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Who Owns West Virginia?



DECEMBER 2013



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Overview

“Why will not those who have large holdings in our commonwealth assist in the up-building of the state? When will relief come to us? Will it be when these hills and valleys have been exhausted of their bounties of nature and when these great mountains have shed their last stately oak, and when the hills will resound with emptiness because the mineral beds that once reposed within have been exhausted in a market beyond the state borders?”

West Virginia Governor Henry D. Hatfield
(1913-1917)

For the better part of the 20th century, land ownership patterns in West Virginia remained virtually unchanged. Large energy and land-holding corporations bought up mineral-rich acres and held them until market conditions were favorable for mining, drilling or leasing. Two separate investigations – one by reporter Tom Miller in 1974 and another by the Appalachian Land Ownership Task Force later that decade – found that vast acres, especially those in the southern coalfields, were controlled by a handful of mostly absentee corporations.

Miller’s comprehensive look at ownership patterns took place nearly one hundred years after the onset of West Virginia’s industrialization. The veteran reporter for *The Huntington (West Virginia) Herald-Dispatch* spent months examining public records in county courthouses and the statehouse in Charleston to determine ownership patterns in all of West Virginia’s 55 counties. The Task Force, while researching records in six states, focused on a sampling of 15 West Virginia counties.

Beginning in early 2012, an informal coalition of West Virginia residents, led by the West Virginia Center on Budget and Policy, began discussions about the possibility of re-examining the issue of land ownership in the state. A series of questions emerged from the discussions: Have ownership patterns changed since the 1970s? If so, how have they changed and what are the ramifications for the state?

But an even more basic question was why a new generation of West Virginians should revisit a subject that was painstakingly researched almost 40 years ago. The answer is the same as that put forth by officials at the Huntington newspapers when they decided to explore the issue. Knowing

who controls land and mineral resources is critical in charting the state’s economic future and informing the nation’s energy policies.

This report draws on 2011 real property data from the West Virginia Tax Department and uses Miller’s study, which relied on 1974 data, for comparison purposes since his was the most thorough previous examination of the state’s land ownership. The top 25 landowners in the state are identified, together with the top ten owners in each individual county. These are compared with the top landowners in Miller’s study. It should be noted that Miller examined mineral ownership and leases, in addition to surface ownership. The 2012 researchers calculated surface ownership only.

Miller also faced challenges in locating and accessing reliable information because West Virginia counties lacked a unified system for collecting and reporting tax data. As a result, both he and the Appalachian Land Ownership Task Force researchers were forced in some cases to make educated guesses, especially as to mineral ownership of specific land parcels.

One of the expectations of those involved in the 2012 project was that land ownership and taxation information would be more uniform and more easily accessible than it was more than 30 years ago. Unfortunately, the availability and quality of the data still hampers research efforts and makes it virtually impossible to create maps that precisely document ownership of every parcel of land in West Virginia. Nevertheless, a great deal of data is available, and it provides a compelling snapshot of West Virginia’s land ownership patterns in the early years of the 21st century.

Key Findings

In 2013 West Virginia is a state in transition. While much of the state’s private land is still owned by large, mainly absentee corporations, the list of top owners – once dominated by energy, land holding and paper companies – now includes major timber management concerns, which are in essence money-managers for investors. The North Carolina-based Heartwood Forestland Fund, a timberland investment company that owns 500,366 acres in 31 counties, is West Virginia’s largest landowner.

As this report was being prepared, the paper giant Mead-Westvaco announced that it has reached an agreement to sell all of its United States timberland to another timber

management company, Plum Creek Timber of Seattle, Washington.¹

In 2011, when ownership information was gathered for this report, Plum Creek was West Virginia's eighth-largest landowner with 113,832 acres in five counties. MeadWestvaco was the seventh on the ownership list with 115,138 acres in four counties. The property transfer, if finalized, will vault Plum Creek into third place among the state's landowners with 228,970 acres, behind Heartwood and Norfolk Southern, which owns 239,618 acres.

Although the purchase of West Virginia's land by timber management companies is perhaps the most interesting finding by investigators for this report, researchers also found:

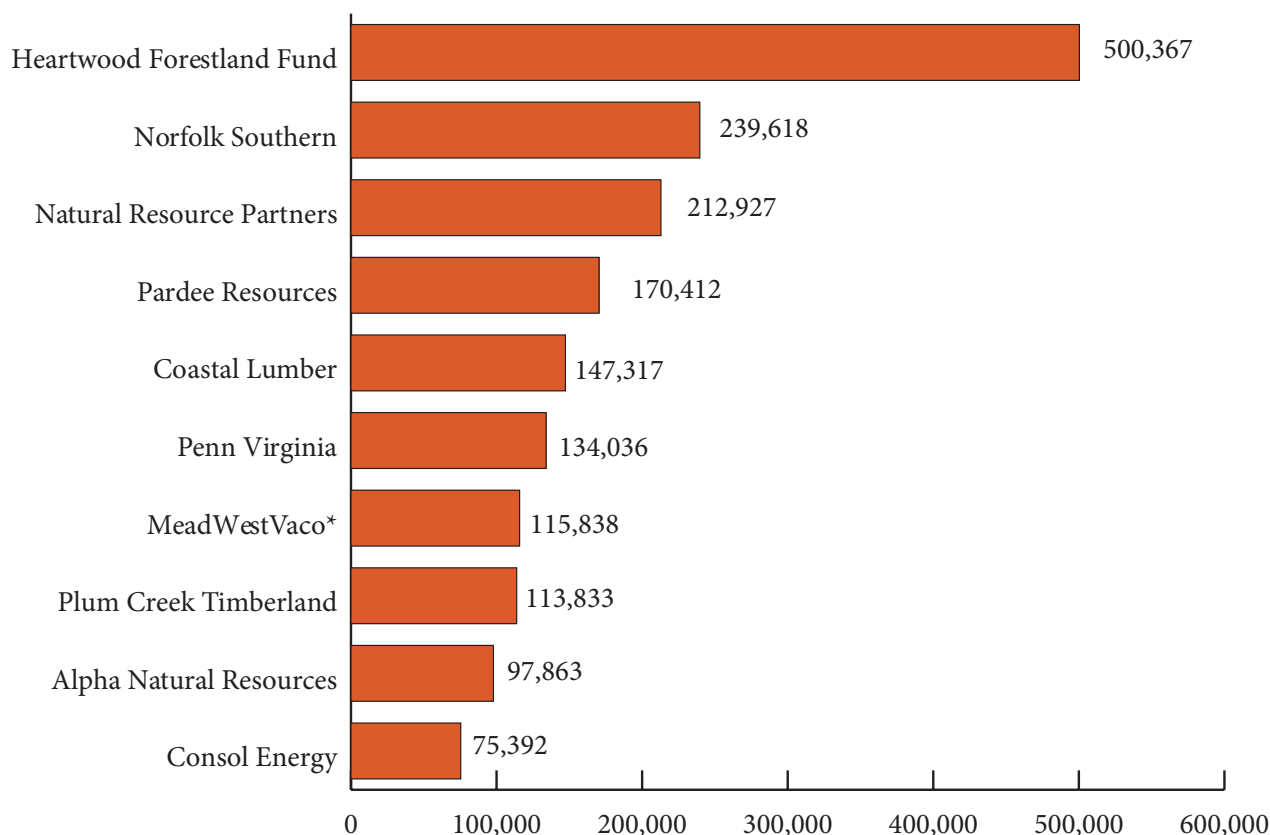
- The top 25 private owners own 17.6 percent of the state's approximately 13 million private acres.
- In six counties, the top ten landowners own at least 50 percent of private land. Of the six, five are located in the southern coalfields – Wyoming, McDowell, Logan, Mingo and Boone. Wyoming County has the highest

concentration of ownership of any county.

- Not one of the state's top ten private landowners is headquartered in West Virginia.
- Many of the counties – including Harrison, Barbour, Mineral, Lincoln, and Putnam – that had high concentrations of absentee corporate ownership (over 50%) in Miller's 1974 study did not in this analysis.
- Only three corporations that were among the state's top ten landowners in 1974 remained on that list in 2011. If the sale of MeadWestvaco properties to Plum Creek Timber is completed, only two of the 1974 top owners will still be on the list.
- Nationally timberland management concerns control about half of the nation's timberlands that had been managed by industrial timber companies until the 1980s.

FIGURE O.1

Top Ten Private Land Owners in West Virginia (Acres)



* In 2013 Plum Creek Timberland acquired all of Mead WestVaco property in West Virginia

Section One

A Short History of Land Ownership in West Virginia

“The wealth of this state is immense; the development of this wealth will earn vast private fortunes far beyond the dreams of a modern Croesus; the question is whether this vast wealth shall belong to persons who live here and who are permanently identified with the future of West Virginia, or whether it shall pass into the hands of persons who do not live here and care nothing for our state except to pocket the treasures which lie buried in our hills.”

– West Virginia Tax Commission Report, 1884

Who Owns West Virginia’s Land and Mineral Resources?

For generations, the question has intrigued historians, sociologists, politicians, journalists and residents. Attempts to find answers offer a roadmap for understanding the political, social and economic development of the Mountain State.

