BOULDER, WYOMING
\$25,000,000

1.2± million acre 3,500 AU diversified livestock operation offering contiguous year-round grazing spanning 150± miles. Includes world class fly fishing rivers, flowing wells, mule deer, sage-grouse, elk, moose, antelope.



LOGAN CREEK RANCH
CODY, WYOMING
\$3,700,000

Ten miles west of Cody in its own private spring-fed creek valley, this power-packed 680± acre ranch offers a lush oasis to wildlife with comfortable house and guest house.



NORTH PLATTE RIVER RANCH
TORRINGTON, WYOMING
\$7,200,000

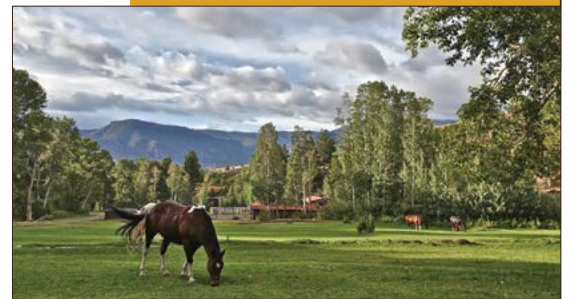
Along 5.5 miles of North Platte River, this 5,166± acre ranch offers 480± under pivot, extensive river bottom, comfortable improvements, runs 280 AUs plus crops, excellent waterfowl, deer and antelope.

ROCK CREEK 222
BUFFALO, WYOMING
\$1,800,000



222± unimproved acres two miles from Buffalo, lying along one mile of trout-filled Rock Creek. Lush meadows, secluded homesites, Big Horn Mountain views. It awaits the next chapter.

STAR HILL RANCH
CODY, WYOMING
\$7,950,000



End-of-the-road ranch tucked up into the Shoshone National Forest 30 miles west of Cody in its own totally private valley. Comfortably refurbished log improvements. World class big game hunting out the back gate.

SWEETGRASS RANCH
WESTON, WYOMING
\$14,900,000



5,738± acres bordering USFS with amazing improvements. Two custom built homes, indoor arena, cabins, and guest facilities. Abundant wildlife with trophy elk and deer, as well as stocked fishing ponds.

WIND RIVER RANCH
DUBOIS, WYOMING
\$1,765,000



Nine miles NW of Dubois, WY, this 42± acre retreat offers a 5,700± sq. ft. home, bunkhouse, two garages, and fishing out the back door along 1,800± feet of the Wind River.

WINTERMOTE RANCH
DOUGLAS, WYOMING
\$6,750,000

Located 11 miles east of Douglas, 15,000± acre, 350 AU blocked ranch with excellent water. From timbered ridges to grassy plains, three homes, two sets corrals plus deer, elk, antelope, birds.

WOOD RIVER RANCH
MEETEETSE, WYOMING
\$8,900,000

Near Cody, this 2,200± acre elk hunting/fishing ranch offers complete tasteful improvements, over two miles of the Wood River, and dramatic mountain country adjoining massive block of USFS wilderness



PIEDRA VALLEY RANCH

SOUTHERN ROCKIES REGION

REGIONAL MARKET REPORT

Historic drought conditions certainly affected streamflows and grass production in 2018, however, there was not much of an impact on buyer activity. Colorado had another strong year for completed sales, especially in the northern half of the state. Sales were recorded across a wide variety of type, price and time on market. This was a year where more ranches sold than were added to listing inventories, thereby



BRIAN SMITH

reducing the average absorption period. Increasing counties in the state are now undersupplied with available properties. A notable headline for 2019 is that there are several extraordinary legacy ranches, which rarely become available for sale, that are currently being offered after decades of outstanding ownership by the selling family.

GOLD MOUNTAIN RANCH
CAVE CREEK, ARIZONA
\$14,385,000



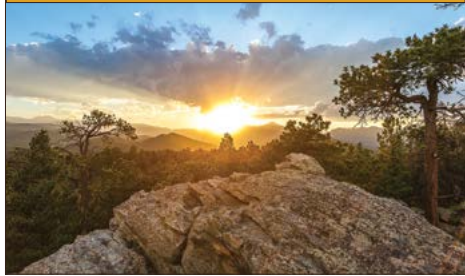
Located minutes from downtown Cave Creek, Arizona Gold Mountain ranch offers 822± acres of vacant land, featuring terrific views, varying topography, privacy, and excellent location adjacent to the Tonto National Forest.

SOUTH MILL RANCH
TUBAC, ARIZONA
\$7,500,000



Located 18 paved miles southeast of Tubac, 2,665± deeded acres, very private end-of-the road ranch retreat nestled into its own valley between mountain ranges, with 10,000± sq. ft. of beautiful adobe-style improvements.

BERRIEN RANCH
EVERGREEN, COLORADO
\$5,900,000



Berrien Ranch, minutes from Evergreen, offers 456± acres of mountain land with direct access to Highway 73 and is one the last remaining large acreage offerings within 35 minutes of Downtown Denver.



**BRADBURY COMANCHE
SOUTH RANCH
KIOWA, COLORADO
\$3,669,400**

West Bijou Creek, productive grasslands, county living and wildlife on the enticing 2,621± acre Bradbury Comanche South Ranch. Located southeast of Denver. Excellent livestock water and fences.



