

## Invest in American Wilderness

Wilderness land is so uniquely a part of our national identity, culture, and heritage as to be part of the American fibre. Our cultural origins have tangible connections to our forests, wetlands, plains and mountains. Our wilderness lands are connected to the very notion of American freedom.

Our forefathers came to this country to escape political, religious, or social persecution, they came because in America there was wilderness. Land was available to live in freedom. For several hundred years there always seemed to be an abundance of it. Today America's wilderness is an ever shrinking commodity. We now recognize its value and cultural importance. In these circumstances it is not surprizing that during the last decade large tracts of wilderness land have experienced a 10 fold increase in value.

Buyers are no longer limited to lumber and mining companies. Today wilderness land is sought by REIT's and other institutional investors. Risk averse, passive investors are holding wilderness land as a long term asset in their portfolios. Conservationists, hunting and fishing clubs are now joined by corporate America seeking wilderness land for exclusive, executive retreats.

When a river runs through it or a mountain rises from it, large wilderness tracts in northern Minnesota are achieving prices in the \$2,000 per acre range. Introducing the "Pike River Wilderness Tract"

The 7000 acre property includes a subdivision of 36 wilderness lots accessible by 3 miles of finished roads. The setting and privacy of the subdivision is complemented by large wilderness parks throughout and 5,137 acres of pristine wilderness on the opposing side of the river which boasts two lakes and a large hill which reflects the topography of nearby Giants Ridge Ski Resort.