Historians have generally concurred that, for centuries, control of West Virginia’s land has been marked by inequality and absentee ownership.

Long before the first settlers crossed over the Appalachian Mountains, eastern land speculators held title to the majority of the land in what is now West Virginia. King Charles II rewarded many of his loyal friends with what would become West Virginia land, and Thomas, Lord Fairfax, was bequeathed much of today’s Eastern Panhandle.² By the 1730s, three land companies – the Ohio Company, Greenbrier Company and Loyal Company – owned some 800,000 acres of West Virginia land.³

Among the first Anglo Americans who ventured into West Virginia were surveyors and land speculators, including George Washington, who eventually came into possession of some 32,000 acres.⁴ When asked if he would be interested in selling the land he owned in Kanawha County, Washington offered a response that echoes throughout the history of West Virginia: “I had never had it in contemplation because I well knew they would rise more in value than the purchase money at the present time would accumulate by interest.”⁵

By 1810, as much as 93 percent of land in present day West Virginia was held by absentee owners, more than any other state in the region and likely any other state in the Union.⁶

Incorrect surveys, unclear titles and inconsistencies in state law led to overlapping claims that cost many residents their land, sometimes decades after the initial purchase.⁷ Furthermore, in what was already a cash-strapped and credit-poor state, political leaders courted out-of-state capital investment to help the state progress. In his 1897 inaugural address, Governor George W. Atkinson declared, “Instead of fewer corporations in West Virginia, we need more of them. Instead of crushing out those we already have, it is our duty to invite others to come among us to aid us in the development of our almost inexhaustible natural resources.”⁸

Not surprisingly, state officials and state laws more often favored outside investors’ claims to land over those of native farmers. Some critics argued that the ratification of the constitution of 1872, known as the “lawyer’s constitution,” resulted in land laws and tax policies that facilitated the transfer of land to large companies with the resources to win lengthy court cases. In one case, a farmer evicted three tenants of the Elk River Coal and Lumber Company from what he said was his land. Elk River took him to court four times until a circuit court judge eventually ruled in the company’s favor.⁹

During West Virginia’s transformation from an agrarian economy to an industrial state beginning in the 1880s, agents for out-of-state land, railroad and coal interests purchased acres of mineral and timber rights, leaving residents in possession of only the surface rights to the land.

In the early twentieth century, the federal government became one of the largest landholders in West Virginia when the United States Forest Service began buying land to create national forests, partly in response to widespread clear cutting and the fear that the country’s great forests soon would be gone. In 1915, the agency purchased some 7,200 acres near Parsons, West Virginia. This land eventually became the Monongahela National Forest, which today encompasses

es nearly one million acres in ten counties.¹⁰

In the 1960s, partly in reaction to a national focus on poverty in the region, a sense of Appalachian identity began to emerge. With it came a growing concern that outside ownership of land was a major source of regional inequality in America and a significant factor in Appalachia's economic problems. Scholars and activists began to articulate a theory linking underdevelopment with extractive industries, tax policies and a flow of wealth out of the region. Much of this, they said, was a result of the power held by absentee owners.¹¹ The entire Appalachian region was a colony, some maintained, an internal colony, operated and regulated to serve the energy needs of the rest of the nation.

In the 1970s, two separate studies examined land ownership patterns in West Virginia.

Tom D. Miller, an investigative reporter for the Huntington, West Virginia, *Herald-Dispatch*, was the first to approach the issue in a systematic manner. Over a six-month period in 1974, Miller visited more than a dozen courthouses across the state and plowed through thousands of pages of public records. His effort stands as the most complete attempt to document land ownership in the state.

Miller concluded that more than two-thirds of West Virginia's non-public land was controlled by outside interests, predominantly giant coal, timber, oil and gas companies. Specifically, he found that:

- Two dozen out-of-state corporations and land companies – all tied directly or indirectly to mineral industries – owned a third of the state's 12 million privately held acres.
- Thirteen large companies controlled leases on another four million acres of coal or oil and gas rights in 1971 and the figure grew by an estimated half million acres per year in the following three years.
- Out-of-state corporate interests owned at least half the land in almost 50 percent of West Virginia counties.
- None of the ten largest landholders was headquartered in the state.¹²

In the fall of 1978, a coalition of citizen activists and academics formed the Appalachian Land Ownership Task Force with the intention of determining the extent of corporate and absentee ownership across the Appalachian

region – and the effect of ownership patterns on residents. Their work was funded with a grant from the Appalachian Regional Commission.

In what has been described as one of the most extensive citizen participation research projects ever undertaken, Task Force members reviewed courthouse records and gathered anecdotal information in 80 counties across six Appalachian states from Alabama to West Virginia. The findings were summarized in a seven-volume, 1,800-page report released in 1981, "Land Ownership Patterns and Their Impacts on Appalachian Communities."

The Task Force found that 40 percent of the land surveyed – or some eight million acres – was owned by just 50 private owners and ten government agencies. Individuals and groups from outside the counties sampled owned nearly 75 percent of the surface acres and 80 percent of the mineral acres.

The Task Force conducted research in just 15 of West Virginia's 55 counties (Braxton, Jefferson, Kanawha, Lincoln, Logan, McDowell, Marion, Marshall, Mineral, Mingo, Ohio, Raleigh, Randolph, Summers and Wayne).

However, the findings mirrored Miller's, revealing that:

- Three-fourths of the surface land and four-fifths of the minerals were owned by individuals and groups from outside the counties surveyed.
- Large corporations owned 40 percent of the land and 70 percent of the minerals.
- More than 75 percent of the mineral owners paid less than 25 cents per acre in annual taxes and an average of 90 cents for surface holdings.¹³

The information gathered by Tom Miller and the Appalachian Land Ownership Task Force has weathered the test of time. No one has presented contradictory data challenging the findings. Even an Appalachian Regional Commission review panel that criticized some of the methodology used by the Task Force, concluded that while the study failed to prove that concentrated land ownership was "the root of all Appalachian evil," the report demonstrated that ownership patterns were "probably a contributing cause of much of it."¹⁴

Section Two

Who Owns West Virginia in the 21st Century?

“It is a state whose rich resources have been largely owned and exploited by outside interests. Absentee owners, while living outside the state, wrested from the West Virginia earth the wealth that made them rich -- rich from the toil and sweat and blood and tears of the people in the hill country who worked out their lives, all too often, for a pittance.”

-United States Senator Robert C. Byrd
Child of the Appalachian Coalfields

During the past 30 years, dramatic changes have taken place in West Virginia’s land ownership patterns, which, as Tom Miller wrote in 1974, had “been controlled for decades by large out-of-state companies.” Large out-of-state corporations still hold title to a great deal of the state’s privately owned land, but, for the most part, they are not the same corporations Miller identified. Giant timber management companies, which didn’t even exist until the 1980s, have gobbled up acres of valuable timberlands in the state, replacing familiar coal, gas and land-holding companies on the list of top ten owners of West Virginia’s private land.

Miller’s finding that absentee landlords owned or controlled at least two-thirds of West Virginia’s privately held land came as a stunning revelation for many state residents. Equally shocking was the degree to which the ownership was concentrated in the hands of a small group of companies. “Two dozen corporations – all tied directly or indirectly to mineral industries – own a third of the state’s 12 million privately held acres,” Miller reported.

Today, however, the 25 top private owners hold title to just 17.6 percent of the state’s approximately 13 million privately held acres, still a significant percentage but a dramatic decline in concentration of ownership (**Figure 2.1**).

And only three of the corporations identified by Miller – Consolidation Coal, the Norfolk and Western Railroad and Westvaco (all having been renamed) – are still among the state’s top ten landowners, the 2012 researchers discovered. New names on the list include corporations that do not have deep roots in West Virginia and are not energy-based. As an example, Miller reported that the largest landowner in the state in 1974 was Consolidation Coal Company of Pittsburgh (now Consol Energy) with 554,097 acres in

ten counties. Consol, well known to generations of West Virginia as a leading coal producer, is now the tenth largest owner with 77,612 acres in the ten counties.

The 2011 data revealed that West Virginia’s largest landholder is the Heartwood Forestland Fund, which owns 500,366 acres in 31 counties. Thirty years ago corporations like Heartwood, set up to manage timberlands, did not exist. Today, they are central players in the timber industry, created as a response to global economic conditions and the enactment of legislation addressing retirement funds and tax reform. As these economic forces collided in the 1980s, significant changes took place in timberland ownership, which, in turn, have affected West Virginia’s land ownership.

Until that time, most timber companies were vertically integrated, owning land, timbering operations and pulp and paper mills. In theory, vertical integration protected the paper industry against short-term fluctuations in the price of timber and allowed the companies to monopolize the supply chain within a region. A report by University of Tennessee sociologists Andrew Gunnoe and Paul Gellert found that “by the late 1970s, approximately 80 percent of private industrial timberlands were owned by private companies.”¹⁵

Two large paper companies were among West Virginia’s top ten owners in 1974 – Georgia Pacific was the fourth largest land owner with 377,308 acres in 10 counties and Westvaco, at number six, owned 272,262 acres in 15 counties.