**BUCKHORN MOUNTAIN RANCH
MONTROSE, COLORADO
\$19,950,000**

Located 14 miles south of Montrose, this 12,500± (6,573± deeded) acre 300 cow working ranch/hunting retreat has two comfortable homes, complete livestock facilities, and outstanding deer and elk hunting near Telluride.



**CANYON CREEK RANCH
PLACERVILLE, COLORADO
\$14,750,000**

Located only 25 miles from Telluride and within an hour's drive of local airports, Canyon Creek Ranch offers 3,247± acres of Colorado mountain ranch land, world-class views, wildlife, and numerous sites to build.



**CASCADE RANCH
IDAHO SPRINGS, COLORADO
\$3,975,000**

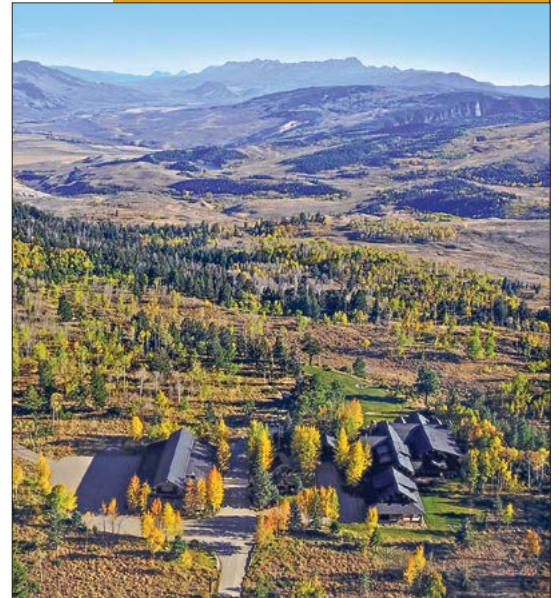
A 260± acre gentleman's property located southwest of Idaho Springs, CO nearly enveloped by Arapahoe National Forest. Featuring an exquisite mountain home, manager's home, and turn of the century guest cabins.



**EL DORADO PRESERVE
GOLDEN, COLORADO
\$8,120,000**

Featuring 812± acres of undeveloped land located 8 miles from Golden, CO and within 35 minutes of downtown Denver. A combination of meadows, abundant tree cover, diverse topography, and exceptional views.

**ELK ISLAND RANCH
KREMMLING, COLORADO
\$36,000,000**



Highlighted by a stunning mountain landscape and truly exceptional improvements, 6,343± acre Elk Island Ranch is an amazing four-season recreational paradise, located only 10 minutes from a real town with jet strip.

**ELK MEADOW RANCH
EVERGREEN, COLORADO
\$8,000,000**



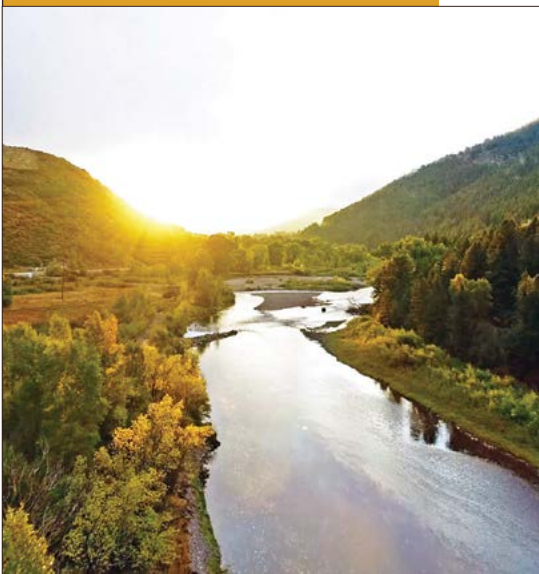
Within magnificent Evans Ranch, Elk Meadow is near Evergreen west of Denver. Totaling 700± acres, Elk Meadow is adjacent to National Forest and includes a comfortable family home

ELK RIVER RANCH
STEAMBOAT SPRINGS, COLORADO
\$16,000,000



Located in the heart of the pastoral Elk River Valley, this 695± acre ranch features a secluded luxury riverfront home, outstanding trout fishing, irrigated meadows, and only 10 miles from Steamboat.

GHOST RANCH
STEAMBOAT SPRINGS, COLORADO
\$12,900,000



Combining Yampa River and mountainous land, this 2,300± acre ranch stands out for its big fish, big game hunting and convenient location within 20 minutes of Steamboat Springs and the regional airport.

GROVE CREEK RANCH
COLLBRAN, COLORADO
\$6,750,000

Situated on the north slope of the Grand Mesa in western Colorado, this scenic 1,720± acre mountain ranch is highlighted by excellent big game hunting combined with abundant water and agricultural production.

HIGH SPRINGS RANCH
CRIPPLE CREEK, COLORADO
\$1,500,000

360± deeded acres of private and secluded vacant land located an hour's drive west of Colorado Springs. The property is heavily tree covered, offers scenic mountain views, plentiful wildlife, and presents an opportunity to build to suit.