The breakup of the vertically integrated structure came as the result of what Gunnoe and Gellert termed the “financialization” of timberland ownership, which they said was driven by several factors:

- a desire by Wall Street to minimize risk for investors by diversifying investor holdings;
- a widespread belief that timberland assets were undervalued and susceptible to hostile takeovers;
- an increasing mechanization of the timber industry, leading some timber companies to support the idea of liquidating capital and using it for investment.¹⁶

Two pieces of legislation further encouraged the process.

The Employment Retirement Income Security Act of 1974 urged institutional investors to diversify from fixed-income securities, allowing them to make new investments, such as in timberlands. The Tax Reform Act of 1986 provided an incentive by nearly doubling the effective tax rate for corporate timberlands.¹⁷

Timber management companies arose from this convergence of economics and natural resources, which resulted in the creation of two basic organizational structures. One is the Timberland Investment Management Organization (TIMO), of which Heartwood is an example. The other is the Real Estate Investment Trust (REIT), used by West Virginia's eighth largest landowner, Plum Creek Timber.

Heartwood is a subsidiary of The Forestland Group, an independent TIMO formed in 1995 and headquartered in Chapel Hill, North Carolina. TIMOs manage industrial timberland investments for institutional investor clients, such as pension funds, endowments, foundations and universities. Most of Heartwood's landholdings in West Virginia were purchased from MeadWestvaco and other timber and land companies. With the exception of a few large parcels, Heartwood does not own the mineral interests of its West Virginia holdings.¹⁸

Organized as a REIT, Plum Creek Timber is a publicly traded partnership established in 1989 with headquarters in Seattle, Washington. The company owns 113,832 acres of income-producing real estate in five West Virginia counties. REITs have special tax designations allowing companies to classify some revenues from timberland investment as capital gains rather than corporate income, greatly reducing tax liability. They are required to distribute 90 percent of their income back to investors.¹⁹

From their beginnings thirty years ago, TIMOs and REITs have grown increasingly powerful. In 2010, TIMOs managed 22.4 million acres of forestland with an estimated value of \$18 billion for institutional investors in the United States. REITs owned more than 13 million acres valued at more than \$11 billion. Together, the REITs and TIMOs control about half of the nation's timberland that had been managed by industrial timber companies up to the 1980s.²⁰

While the timber management companies own a large share of West Virginia land, energy companies and land-holding companies still hold title to a significant number of acres.

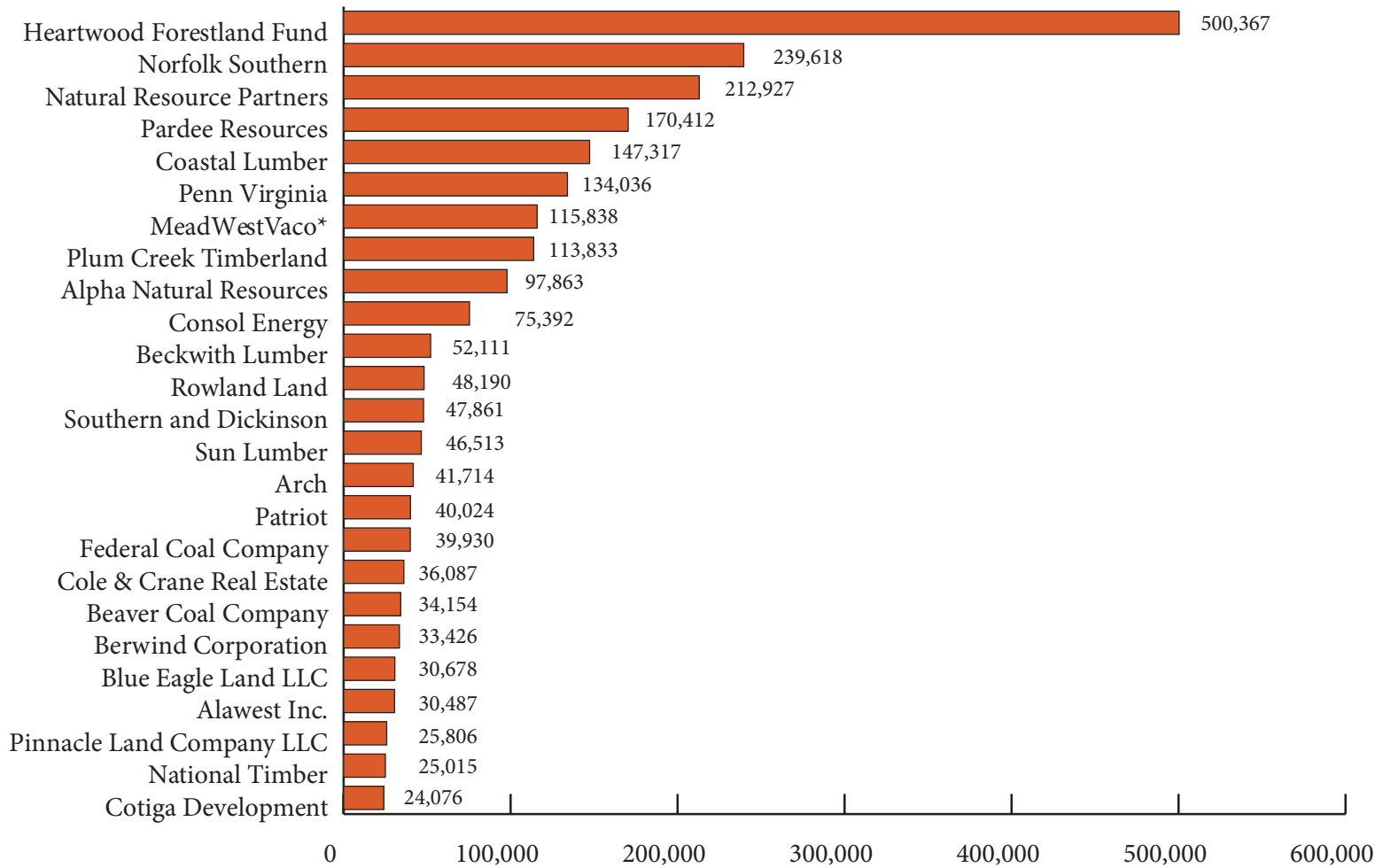
After Heartwood, the following companies round out West Virginia's top ten landowners:

- Norfolk Southern, formerly the N&W Railroad, owns 239,618 acres in eight southern West Virginia counties. Based in Norfolk, Virginia, the company had its origins as the Norfolk and Petersburg Railroad in 1838. Norfolk Southern's natural resources subsidiary, Pocahontas Land Corporation, owns or manages some 1.2 million acres of coal, natural gas and timber resources in six states.
- Natural Resource Partners of Houston, Texas, owns 212,927 acres in nine counties. The company, formed in 2002, is primarily engaged in managing mineral reserve properties and does not actively mine the properties, instead collecting royalties from mine owners.
- Pardee Resources, headquartered in Philadelphia, Pennsylvania, owns and manages 170,312 acres of land and natural resources in nine counties.
- Coastal Lumber of Charlottesville, Virginia, with 147,317 acres in 17 counties, is the largest hardwood lumber company in the eastern United States.
- Penn Virginia, an independent oil and gas company headquartered in Radnor, Pennsylvania, owns 134,036 acres in six counties.
- MeadWestvaco, with 115,138 acres in four counties, is a global packaging company formed in 2002 from the merger of Mead and Westvaco. The company is headquartered in Richmond, Virginia.
- Plum Creek Timberland, the Real Estate Investment Trust headquartered in Seattle, Washington, owns 113,832 acres in five counties.
- Alpha Natural Resources, headquartered in Bristol, Virginia, owns 97,663 acres in eight counties. The world's fifth-largest coal producer, Alpha was formed in 2002.
- Consol Energy, of Pittsburgh, Pennsylvania, owns 77,612 acres in ten counties and produces coal and natural gas fuels that generate two-thirds of the nation's power supply.

Almost forty years have passed since Tom Miller brought land ownership into the state's collective consciousness. During the ensuing decades, no person or group has produced data refuting his findings or reexamining land ownership patterns in all of the state's 55 counties. This report is a first step in revisiting the still provocative question that Miller posed: "Who Owns West Virginia?" And the conclusion he reached: "Not West Virginians."

FIGURE 2.1

Top Twenty-Five Private Land Owners in West Virginia (Acres)



* In 2013 Plum Creek Timberland acquired all of Mead WestVaco property in West Virginia

Section Three

Concentration of Land Ownership by County

"The men who today are purchasing the immense areas of the most valuable lands in the state are not citizens and have only purchased in order that they may carry to their distant homes in the North, the usufruct of the lands of West Virginia, thus depleting the state of its wealth to build grandeur and splendor in other states. . . . In a few years at the present rate of progress, we will occupy the same position of vassalage to the North and East that Ireland does to England."