LEADER PIVOTS
BYERS, COLORADO
\$1,025,000

Irrigated farms 60 miles east of Denver. Parcel A \$725,000, 320± acres, 247± acres under two pivots. Irrigation and domestic well. Parcel B \$300,000, 120± acres, 96± acres irrigated, one well.

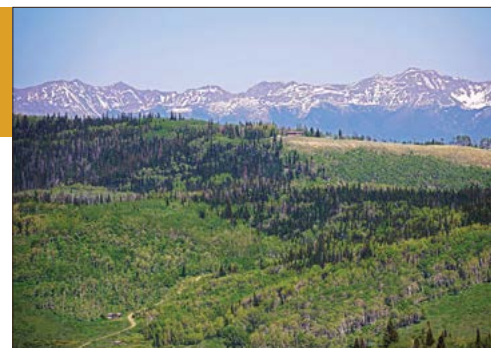
LOST ELK RANCH
STEAMBOAT SPRINGS, COLORADO
\$6,950,000

This picturesque Colorado high country ranch is nearly surrounded by national forest and features 1,378± acres (738± acres deeded) with excellent wildlife habitat, gentle topography, creek, ponds and recently constructed luxury home.

MEXICAN RIDGE RANCH
WALDEN, COLORADO
SOLD

From its perch on top of Mexican Ridge near Rabbit Ears, the log home overlooks the diverse wildlife habitat of this 1,277± acre ranch and surrounding mountains of North Park.

EXCLUSIVE INVENTORY





MOTHERWELL RANCH
STEAMBOAT SPRINGS, COLORADO
\$39,500,000

Spanning an enormous block of contiguous land rising from a trout-filled river up to the mountain top, this exceptional 10,350± acre sporting paradise is distinguished by its diverse landscape, big game hunting, water resources and extraordinary privacy.



NORTH MIDDLE FORK RANCH
LYONS, COLORADO
\$2,250,000

Gorgeous 600± acres in national forest between Boulder and Rocky Mountain National Park. Undulating forest/meadows, extensive creeks, springs. Vested County approvals for large improvements on choice sites. Rare close-in opportunity.



PIEDRA VALLEY RANCH
PAGOSA SPRINGS, COLORADO
\$46,000,000

Blessed with unequalled views, privacy, recreation, and wildlife within 10 miles of Pagosa Springs, this 9,600± acre holding borders national forest and includes a private lake, ponds, and miles of creeks.



ROCKING R - HORSE RANCH
LYONS, COLORADO
Reduced to \$4,750,000

Rocking R - Horse Ranch is a turnkey, professional-grade equestrian property only 16 miles from Boulder. Offering 86± acres, considerable infrastructure, irrigated meadows, water rights, and easy accessibility.



ROCKING R - ORCHARD HOUSE
LYONS, COLORADO
Reduced to \$1,950,000

Conveniently located four miles from Lyons, CO, the Orchard House at Rocking R is a 35± acre retreat featuring a 4,415± sq. ft. home, water rights, apple orchard, and direct access off Highway 66.

ROCKING R - VACANT LAND
LYONS, COLORADO
Reduced to \$3,000,000



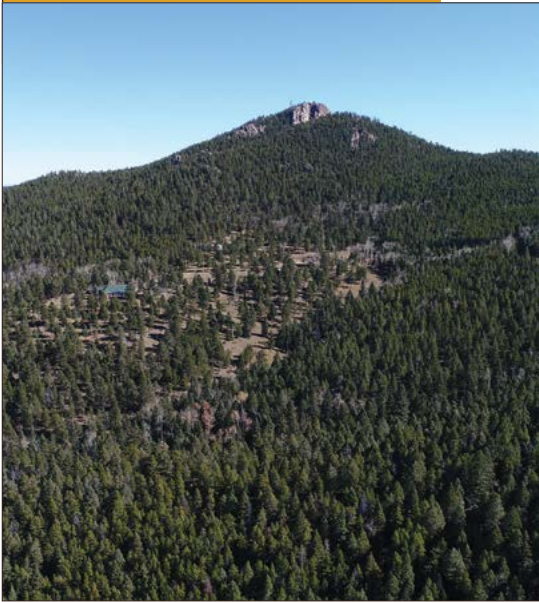
114± acres of vacant land contiguous to 2,700-acre Rabbit Mountain Open Space. Suitable for private residence or development into 35-acre tracts. Located four miles east of Lyons, CO off Highway 66.

RUST RANCH
JULESBURG, COLORADO
\$6,300,000



The Rust Ranch is just west of Julesburg, CO on the south bank of the South Platte River consisting of a total of 8,110± acres including 120± acres pivot irrigated.

SADDLE MOUNTAIN RANCH
CONIFER, COLORADO
\$5,250,000



Saddle Mountain Ranch presents an opportunity to acquire a 338± acre gentleman's ranch within 35 minutes of downtown Denver. Primary residence of 7,706± sq. ft. and 3,200 sq. ft. shop.

SNAKE RIVER LAND & CATTLE RANCH
MAYBELL, COLORADO
\$4,200,000



Encompassing 38,899± total acres including 5,675± deeded acres with 33,224± acres of leased BLM lands, this productive northwestern Colorado cattle ranch offers outstanding trophy big game hunting in GMU 2.