-West Virginia Governor William A. MacCorkle (1893-97)

This section examines the concentration of land ownership in the state's 55 counties by looking at the top ten largest private landowners as a share of total private land in the county. The results of this analysis will be displayed by looking at counties where the top ten largest private landowners own above 50 percent to less than 10 percent of the private land in the respective county. The MAP below shows that there is substantial variation in large land ownership among the 55 counties in West Virginia. For example, the highest portion of land owned by the top ten owners in Wyoming County is about 76 percent, while in Cabell County the share of land owned by the top ten owners is less than four percent. The 55 county average was 21.1 percent.

There are also large geographical disparities in the share of large private landowners in the state. All but one of the counties where the top ten landowners owned at least 50 percent of the private land is in the southern coalfield coalfields - Wyoming, McDowell, Logan, Mingo and Boone. In the Marcellus gas field counties of the northeast and north-central part of the state, the private land ownership is less concentrated and tends to be owned more by individuals than large out-of-state corporations.

In some of the counties, just one company can own a significant portion of the privately held land. For example, Heartwood Forestland Company owns around one-quarter of the private land in Wyoming, Wetzel, and Clay County, while Norfolk Southern owns one-fifth of McDowell County and Pardee Resources owns nearly one-fifth of Webster County.

The results of this analysis differ sharply from the 1974 study. For example, the results of the FY 2011 analysis find that many of the counties that had high concentrations

of corporate land ownership in 1974 – such as Barbour, Harrison, Lincoln, Mineral and Putnam – rank well below the average concentration of land ownership today. It is very difficult to discern why private land concentration has shrunk in these counties over the last 40 years. It could be an issue of doubling counting acreage – for example, counting both mineral ownership and surface ownership – which took place the 1974 study.

TABLE 3.1
Top Ten Natural Gas Producing Counties, 2012

	County	Production in Billion Cubic Feet
1	Harrison	121.7
2	Wetzel	63.7
3	Doddridge	56.8
4	Marshall	48.5
5	Taylor	21.3
6	Upshur	21.3
7	McDowell	18.6
8	Marion	15.5
9	Logan	14.3
10	Wyoming	14.0
	WV Total	538.9

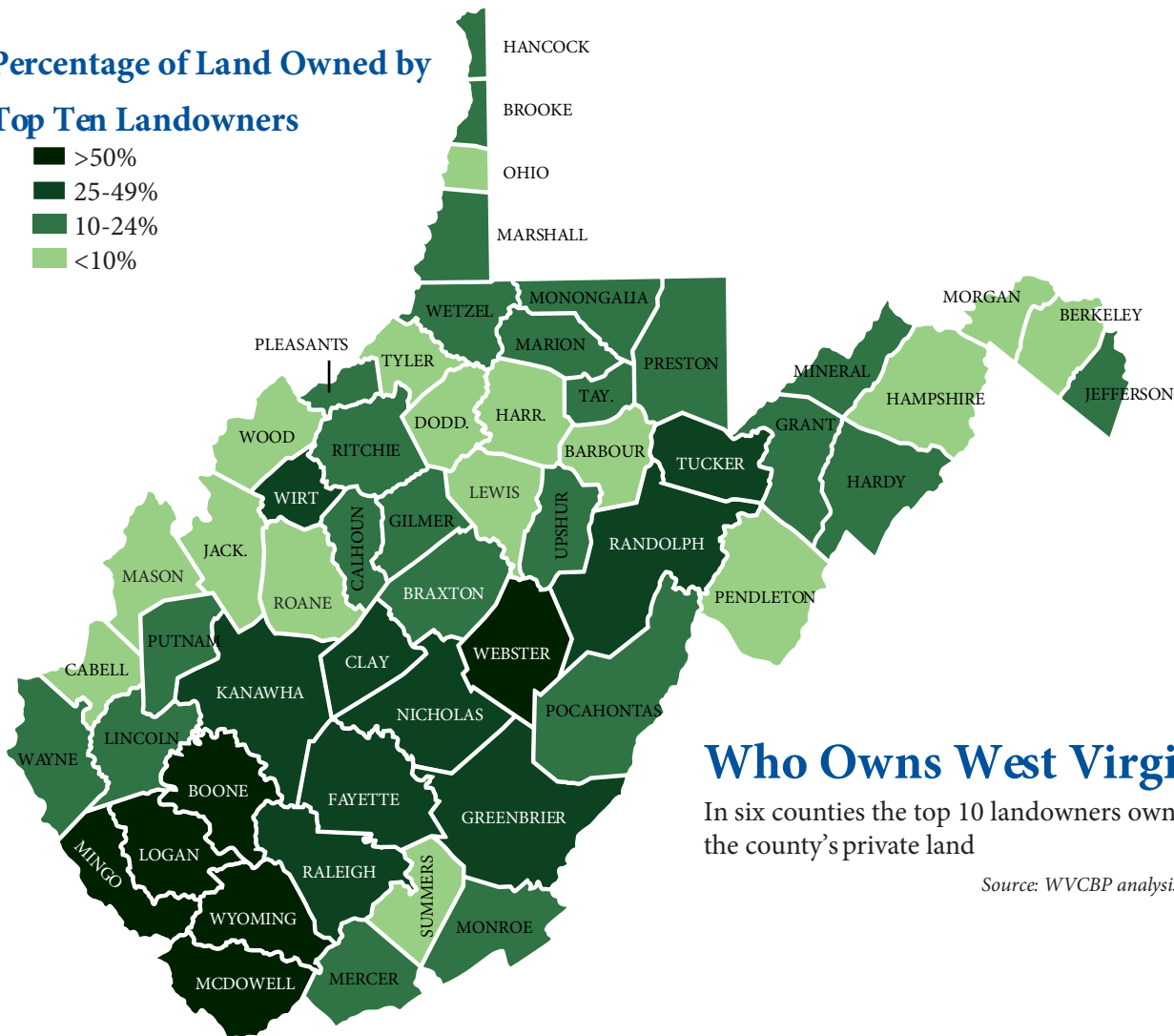
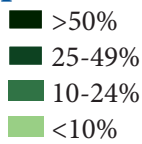
Source: WVGES

TABLE 3.2
Top Ten Coal Producing Counties, 2012

	County	Tonnage (in millions)
1	Marshall	17.2
2	Boone	15.8
3	Logan	13.1
4	Marion	11.2
5	Raleigh	9
6	Mingo	8.9
7	Kanawha	8.8
8	Monongalia	8.7
9	Wyoming	5.4
10	McDowell	4.6
	WV Total	129.5

Source: WVMHS&T

Percentage of Land Owned by Top Ten Landowners



Who Owns West Virginia?

In six counties the top 10 landowners own 50% or more of the county's private land

Source: WVCBP analysis of county land maps

Top Ten Owners Own at Least 50% of Private Land in County

In six West Virginia counties – Boone, Wyoming, McDowell, Logan, Webster, and Mingo – the top ten landowners own at least 50 percent of the private land. Of the 1.7 million acres of private land in these six counties, five companies – Heartwood Forestland Fund, Norfolk Southern, Natural Resource Partners, Pardee Resources, and Alpha Natural Resources – own approximately one-third of the privately held land. In Wyoming County, just two companies - Heartwood Forestland Company and Norfolk Southern - own over 50 percent of the county's privately held land. Four companies in McDowell County own about 50 percent of the private land, while just six companies own about half of Logan County's privately held land.

TABLE 3.3

Top Ten Land Owners Own 75.8% of Wyoming County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	78,456	25.7%
Norfolk Southern	77,642	25.5%
Pinnacle Land Company LLC	25,806	8.5%
Natural Resource Partners	20,167	6.6%
Pardee Resources	11,718	3.8%
National Resources Inc	4,654	1.5%
Robert & Bobbie Jean Crouch	4,548	1.5%
Alvin & Peggy Hendrick	3,861	1.3%
WV Property Inc	2,232	0.7%
Berwind Corporation	2,115	0.7%
TOP 10 TOTAL	231,199	75.8%
Total Land in County	321,237	
Total in Study Area	320,881	
Total Private in Study Area	304,846	
Missing Corporate Data	192	
Top Landowners in 1974 Study: N&W Railway Co., Georgia-Pacific Corp, Chessie System, Inc., Youghiogheny and Ohio Coal Co., Pardee Land Co., and Berwind Land Co.		

TABLE 3.4

Top Ten Land Owners Own 62.7% of McDowell County's Private Land

	Surface Acreage	Share of Private Land
Norfolk Southern	64,780	22.2%
Alawest Inc.	30,487	10.5%
Heartwood Forestland Fund	29,668	10.2%
Berwind Corporation	20,287	7.0%
Imperial Resources LLC	16,464	5.6%
James Justice Companies	5,854	2.0%
Alpha Natural Resources	4,341	1.5%
Pinnacle Land	4,129	1.4%
New Forestry LLC	3,777	1.3%
Harold C. Collins	3,018	1.0%
TOP 10 TOTAL	182,806	62.7%
Total Land in County	341,747	
Total in Study Area	352,901	
Total Private in Study Area	291,467	
Missing Corporate Data	8,615	
Top Landowners in 1974 Study: N&W Railway Co., Georgia-Pacific Corp, Youngstown Mine Corp., Berwind Land Co., Consolidated Coal Co. and Allied Chemical Corp.		

TABLE 3.5

Top Ten Land Owners Own 60.8% of Logan County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	35,551	13.1%
Natural Resource Partners	31,073	11.4%
Cole & Crane Real Estate	25,184	9.3%
Arch	17,101	6.3%
McDonald Land Company	13,453	4.9%
Pardee Resources	12,976	4.8%
Alvis & Nikki Porter, Roger & Linda McGrew	11,904	4.4%
Patriot	10,596	3.9%
McDonald Bruce Holding	4,309	1.6%
Lawson Heirs Inc & Norcosgo LLC	3,265	1.2%
TOP 10 TOTAL	165,412	60.8%
Total Land in County	290,596	
Total in Study Area	287,274	
Total Private in Study Area	271,963	
Missing Corporate Data	10,088	
Top Landowners in 1974 Study: Bethlehem Steel Corp., Island Creek Coal Co., Georgia-Pacific Corp., Dingess-Rum Coal Co., Cole and Crane Trust, Kelly Hatfield Land Co., W.W. McDonald Land Co., Pardee Land Co., Amberst Coal Co. and Chessie System, Inc.		

TABLE 3.6

Top Ten Land Owners Own 60.8% of Webster County's Private Land

	Surface Acreage	Share of Private Land
Pardee Resources	58,923	19.2%
Sun Lumber	27,476	8.9%
Coastal Lumber	26,170	8.5%
Fred & M. Frances	20,000	6.5%
Plum Creek Timberland	18,161	5.9%
Beckwith Lumber	12,364	4.0%
Heartwood Forestland Fund	7,987	2.6%
Polino Enterprises Inc	5,822	1.9%
M B LLC	5,654	1.8%
Webster County 4 H Club	4,377	1.4%
TOP 10 TOTAL	186,933	60.8%
Total Land in County	383,433	
Total in Study Area	307,409	
Total Private in Study Area	271,963	
Missing Corporate Data	7,548	
Top Landowners in 1974 Study: Chessie System, Inc., Pardee and Curtain Lumber Co., Sun Lumber Co., and Georgia-Pacific.		

TABLE 3.7

Top Ten Land Owners Own 59.1% of Boone County's Private Land

	Surface Acreage	Share of Private Land
Natural Resource Partners	36,623	11.4%
Penn Virginia	31,644	9.9%
Federal Coal Company	28,281	8.8%
Southern and Dickinson	24,553	7.7%
Alpha Natural Resources	23,600	7.4%
Shonk Land Company	12,470	3.9%
Patriot	9,338	2.9%
LML Properties LLC	8,093	2.5%
Berwind Corporation	7,561	2.4%
Norfolk Southern	7,444	2.3%
TOP 10 TOTAL	189,608	59.1%
Total Land in County	321,978	
Total in Study Area	322,554	
Total Private in Study Area	320,821	
Missing Corporate Data	0	
Top Landowners in 1974 Study: Bethlehem Steel Corp., Federal Coal Co., Charleston National Bank, Southern Land Co, Pritchard-Holley Estate, Appalachian Power Co., Thomas A. Yackey, Shonk Land Co., Chessie System Inc., and Armco Steel Corp.		

TABLE 3.8

Top Ten Land Owners Own 53.8% of Mingo County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	44,137	16.7%
Norfolk Southern	33,833	12.8%
Cotiga Development	24,076	9.1%
First National Bank of Bluefield TRS	10,400	3.9%
Alpha Natural Resources	5,770	2.2%
Rodman Ellison Thompson Jr et al TRS	5,226	2.0%
Consol	4,986	1.9%
Cole & Crane Real Estate	4,748	1.8%
Pardee Resources	4,556	1.7%
Carboon Fuels Properties LLC	4,518	1.7%
TOP 10 TOTAL	142,250	53.8%
Total Land in County	270,828	
Total in Study Area	271,077	
Total Private in Study Area	264,415	
Missing Corporate Data	21,188	
Top Landowners in 1974 Study: Georgia-Pacific Corp, Island Creek Coal Co., Cotiga Development Co. and United States Steel Corp.		

Top 10 Owners Own Between 50 to 25% of Private Land in County

TABLE 3.9

Top Ten Land Owners Own 48.2% of Raleigh County's Private Land

	Surface Acreage	Share of Private Land
Rowland Land	45,582	13.0%
Beaver Coal Company	34,115	9.7%
Natural Resource Partners	32,538	9.3%
Piney Land Company	17,351	4.9%
Alpha Natural Resources	9,643	2.7%
Norfolk Southern	8,408	2.4%
Southern and Dickinson	7,632	2.2%
Wilcox Industries Inc	5,076	1.4%
Meadows Creek Coal	4,843	1.4%
Eagle Land Company ETAL	4,052	1.2%
TOP 10 TOTAL	169,240	48.2%
Total Land in County	388,450	
Total in Study Area	377,161	
Total Private in Study Area	351,405	
Missing Corporate Data	4,297	
Top Landowners in 1974 Study: Chessie System, Inc., Rowland Land Co., Westmoreland Coal Co., N.W. Railway Co., Piney Coking Coal and Land Co., Southern Land Co., Wilcox Industries Inc., McGreery Coal Land Co., Allied Chemical Corp., and Consolidated Coal Co.		

TABLE 3.10

Top Ten Land Owners Own 44.1% of Fayette County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	40,408	10.3%
Norfolk Southern	24,690	6.3%
Pardee Resources	22,124	5.7%
Plum Creek Timberland	15,851	4.1%
Nuttall LLC c/o Elizabeth Sweetow	14,949	3.8%
Imperial Colliery	13,529	3.5%
MeadWestVaco	11,076	2.8%
Arrow WV INC	10,635	2.7%
Natural Resource Partners	10,317	2.6%
Penn Virginia	8,712	2.2%
TOP 10 TOTAL	172,292	44.1%
Total Land in County	425,021	
Total in Study Area	438,172	
Total Private in Study Area	391,068	
Missing Corporate Data	15,574	
Top Landowners in 1974 Study: Chessie System, Inc., John Nuttel Estate (of Philadelphia), Eastern Associated Coa Corp., Berwind Land Co., Georgia-Pacific Corp., Westvaco Corp., Imperial Colliery, Kanawha Gualey Coal and Coke Co., Westmoreland Coal Co. and Beury Estate.		

TABLE 3.11

Top Ten Land Owners Own 43.1% of Nicholas County's Private Land

	Surface Acreage	Share of Private Land
MeadWestVaco	38,540	10.2%
Heartwood Forestland Fund	29,313	7.8%
Pardee Resources	26,913	7.2%
Plum Creek Timberland	20,162	5.4%
Alpha Natural Resources	13,081	3.5%
Federal Coal Company	8,957	2.4%
Consol	8,737	2.3%
Natural Resource Partners	6,378	1.7%
Southern and Dickinson	5,725	1.5%
Joesph Orlandi TR	4,432	1.2%
TOP 10 TOTAL	162,237	43.1%
Total Land in County	415,384	
Total in Study Area	419,564	
Total Private in Study Area	376,191	
Missing Corporate Data	8,464	
Top Landowners in 1974 Study: Chessie System, Inc., Westvaco Corp., The Pittston Co., Bethlehem Steel Corp., Tioga Lumber Co., Georgia-Pacific, Black-Mist Fuel Corp., Cherry River Coal and Coke Co., Flynn Coal and Lumber Co., and Clearfield Bituminous Coal Corp.		

TABLE 3.12

Top Ten Land Owners Own 42.5% of Tucker County's Private Land

	Surface Acreage	Share of Private Land
Natural Resource Partners	31,883	17.3%
Fredrick A Reichle	22,374	12.2%
Richard J & Terri R Harrell	4,678	2.5%
Heartwood Forestland Fund	3,751	2.0%
Canna Valley Institute	3,208	1.7%
FirstEnergy	3,080	1.7%
Allegheny Wood Products	2,950	1.6%
Coastal Lumber	2,828	1.5%
Hayward & Mary Ann Phillips	2,115	1.2%
Brian Black D Company Inc	1,239	0.7%
TOP 10 TOTAL	78,106	42.5%
Total Land in County	268,109	
Total in Study Area	219,597	
Total Private in Study Area	183,784	
Missing Corporate Data	4,483	
Top Landowners in 1974 Study: Chessie System, Inc., West Virginia Power and Transmission Co., Island Creek Coal Co., The Baltimore Co., Monongahela Power Co., Barid-Catzmer Corp., Allegheny Properties Inc., Frazee Lumber Co. and Eastern Associated Coal Corp.		

TABLE 3.13

Top Ten Land Owners Own 41.1% of Clay County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	55,740	23.7%
PH Timber LLC	8,640	3.7%
Coastal Lumber	6,409	2.7%
GMO Forestry Fund	6,129	2.6%
Blue Eagle Land LLC	4,607	2.0%
Consol	4,032	1.7%
Koppers Company	3,553	1.5%
Thomas Ely Lumber Company	2,819	1.2%
One Valley Bank Trustee	2,666	1.1%
Southern and Dickinson	2,076	0.9%
TOP 10 TOTAL	96,670	41.1%
Total Land in County	219,430	
Total in Study Area	240,598	
Total Private in Study Area	235,347	
Missing Corporate Data	5,838	
Top Landowners in 1974 Study: The Pittston Co., Marion Swarts, T.Isalinger and F. Isalinger, Chessie System, Inc.,Porters Creek Coal and Coke Co., Carbon Chemical Co., Bethlehem Steel Corp. and Souther Land Co.		