SNOWY MOUNTAIN RANCH
STEAMBOAT SPRINGS, COLORADO
\$8,975,000

Ideally positioned to capture the majestic setting overlooking Steamboat Lake and the surrounding peaks, this beautiful 210± acre ranch features masterfully crafted custom improvements, creek, aspen forests and mountain meadows.



STEALEY MOUNTAIN RANCH
RIDGWAY, COLORADO
\$23,950,000

Located 8 miles east of Ridgway and an hour drive to Telluride, Stealey Mountain Ranch offers, 2,142± acres adjacent to Uncompahgre National Forest, exceptional improvements, and world-class views of the rugged San Juan Mountains.



STEAMBOAT FISHING RANCH
STEAMBOAT SPRINGS, COLORADO
\$4,250,000

Nestled along the meandering bends of the Elk River only 10 miles from Steamboat, this 150± acre ranch features exceptional fly fishing, productive meadows, cottonwood forest, existing home and convenient location.



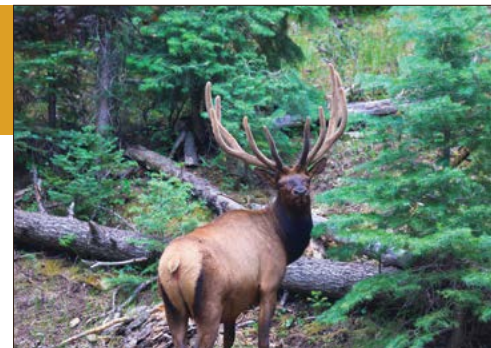
WILDFLOWER AT CRYSTAL CREEK
ALMONT, COLORADO
Reduced to \$3,395,000

Located between Gunnison and Crested Butte, "Wildflower" is available for the first time in 23+ years featuring a beautiful log cabin situated between the Taylor River and sight fishing stream.



QUINLAN RANCH
CHAMA, NEW MEXICO
\$35,000,000

Offering a superlative combination of big game hunting and privacy, this 16,718± deeded acre holding controls a contiguous block of diverse terrain with quality improvements, stocked reservoirs, and excellent access.



TO LOVE *PROTECT*

A DOG FROM SVALINN IS
YOUR HIGHLY STABLE,
TRAINED PROTECTOR,
YOUR LIFELONG FRIEND,
AND *YOUR LOVING FAMILY COMPANION.*

Just outside Livingston, Montana is a business, which brings new meaning to the phrase “family pet”. Svalinn is both a breeder and trainer of world-class protection dogs.

“We often say that Svalinn dogs were bred out of necessity”, says owner and founder Kim Greene. In 2005 Kim and her husband, Jeff, were living in Nairobi, Kenya. They were expecting twin boys, and they anticipated that their family would require ever-vigilant security both in the bustling city of Nairobi, but also on their vast ranch property several hours away from any public safety assistance. The presence of a social and loving family member that also had the ability to act as a physical deterrent became tantamount to their situation.

Given Jeff’s military background, he appreciated the capabilities that a trained animal could offer in a non-permissive environment. However, he also knew that there must be a way to purposefully train animals to be both your best friend and your best protector. Greene traveled the globe to identify very strong, working lines of German Shepherds, Dutch Shepherds and Belgian Malinois.

Svalinn’s trade secret is crossing the lines of all three breeds to ensure a highly stable, obedient, loving and socialized dog that also demonstrates exceptional workability, protection skills and thoughtful vigilance. Svalinn dogs are quiet professionals. Excellent family members. Good citizens.

Given that Svalinn breeds in-house, the company controls every aspect of breeding, rearing, exposure and training. This starts with the selection of dam and sire. From a vast pool of K9s, *“we may select a female with highly desirable characteristics of gentleness, loving stability, and breed her to a male with an exceptional tracking nose, high drive and eagerness to please his owner. We already know many generations of those two dogs – sometimes as far back as seven generations ... and those historical lines have excellent track records being placed with families and individuals around the United States and the world.”*

Puppies begin their training at 6-7 weeks of age. At first, the “training sessions” are very short iterations. By the time a dog is 2-3 months of age individual training sessions have lengthened considerably, and pups will have been exposed to socialization, obstacle work, obedience, protection work, tracking and home searches.



So who are Svalinn K9 owners? Individuals and families who prioritize their personal well-being, enjoy animals, and are willing to invest in their personal safety. Owners enjoy a peace of mind in the form of a highly trained, loving, ever-vigilant, loyal companion.

At the end of the day, many Svalinn K9s will be managed by women. Children, grandchildren, and other family pets will all be part of the forever family make up. Most Svalinn K9s will travel extensively with their owners, so aircraft, hotels and multiple homes all need to be a part of their experience. Of equal importance are interactions with new people, other dogs, livestock, and respect of wildlife. Svalinn trains to standard on each and every aspect of a prospective K9 owner's unique environment and lifestyle. It is a very bespoke, custom tuned asset.