TABLE 3.14

Top Ten Land Owners Own 35.0% of Randolph County's Private Land

	Surface Acreage	Share of Private Land
Penn Virginia	56,487	12.9%
Coastal Lumber	33,002	7.5%
Beckwith Lumber	18,222	4.1%
PH Timber LLC	10,998	2.5%
Myles Lumber	9,293	2.1%
E & K Limited Partnership	6,510	1.5%
Sun Lumber	5,684	1.3%
Polino Enterprises Inc.	4,901	1.1%
Mike Ross	4,691	1.1%
Inter-State Hardwood	4,164	0.9%
TOP 10 TOTAL	153,953	35.0%
Total Land in County	665,702	
Total in Study Area	660,501	
Total Private in Study Area	439,332	
Missing Corporate Data	4,101	
Top Landowners in 1974 Study: Mower Lumber Co., Neva S. McMullen, Coastal Lumber Co., J.M. Huber Corp., Eastern Associated Coal Corp., Davis Elkins et al, Island Creek Coal Co., Sun Lumber, Pardee and Curtain Lumber Co. and Georgia-Pacific Corp.		

TABLE 3.15

Top Ten Land Owners Own 31.4% of Wirt County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	40,637	27.6%
Natural Steam Energy LLC	978	0.7%
Bryan I. & Shari R. Sims	743	0.5%
Oak Hill Plaza Pizza Hut Inc/ JDS Properties II LLC	713	0.5%
Richard & Nina Boice	589	0.4%
John E. & Patsy C. Wells	562	0.4%
Wayne P. Dunn	547	0.4%
Thorn C. Roberts	544	0.4%
Joan V. Thompson	478	0.3%
W.Va. Trophy Hunters Assoc Inc	445	0.3%
TOP 10 TOTAL	46,235	31.4%
Total Land in County	149,005	
Total in Study Area	147,652	
Total Private in Study Area	147,306	
Missing Corporate Data	589	
Top Landowners in 1974 Study: Westvaco, Glen Roberts, Cabot Corp., Union National Bank of Clarksburg, and N.W. Welch.		

TABLE 3.16

Top Ten Land Owners Own 30.1% of Kanawha County's Private Land

	Surface Acreage	Share of Private Land
Penn Virginia	27,842	5.9%
Blue Eagle Land LLC	26,072	5.5%
Pardee Resoruces	22,237	4.7%
Alpha Natural Resources	21,388	4.5%
Patriot	13,450	2.8%
Ward D Estate ETAL	7,311	1.5%
Southern and Dickinson	7,150	1.5%
H C Dickinson LLC	5,956	1.3%
Courtland	5,569	1.2%
Imperial and Black Cat Mines	5,357	1.1%
TOP 10 TOTAL	142,332	30.1%
Total Land in County	577,980	
Total in Study Area	486,852	
Total Private in Study Area	473,506	
Missing Corporate Data	134	
Top Landowners in 1974 Study: Union Carbide, Eastern Associated Coal Corp., Dickinson Properties and Dickinson Fuel, Valley Camp Coal Co., Shonk Land Co. and Bedford Land Co.		

TABLE 3.17

Top Ten Land Owners Own 26.9% of Greenbrier County's Private Land

	Surface Acreage	Share of Private Land
MeadWestVaco	58,700	11.5%
Plum Creek Timberland	53,162	10.4%
James Justice Companies	5,991	1.2%
Dutch Run - Mays Draft LLC	5,013	1.0%
Flippin Lumber	3,142	0.6%
Heartwood Forestland Fund	3,092	0.6%
Robert E Rogers	2,698	0.5%
Brown Catherine W Greenbrier Farm	2,007	0.4%
Grist Mary C	2,001	0.4%
Ram Resources	1,916	0.4%
TOP 10 TOTAL	137,722	26.9%
Total Land in County	653,347	
Total in Study Area	609,198	
Total Private in Study Area	512,317	
Missing Corporate Data	6,114	
Top Landowners in 1974 Study: Westvaco, Georgia-Pacific, Savoy Industries Inc., Leckie Smokeless Coal Co., J.M. Huber Corp., Cherry River Coal and Coke Co., Chessie System, Sarah L. Holland, Graham Smokeless Coal Corp., and Clear Creek Fuel Co.		

Top 10 Owners Own between 25 to 10% of Private Land in County

TABLE 3.18

Top Ten Land Owners Own 23.2% of Upshur County's Private Land

	Surface Acreage	Share of Private Land
Woody Lumber	10,060	4.5%
Vernon D. Russell	9,002	4.0%
Coastal Lumber	8,081	3.6%
Sun Lumber	6,429	2.9%
Mike Ross	3,862	1.7%
Jane C. Cantler	3,671	1.6%
Arch	3,373	1.5%
Penn Virginia	2,881	1.3%
Papa & Gran Inc	2,396	1.1%
Moss Fmaily LLC	1,946	0.9%
TOP 10 TOTAL	51,701	23.2%
Total Land in County	227,090	
Total in Study Area	234,816	
Total Private in Study Area	223,282	
Missing Corporate Data	238	
Top Landowners in 1974 Study: Superior Coal Co., LaRosa Fuel Co., William H. Bargeloh Jr., Bethlehem Steel Corp., Bethlehem Coal Corp., Sun Lumber Corp., Wesley O'Dell, I.M. Huber Corp., Willis G. Tetrack Jr. and Coastal Lumber Co.		

TABLE 3.19

Top Ten Land Owners Own 20.1% of Hancock County's Private Land

	Surface Acreage	Share of Private Land
Fariview Presbyterian Church	3,294	6.5%
Mountaineer Park Inc	1,497	3.0%
ISG Weirton Inc	1,197	2.4%
FirstEnergy	808	1.6%
Thomas C. Ogden Et UX	641	1.3%
Starvaggi Industries	637	1.3%
Mountaineer Investment Group	602	1.2%
Frank Latkiewicz	576	1.1%
4 Suns Ranch LLC	465	0.9%
Harold Angle ET UX	433	0.9%
TOP 10 TOTAL	10,151	20.1%
Total Land in County	53,128	
Total in Study Area	54,630	
Total Private in Study Area	50,528	
Missing Corporate Data	850	
Top Landowners in 1974 Study: No data.		

TABLE 3.20

Top Ten Land Owners Own 18.5% of Grant County's Private Land

	Surface Acreage	Share of Private Land
Natural Resource Partners	28,558	9.6%
FirstEnergy	6,262	2.1%
Consol	3,775	1.3%
Greenland Lodge Inc	3,226	1.1%
CDS Family Trust	3,155	1.1%
Halterman Limited Partnership	2,817	0.9%
Coastal Lumber	2,370	0.8%
Arch	1,806	0.6%
Scott C. & Patricia Humphey	1,555	0.5%
George B. II & Charles W Halterman	1,513	0.5%
TOP 10 TOTAL	55,037	18.5%
Total Land in County	305,175	
Total in Study Area	305,306	
Total Private in Study Area	296,997	
Missing Corporate Data	5,714	
Top Landowners in 1974 Study: No data.		

TABLE 3.21

Top Ten Land Owners Own 16.8% of Monongalia County's Private Land

	Surface Acreage	Share of Private Land
Consol	12,770	6.1%
John D Lynch et al	4,240	2.0%
Falcon Asset Management Company	3,942	1.9%
FirstEnergy	3,487	1.7%
Patriot	2,580	1.2%
John D. Lynch et al	1,977	0.9%
Coastal Lumber	1,637	0.8%
Reliance Minerals	1,577	0.8%
Mepco Inc	1,561	0.7%
L P MineralL LLC	1,309	0.6%
TOP 10 TOTAL	35,079	16.8%
Total Land in County	231,044	
Total in Study Area	230,101	
Total Private in Study Area	208,283	
Missing Corporate Data	5,436	
Top Landowners in 1974 Study: Consolidated Coal Co., Eastern Associated Coal Corp., Wheeling Dollar Savings and Trust Co. (trustee), and Charleston National Bank (trustee).		

TABLE 3.22

Top Ten Land Owners Own 16.1% of Brooke County's Private Land

	Surface Acreage	Share of Private Land
Starvaggi Industries	2,065	4.2%
Wheeling Pittsburgh Steel	1,047	2.1%
Bethany College	878	1.8%
Consol	715	1.5%
Wesley LLC	710	1.4%
ISG Weirton Inc	570	1.2%
The Trust of Gene C Valentine	494	1.0%
Mark W. Owen & Virginia B. Kreutz	493	1.0%
Valero Terrestrial	488	1.0%
HFS LLLC	485	1.0%
TOP 10 TOTAL	7,946	16.1%
Total Land in County	57,081	
Total in Study Area	53,026	
Total Private in Study Area	49,235	
Missing Corporate Data	861	
Top Landowners in 1974 Study: Starvaggi Industries Inc., Wheeling Dollar Savings & Trust, Wheeling Pittsburgh Steel Corp., American Electric Power Co., National Steel Corp., and Consolidated Coal Co.		

TABLE 3.23

Top Ten Land Owners Own 15.5% of Pocahontas County's Private Land

	Surface Acreage	Share of Private Land
Beckwith Lumber	11,608	4.6%
Snowshoe Mountain Inc	10,113	4.0%
Plum Creek Timberland	3,895	1.6%
John D. Rockefeller IV	2,575	1.0%
Swago Farms LTD Partnership	1,986	0.8%
Heartwood Forestland Fund	1,839	0.7%
BSA Buckskin Council	1,833	0.7%
Stephen P. & Deborah B. Coonts	1,780	0.7%
Clover Land Farms LLC	1,630	0.7%
Associated Universities Inc	1,620	0.6%
TOP 10 TOTAL	38,879	15.5%
Total Land in County	601,702	
Total in Study Area	708,566	
Total Private in Study Area	250,373	
Missing Corporate Data	2,272	
Top Landowners in 1974 Study: Chessie System Inc., Savoy Industries Inc., Mower Lumber Co., Georgia-Pacific, and Island Creek Coal Co.		

TABLE 3.24

Top Ten Land Owners Own 15.2% of Gilmer County's Private Land

	Surface Acreage	Share of Private Land
Coastal Lumber	18,241	8.5%
Ike Morris	3,758	1.7%
Ernest L Arbuckle Family Trust	2,153	1.0%
Heartwood Forestland Fund	1,848	0.9%
Manley J. Zinn	1,690	0.8%
Jones Land & Development	1,340	0.6%
Patriot	1,110	0.5%
James P. Geary et al	920	0.4%
Mike Ross	856	0.4%
Gainer Enterprise	797	0.4%
TOP 10 TOTAL	32,712	15.2%
Total Land in County	217,700	
Total in Study Area	219,779	
Total Private in Study Area	215,042	
Missing Corporate Data	1,645	
Top Landowners in 1974 Study: Eastern Associated Coal Corp., Gertrude B. Howell, Bennet Estate, William J. Sherard, Chessie System Inc., Parkersburg National Bank (trustee for C.S. Despard), Pennzoil Co., Union National Bank (trustee for Burke-Smith), Daisy I. Dennison Trust and Wood County Real Estate Co.		

TABLE 3.25

Top Ten Land Owners Own 15.1% of Pleasants County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	5,284	6.4%
FirstEnergy	1,618	2.0%
Elliott Land & Cattle Co LLC	1,020	1.2%
Cytec Industries Inc	988	1.2%
Bens Run Land Company Limited Partnership	687	0.8%
Haessly Land & Timber LLC	666	0.8%
Shultz Hunt Club LLC	590	0.7%
Stephen R. & Janet S. Westbrook	547	0.7%
Eldon W. Ross	535	0.6%
Robert E. Hammett	531	0.6%
TOP 10 TOTAL	12,467	15.1%
Total Land in County	83,769	
Total in Study Area	84,220	
Total Private in Study Area	82,838	
Missing Corporate Data	744	
Top Landowners in 1974 Study: No data		

TABLE 3.26

Top Ten Land Owners Own 14.5% of Wetzel County's Private Land

	Surface Acreage	Share of Private Land
Coastal Lumber	18,411	8.6%
Dallison Lumber	4,597	2.1%
Tall Timber	1,972	0.9%
Dominion	1,216	0.6%
M B Investments	999	0.5%
Richard B., Jaynee C., Thomas P. & Trenton D. Dallison	881	0.4%
John W. & Florence E. Kilcoyne	845	0.4%
Joe B. Jolliffe	822	0.4%
Consol	711	0.3%
Heartwood Forestland Fund	686	0.3%
TOP 10 TOTAL	31,140	14.5%
Total Land in County	229,808	
Total in Study Area	229,002	
Total Private in Study Area	214,760	
Missing Corporate Data	1,776	
Top Landowners in 1974 Study: Atlantic Richfield Co., Cosolidated Coal Co., Chessie System Inc., Wheeling Dollar Savings & Trust and Charleston National Bank		

TABLE 3.27

Top Ten Land Owners Own 14.5% of Preston County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	23,024	5.9%
Messenger Limited Partnership	6,356	1.6%
Grimm Lumber Inc	6,245	1.6%
Allegheny Wood Product	4,061	1.0%
Alyeska Inc	3,725	1.0%
Coastal Lumber	3,265	0.8%
Lakin Properties LLC	3,016	0.8%
Frazee Resource Management LLC	2,699	0.7%
Alpha Natural Resources	2,115	0.5%
Preston County Coal & Coke	1,966	0.5%
TOP 10 TOTAL	56,471	14.5%
Total Land in County	414,643	
Total in Study Area	407,490	
Total Private in Study Area	390,489	
Missing Corporate Data	4,614	
Top Landowners in 1974 Study: Eastern Associated Coal Corp., Kingswood Mining Corp., Jenkins Coal and Land Co., Preston County Coal and Coke Co., Sandy Creek Fuel Corp., Inter-State Lumber Co., Ocan Coal Co., and Alyeska Inc.		

TABLE 3.28

Top Ten Land Owners Own 14.0% of Marshall County's Private Land

	Surface Acreage	Share of Private Land
Consol	14,075	7.3%
PPG Industries Inc	2,886	1.5%
Mason Dixon Farms LLC	2,649	1.4%
American Electric Power	1,922	1.0%
David M. Gilmore ET	1,256	0.7%
William R. Archey ET UX	959	0.5%
Bayer Material Science	831	0.4%
Wheeling Creek Watershed Comm	822	0.4%
Georgia L. Coffield L	799	0.4%
Geeta	647	0.3%
TOP 10 TOTAL	26,846	14.0%
Total Land in County	196,449	
Total in Study Area	197,245	
Total Private in Study Area	191,856	
Missing Corporate Data	36	
Top Landowners in 1974 Study: Consolidated Coal Co., Hillman Coal and Coke Co., PPG Industries Inc., American Electric Power Co., Ohio Edison and Valley Camp Coal.		

TABLE 3.29

Top Ten Land Owners Own 13.9% of Mercer County's Private Land

	Surface Acreage	Share of Private Land
Norfolk Southern	18,688	8.3%
Pounding Mill Quarry Corp	2,798	1.2%
Pardee Resoruces	1,975	0.9%
Piney Land Company	1,805	0.8%
Staffod Farms LLC	1,068	0.5%
Mullican B A Lumber	1,037	0.5%
Billy D. & Gail Wood	955	0.4%
Roscoe O. & Sheila Warner	954	0.4%
Michael J. Lynch et al TR (Blue Jay Lumber Company)	910	0.4%
James G. Davidson	910	0.4%
TOP 10 TOTAL	31,100	13.9%
Total Land in County	268,851	
Total in Study Area	250,251	
Total Private in Study Area	224,457	
Missing Corporate Data	2,370	
Top Landowners in 1974 Study: N & W Railway Co., Arlen Property Investors, Hawley Coal Mining Corp., The McGreery Coal Land Co. and J.H. Lilly Land Co.		

TABLE 3.30

Top Ten Land Owners Own 13.1% of Marion County's Private Land

	Surface Acreage	Share of Private Land
Consol	18,063	9.7%
West Virginia Coal Mine LLC	1,719	0.9%
National Timber	876	0.5%
Faye C. Rockwell	673	0.4%
M B S Logging Corp	641	0.3%
Mildren H Prichard Heirs	544	0.3%
Evelyn J Finch	487	0.3%
Horizon Ventures of WV Inc	476	0.3%
Patricia A.B. & Valentin T.B. Kruza	441	0.2%
Melvin & Jo Ann Chipps	435	0.2%
TOP 10 TOTAL	24,354	13.1%
Total Land in County	198,426	
Total in Study Area	193,698	
Total Private in Study Area	186,528	
Missing Corporate Data	2,162	
Top Landowners in 1974 Study: Consolidated Coal Co., Bethlehem Steel Corp., Hillman Coal and Coke Co., Wheeling Dollar Savings and Trust Co. and Virginia Tetrick.		