For interested parties or prospective K9 buyers, Svalinn welcomes you to their 170-acre ranch near Livingston. One will visit with dogs of all sizes, weights, colors, and temperaments. Svalinn believes that a dog chooses its owners just as the owners choose their dog. The human needs to resonate with his or her dog in order to build a relationship and develop a strong bond. Svalinn K9 owners are also carefully selected. *"We extensively interview each family to ensure they're going to be great caretakers,"* says Holt Price, President of Svalinn. *"After spending close to 2,000 hours rearing and training a dog, it's always bittersweet to see them go, but we are happy for every dog to progress from our structured training environment to their forever family."*

Beyond raising amazing animals, Svalinn prides itself on an exceptional and engaged customer service relationship. *"This is not a fire and forget transaction".* According to Price, *"You have to like the Svalinn team, because we are going to be engaged with you for the life of your animal. We are here to backstop you, support you as you grow in your bond and relationship with your animal."*

That customer service begins with Svalinn hand-delivering your new dog to your home and providing three days of onsite training. You will receive another visit within 90 days to ensure that everyone is set up for success in transitioning your dog into your home and lifestyle. In this way, Svalinn is one-stop service shop for the duration of your dog's life. *"One K9 owner travels overseas in the summers, so we fly out to collect his dog, bring him back to the Svalinn ranch for recurrent training, and later deliver him home,"* says Kim. *"It's a level of customer engagement that many of our K9 owners say is second to none, and that speaks volumes."*

Beyond its world-class protection dogs, Svalinn offers branded products, K9 equipment, and specialized services. These services include training seminars, advisory services, and dogs trained for discreet missions. Svalinn makes it a point to place several dogs each year with combat veterans who value the peace-of-mind and assurance that comes with each dog.



People often ask, *"isn't it hard to let a dog go when it is moving on to its forever family?"*

According to Greene, *"It's actually quite the opposite situation. Frankly speaking, nothing makes our work and relationships with the dogs more meaningful than when a dog is delivered to its forever family. Thousands of hours of training time, patience, love, connection and commitment have gone into molding that amazing creature. To watch a family bond with their new four-legged family member ... nothing is more rewarding. That dog knows that it is 'the chosen one' and the animal will connect with each family member. That family has made an investment in their personal safety, their peace of mind. All in the package of a loving, loyal companion. That is the richest part of what we do. That is the essence of Svalinn."*

CENTRAL TEXAS REGION

REGIONAL MARKET REPORT



DAVID E. CULVER

As oil remains fairly steady around \$55 - \$60/ barrel, with several exciting new discoveries being developed in the state, Texas remains on an upbeat path, economically. Staggering growth projections for the I-35 corridor between San Antonio and Dallas-Fort Worth, coupled with Austin's emergence as a major tech center, bodes well for the Lone Star State's future, all across the state. The shift from working to recreational ranches continues in many areas, though agriculture remains a component even on most "play" ranches. We believe that Texas will continue to percolate along steadily, always closely tied to the petroleum industry, and the recent petroleum "recovery" will trickle down to all corners of that segment, resulting in ongoing constant activity in land markets.



NUECES FALLS RANCH

BLUE HOLE RANCH
MASON, TEXAS
\$1,092,000



Blue Hole Ranch is one of the most robust 168 ± acre parcels in the Texas Hill Country, featuring 3,000 feet of both sides of Leon Creek with multiple waterfalls and an awesome swimming hole.

CAYUGA FLATS RANCH
CAYUGA, TEXAS
\$1,336,200



Approximately 524 acres of mostly level hardwood timberland, with exceptional frontage on US HWY 287, ACR 494, and ACR 493. Game abounds in the region and on the property.

CROSS ROADS PASTURE
CROSS ROADS, TEXAS
\$583,000

Located near Cross Roads, TX this 208± acre property is comprised of a nice mixture of productive pasture, hardwoods, and rolling hills, with frontage on FM 3441.



FAIRFIELD LAKE RANCH
FAIRFIELD, TEXAS
\$3,850,000

Fairfield Lake Ranch, 988± acres featuring Pilot Knob Hill which rises to 618' and is the highest point in Freestone County, and also adjoins Fairfield Lake State Park. Excellent recreational ranch.



GEARHART RANCH
FORT DAVIS, TEXAS
\$30,457,953

Gearhart Ranch is 9,155± acres of productive grasslands in the Davis Mountains. Successful highland cattle operation for over 100 years. Exceptional game, stunning beauty and starry nights.





HIGH LAKES RANCH
BLANCO, TEXAS
\$3,919,350

High Lakes Ranch is 493± supremely located acres between Blanco and Fredericksburg with gorgeous south facing hilltops and ridges. Cleared of cedar, the land includes a crystal clear, spring-fed pond.



LIVERMORE RANCH
FT. DAVIS, TEXAS
\$17,500,000

4,772± acres in the heart of the Davis Mountains, with alpine elevations offering some of the most spectacular views in Texas. Exceptional big game, diverse ecology, and comfortable improvements.



LOCASCIO NORTH RANCH
SNYDER, TEXAS
\$1,487,850

This 1,750± acre property is located in northeast Scurry County and is ideal for hunting, recreation or running cattle. The ranch is secluded and surrounded by large ranch neighbors.



MCCRARY RANCH
CALVERT, TEXAS
\$5,200,000

Four miles of Brazos River frontage with towering hills, fertile pastureland, abundant game, and producing minerals that will convey. Approximately 1,050± acres in Milam County with paved access and frontage.



MESA VISTA RANCH
PAMPA, TEXAS
\$250,000,000

Boone Pickens' Mesa Vista Ranch encompasses 100 square miles of prime Texas Panhandle ranchland distinguished by its improvements, water features, and pristine prairie landscape supporting a variety of native wildlife.

NUECES FALLS RANCH
BARKSDALE, TEXAS
\$3,478,370



Nueces Falls Ranch comprises 880± acres on the ever-flowing East Nueces River, two hours west of San Antonio. Nice cabins, deep and noisy water and legions of wildlife complete this unique offering.

OAK HILLS RANCH
MASON, TEXAS
\$3,251,675



Oak Hills Ranch, 1,093± acres in northwest Mason County, offers rolling oak/mesquite country loaded with game and tall grass. Other features are distant views, huge oaks, good soils, well, and pens.

SIMMS CREEK RANCH
LOMETA, TEXAS
\$3,030,500



Simms Creek Ranch is 1,102± acres of attractive hunting/ranching country northwest of Austin. Included are oak/elm/pecan bottom, tillable fields, fossil-laden cliffs, and excellent populations of deer and turkey.

STARR MOUNTAIN RANCH
WINONA, TEXAS
\$4,650,000



Offering 666± acres and the highest elevations in Smith County, Starr Mountain Ranch is square in the path of progress. Just six miles from UT's Health Center North Campus, the ranch offers beauty, recreation, and investment.

WALNUT CREEK RANCH
MALAKOFF, TEXAS
\$4,451,650

Walnut Creek Ranch offers great accessibility to Dallas for the cattleman, hunter, and outdoor enthusiast. Rolling improved pastures and rugged untamed wildlife habitat combined in one offering.



WATER CANYON RANCH
GUTHRIE, TEXAS
Reduced to \$2,650,000

Located in King County and the heart of the "big ranch" country of the Texas Rolling Plains, Water Canyon Ranch is a combination production ranch with excellent recreational appeal.



INTERNATIONAL

ANGEL ISLAND
SIOUX NARROWS, CANADA
\$2,880,000 USD



Luxurious private island retreat of 2.74 deeded acres with ~1,245 feet of shoreline on Lake of the Woods. Improvements include three full separate living quarters and outbuildings.

FINCA RIO ORO
PENINSULA DE OSA, COSTA RICA
\$24,000,000 USD



3,300± acres with over a mile of beachfront on the Pacific Ocean. Rio Oro flows through for almost 3 miles. More biodiversity than all of North America combined.

THE PLAINS / MIDWEST REGION



TAYLOR YEATES

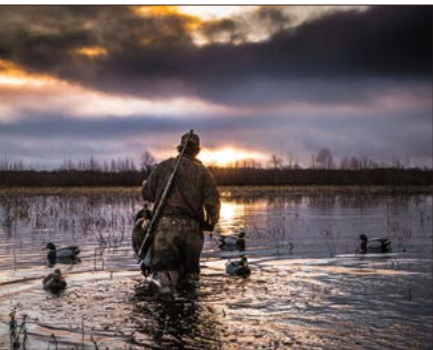
REGIONAL MARKET REPORT

It has been an amazing fall with all the moisture we have received here in the Kansas and Oklahoma Regions. Many producers have had to delay harvest due to field moisture conditions. Softer commodity markets may discourage farmers, but hopefully increased yields can offset some of the pain. Activity has been slow in the region due to a lack of sellers. This lack of inventory has kept auction values high. With inventory for sale at an all-time low, the land market is remaining strong in the region for quality productive and recreational land. Indicators suggest that it's a great time to get your property on the market.



KASKASKIA RIVER FARM RAMSEY, ILLINOIS *\$1,075,000*

215± acres in south-central Illinois. 145± acres tillable farmland with great income, 70± acres forested land, and 1.9 miles of Kaskaskia River frontage. Trophy whitetail deer with potential for fantastic duck hunting.



RIVER BEND FARM RAMSEY, ILLINOIS *\$3,700,000*

World-class waterfowl property located in the Kaskaskia River bottoms of south-central Illinois 75 miles from St. Louis. 1,148± acres of phenomenal wildlife habitat. Trophy deer and wild pheasant. 816± acres in WRP. Great log cabin.



CEDAR VALE RANCH CEDAR VALE, KANSAS *\$16,826,000*

Sitting halfway between Tulsa and Wichita, the scenic 7,671± acre Cedar Vale Ranch is comprised of a limestone based tallgrass prairie with two miles of the Caney River and several live creeks.



NORTH DRUMMOND RANCH EUREKA, KANSAS *\$3,744,000*

This 1,920± acre Flint Hills ranch is located 65 miles east of Wichita. Open rolling grazing country divided into two pastures with excellent fencing and access. Immediate possession. \$1,950 per acre.

ALCORN ANGUS & HUNTERS HAVEN HAY SPRINGS, NEBRASKA *\$2,200,000*



Alcorn Angus & Hunters Haven lies in western Nebraska and consists of 729± acres. The farm is primarily irrigated grass and crops, which also makes it an excellent hunting property and boasts a magnificent hunting lodge.

BUCKTAIL FARM PAXTON, NEBRASKA *\$10,300,000*



Bucktail Farm is located in the middle of the Ogallala Aquifer. Features 21 center pivots irrigating over 2,700 acres. Grain storage for 200,000 bushels. Seller to leaseback on terms to be negotiated.

**PARKER RANCH
KEYSTONE, NEBRASKA
\$24,000,000**



The Parker Ranch is north of Keystone, NE with 27,482± deeded, 1,280± acres state lease. 34 pastures, 70 miles of pipeline plus 55 windmills. Range and cake ranch. Excellent condition.

**WHITNEY LAKE FARM
WHITNEY, NEBRASKA
\$2,000,000**



Whitney Lake Farm is 918± acres and located in northwest Nebraska, with scenic views of the Pine Ridge. The farm has 486± irrigated acres and a mile of Whitney lake water frontage.

**ZEMAN RANCH
BASSETT, NEBRASKA
\$34,000,000**

The Zeman Ranch consists of 10,343± deeded acres located south of Bassett, NE with 5,640± acres irrigated by 44 center pivots, outstanding improvements, an open air feeding facility and a beautiful owners home.

**FISHER RANCH
EUFAULA, OKLAHOMA
\$19,556,800**

11,504± acre Fisher Ranch is a hardworking 1,500± cow ranch. Excellent water, native and Bermuda grasses, trophy deer hunting, 45-inch annual rainfall. Located 90 miles east of Oklahoma City.

**QUAIL SPRINGS RANCH
MOORELAND, OKLAHOMA
\$3,500,000**

The Quail Springs Ranch is a 1,230± acre scenic Sand Hills ranch located in northwest Oklahoma. North Canadian River frontage, an exceptionally nice lodge, and a 3± acre lake make this an ideal getaway.

EXCLUSIVE INVENTORY



**GRAYSTONES PRESERVE
ALBRIGHTSVILLE, PENNSYLVANIA
\$13,500,000**



Legacy property with 3,798± acres, three miles of premium trout water, mature timber, mineral rights. Two hours from NYC, 90 minutes from Philadelphia. Seven homes, 28 bedrooms, state parks on three sides

**NORTH FORK LODGE
ST. MARYS, PENNSYLVANIA
\$13,500,000**

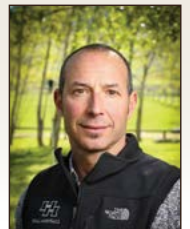


7,149± contiguous acres in the heart of Pennsylvania's big game country. 1920s stone hunting lodge sleeps 30, commercial kitchen, bass ponds, skeet range. Borders two State WMAs, trophy whitetails, black bear, turkey.

NORTHEAST REGION

REGIONAL MARKET REPORT

Hall and Hall continues to look for legacy-grade purchasing opportunities in the northeast United States. The recent addition of Graystones Preserve underscores the caliber of properties that occasionally become available to the wider market. Close proximity to major urban centers is an essential characteristic of listings that Hall and Hall considers in this part of the world. We continue to see steady demand for the highest quality recreational properties that are within a weekend drive radius of the financial and tech centers of the east.



KEITH LENARD

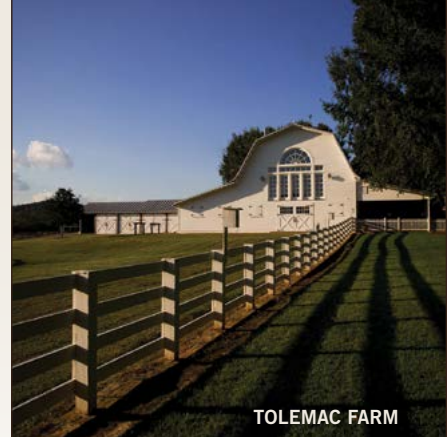
SOUTHEAST REGION



ELLIOTT DAVENPORT

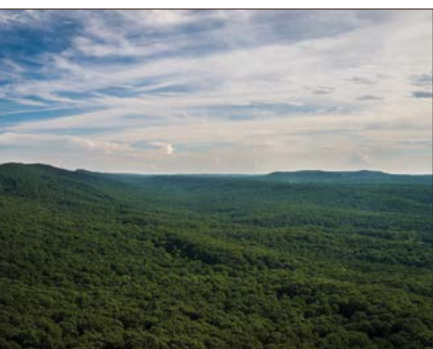
REGIONAL MARKET REPORT

This time last year, the market was more active than it is today for general recreational land across the southeast. With that said, the market is still healthy with respectable levels of buyer activity. It just seems there was a spike in activity in the fall of 2017. Inventory is now rather low for properties in the range of \$1 million to \$4 million. Conversely, several nice properties north of \$5 million are available, and some of these are being divided to appeal to the larger pool of buyers looking in the lower price ranges. As has been the case for a while, very few agricultural and quality timber properties are trading.



CANE MILL PLANTATION ALBANY, GEORGIA \$16,000,000

Historical and productive wild quail plantation in key South Georgia area. Surrounded by other plantations. 3,890± acres. Wide range of quality hunting. Modest and comfortable improvements. Hunt ready. Offered in smaller parcels.



HAWK BLUFF LOOKOUT MOUNTAIN, GEORGIA \$2,200,000

228± acres on Lookout Mountain. Nearly a mile of incredible brow views. Only 13 miles to downtown Chattanooga. Surrounded by an enormous landscape of protected lands that create endless outdoor recreational opportunities.



OLD HORNE FARM CHATSWORTH, GEORGIA \$3,490,000

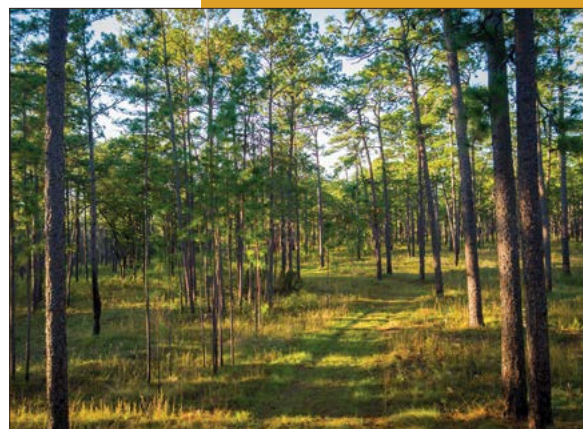
715± acres in Chatsworth, GA, just 25 minutes from Ellijay, GA and 1.25 hours from Atlanta. Adjacent to recreational 3,200±-acre Carters Lake. Large section of farmland with gorgeous mountain backdrop.



TOLEMAC FARM JASPER, GEORGIA \$5,490,000

Gorgeous 397± acre recreational farm only one hour north of Atlanta. Immaculate improvements including updated historical main home. Strong equestrian and wildlife components. Excellent topography with diverse landscape. Four-acre lake.

TWIN OAKS PLANTATION THOMASVILLE, GEORGIA \$9,950,000



1,913± acres of some of the most historic and coveted plantation lands in the Red Hills. Incredible location just five miles from downtown Thomasville, Georgia surrounded by other quail plantations.

LOVERIDGE PLANTATION LEON COUNTY, FLORIDA \$29,600,000



4,563± acre wild quail plantation in the Red Hills region between Thomasville, Georgia and Tallahassee, Florida, surrounded by other world-class plantations and featuring some of the best wing-shooting found in this country.

**WILLOW OAKS PLANTATION
EDEN, NORTH CAROLINA**
Reduced to \$7,500,000



Historical 1,769± acres on Dan River. Exquisite southern plantation home built in 1825. Recreational hunting is diverse, prolific and of high quality. Trophy deer hunting! Lots of water resources. Equestrian facilities.

**WILLOW OAKS PLANTATION CORE TRACT
EDEN, NORTH CAROLINA**
\$4,600,000



Historical 908± acres on Dan River. Exquisite southern plantation home built in 1825. Recreational hunting is diverse, prolific and of high quality. Trophy deer hunting! Lots of water resources. Equestrian facilities.

**BROOKS HILL
GEORGETOWN, SOUTH CAROLINA**
\$2,400,000



547± acre strategic timber and recreational property located in one of South Carolina's historic plantation neighborhoods north of Georgetown and bordering several riverfront plantations along the Pee Dee and Black Rivers.

**CHICORA WOOD PLANTATION
GEORGETOWN, SOUTH CAROLINA**
\$9,500,000

1,000± acre historic rice plantation on the Pee Dee River in Georgetown, South Carolina's Lowcountry. The original 10,000± sq. ft. house and surrounding buildings are some of the finest preserved in the state.

**WEYMOUTH PLANTATION
GEORGETOWN, SOUTH CAROLINA**
\$6,900,000

914± acre historic rice plantation located in Georgetown, South Carolina, on the Pee Dee River and features a charming main house surrounded by live oaks and great wildlife and wingshooting.

**HORSE FARM
FRANKLIN, TENNESSEE**
\$3,500,000

221± acres located 30 minutes from Nashville, 15 minutes from Franklin and Lieper's Fork. Pastures, rolling hills, hardwood forests. 50± acres of fenced in pastureland perfect for equestrian interests.

**ROUND COVE
SHERWOOD, TENNESSEE**
\$7,900,000

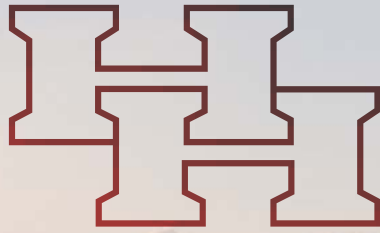
2,192± acres on Cumberland Plateau. Exceptional main home with big views. Very private. Encompasses all of Round Cove. 74,000± acres of adjacent protected lands. Near Winchester and Sewanee, TN. Excellent hunting.

**WILDFLOWER WOODS
FRANKLIN, TENNESSEE**
\$11,800,000

950± acres; outskirts of Nashville. Incredible location for a property this size. Gorgeous landscape. Endless recreational opportunities. Twelve± acre lake. First time on the market in 33 years. Great lodge.

EXCLUSIVE INVENTORY





HALL AND HALL®

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