TABLE 3.31

Top Ten Land Owners Own 12.3% of Ritchie County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	23,643	8.3%
Coastal Lumber	1,963	0.7%
Pearl E. & Nathanael L. Mason	1,646	0.6%
Shelia P. Layfield	1,305	0.5%
Haught Family Trust	1,288	0.5%
Sally Macallister	1,187	0.4%
Haessly Land & Timber LLC	1,062	0.4%
Sylvia Bailey	1,055	0.4%
Nathaniel Hendricks	1,052	0.4%
Dennis O'Brien Estate	1,000	0.4%
TOP 10 TOTAL	35,201	12.3%
Total Land in County	290,596	
Total in Study Area	291,744	
Total Private in Study Area	285,415	
Missing Corporate Data	2,135	
Top Landowners in 1974 Study: No Data		

TABLE 3.32

Top Ten Land Owners Own 11.9% of Lincoln County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	12,769	4.6%
Alpha Natural Resources	3,619	1.3%
CO Courtney Corp	3,102	1.1%
CO Mohler Lumber	3,051	1.1%
Patriot	2,431	0.9%
Argus Energy	2,262	0.8%
Charles M. Beckett	1,431	0.5%
Charles S. Beckett	1,424	0.5%
National Timber	1,405	0.5%
Molly Beckett	1,400	0.5%
TOP 10 TOTAL	32,893	11.9%
Total Land in County	279,723	
Total in Study Area	278,892	
Total Private in Study Area	275,794	
Missing Corporate Data	1,833	
Top Landowners in 1974 Study: Columbia Gas System, Armco Steel Corp., Horse Creek Land and Mining Co., Sweetland Land Co., Southeastern Gas Co., Courtney Corp., Big Ugly Coal Corp., Mohler Lumber Co., Ashland Oil and Refining Co., and Bethlehem Steel Corp.		

TABLE 3.33

Top Ten Land Owners Own 11.7% of Calhoun County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	5,552	3.0%
Cain Family Farm	4,217	2.3%
Coastal Lumber	2,085	1.1%
Joseph & Dorcas Cain	1,769	1.0%
American Resources Inc	1,510	0.8%
Bee Creek Hunting Club	1,496	0.8%
Jerry Ulderich, Sr.	1,375	0.7%
Buckeye Oil Producing	1,351	0.7%
Joyce Lena Underwood	1,145	0.6%
Gary R. Eagle	1,021	0.6%
TOP 10 TOTAL	21,523	11.7%
Total Land in County	179,893	
Total in Study Area	184,098	
Total Private in Study Area	183,693	
Missing Corporate Data	2,065	
Top Landowners in 1974 Study: No Data		

TABLE 3.34

Top Ten Land Owners Own 11.2% of Hardy County's Private Land

	Surface Acreage	Share of Private Land
Grace Property Inc	11,109	3.69%
Bear's Heil Inc	4,428	1.47%
Judy's Poultry Farm	2,937	0.98%
Raymond and Randall Orndorff	2,424	0.81%
Robert, Emily, and Susannah Ludwig	2,376	0.79%
Daniel and Larry Poling	2,271	0.75%
GR and Mary Ours - Dreyfuss et al	2,193	0.73%
Branch Mountain Hunting Club Inc	2,108	0.70%
Fort Pleasants Farms	2,020	0.67%
Renick and Betty Williams	1,985	0.66%
TOP 10 TOTAL	33,851	11.24%
Total Land in County	373,129	
Total in Study Area	372,367	
Total Private in Study Area	301,080	
Missing Corporate Data	4,363	
Top Landowners in 1974 Study: No Data		

TABLE 3.35

Top Ten Land Owners Own 11.0% of Mineral County's Private Land

	Surface Acreage	Share of Private Land
MeadWestVaco	5,884	3.1%
Natural Resource Partners	5,021	2.6%
D & L Coal	2,565	1.3%
Slocum Family Company	1,619	0.9%
Blackburn Plantation Farms	1,101	0.6%
Duncan J. Smith	1,019	0.5%
Messenger Limited Partnership	974	0.5%
Wako Gun Club	936	0.5%
CSX	905	0.5%
Fredrick G. Smith ETALS	880	0.5%
TOP 10 TOTAL	20,903	11.0%
Total Land in County	210,040	
Total in Study Area	202,414	
Total Private in Study Area	190,151	
Missing Corporate Data	3,690	
Top Landowners in 1974 Study: No Data		

TABLE 3.36

Top Ten Land Owners Own 10.8% of Putnam County's Private Land

	Surface Acreage	Share of Private Land
Amherst Coal	7,069	3.5%
American Electric Power	4,151	2.1%
Pardee Resources	2,475	1.2%
Mountain State Forestry Inc	2,033	1.0%
Valdeacort Farm LP	1,910	0.9%
Gary B. Young ET UX	1,146	0.6%
Jeanette L. Corey	985	0.5%
Heartwood Forestland Fund	792	0.4%
Collett Woodland Resources LLC	651	0.3%
Lonny R. Johnson	639	0.3%
TOP 10 TOTAL	21,851	10.8%
Total Land in County	221,406	
Total in Study Area	206,007	
Total Private in Study Area	202,369	
Missing Corporate Data	1,229	
Top Landowners in 1974 Study: Cabot Corp., J.L McLean Heirs, Union Carbide, Amherst Coal Co., Frank A. Hardy		

TABLE 3.37

Top Ten Land Owners Own 10.7% of Monroe County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	8,672	3.1%
James Justice Companies	8,533	3.1%
Bellwood Corporation James Justice Co Inc	4,079	1.5%
Mullican B A Lumber	2,283	0.8%
Hollow Hill Farm Inc	1,808	0.6%
Robert L. & Roger L. Allen	1,151	0.4%
Jonathan C. Kinney & Ralph W. Johnson	1,043	0.4%
Alleghany Country Farms	904	0.3%
David A. Wallace	710	0.3%
Ishi Valley Farm LLC	698	0.3%
TOP 10 TOTAL	29,881	10.7%
Total Land in County	303,445	
Total in Study Area	303,445	
Total Private in Study Area	278,742	
Missing Corporate Data	3,417	
Top Landowners in 1974 Study: No Data		

TABLE 3.38

Top Ten Land Owners Own 10.5% of Wayne County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	5,879	2.1%
Wayne County Land & Mineral Co	4,691	1.7%
Alpha Natural Resources	4,262	1.5%
Mountain Country Partners LLC	3,041	1.1%
Milton J. Ferguson II	2,488	0.9%
Argus Energy LLC	2,390	0.8%
Glenhayes Company	2,288	0.8%
Emerson Commons LLC	1,738	0.6%
Ike Morris and Mike Ross	1,666	0.6%
Norfolk Southern	1,379	0.5%
TOP 10 TOTAL	29,822	10.5%
Total Land in County	323,955	
Total in Study Area	308,150	
Total Private in Study Area	283,397	
Missing Corporate Data	1,429	
Top Landowners in 1974 Study: Columbia Gas System, Cabot Corp., Wayne County Land and Mineral Co., Pritchard Estate, Ashland Oil and Refining Co, Southern West Virginia Oil and Gas Co, Glenhayes Co., Hoard Baldwin Land Co., First National Bank of Cincinnati and Preston Oil Co.		

TABLE 3.39

Top Ten Land Owners Own 10.3% of Braxton County's Private Land

	Surface Acreage	Share of Private Land
Sun Lumber	6,656	2.2%
National Timber	4,772	1.6%
Coastal Lumber	4,624	1.5%
Go Mart	3,657	1.2%
Stonestreet Charlolais Ranch Inc	2,213	0.7%
Ike Morris	2,175	0.7%
Beckwith Lumber	2,148	0.7%
Polino Enterprises Inc	1,702	0.6%
Mike Ross	1,667	0.6%
Consol	1,650	0.5%
TOP 10 TOTAL	31,264	10.3%
Total Land in County	328,403	
Total in Study Area	339,276	
Total Private in Study Area	302,930	
Missing Corporate Data	2,147	
Top Landowners in 1974 Study: No Data		

TABLE 3.40

Top Ten Land Owners Own 10.3% of Jefferson County's Private Land

	Surface Acreage	Share of Private Land
Millville Quarry Inc	1,930	1.9%
Rolling Ridge Foundation	1,392	1.4%
Stanley W. & Kathrine B. Dunn	1,019	1.0%
Burns Family Land Trust	1,013	1.0%
Lyle C. Tabb & Sons Inc	1,004	1.0%
R.Z. Bane Inc	902	0.9%
Huntfield LC	814	0.8%
Burns Farm Limited Partnership	803	0.8%
James T. Blue & Sons Inc	768	0.8%
Billy F. & Marian W. Owens	614	0.6%
TOP 10 TOTAL	10,259	10.3%
Total Land in County	134,425	
Total in Study Area	107,749	
Total Private in Study Area	99,601	
Missing Corporate Data	6,075	
Top Landowners in 1974 Study: No Data		

TABLE 3.41

Top Ten Land Owners Own 10.1% of Taylor County's Private Land

	Surface Acreage	Share of Private Land
Arch	4,416	4.1%
Heartwood Forestland Fund	1,502	1.4%
CFS Farms LLC	906	0.8%
J C Lumber Company	888	0.8%
Virginia M. Brewer	775	0.7%
Charles I. & Betty L. Stout	540	0.5%
Mark V. Schumacher	527	0.5%
Kathleen B. Cather	414	0.4%
Allison F. Rost et al	397	0.4%
Fairmont Tool Inc	394	0.4%
TOP 10 TOTAL	10,761	10.1%
Total Land in County	110,703	
Total in Study Area	113,302	
Total Private in Study Area	106,873	
Missing Corporate Data	1,529	
Top Landowners in 1974 Study: Eastern Associated Coal Corp., The Richard King Melon Foundation, Union National Bank of Clarksburg (trustee), Parkersburg National Bank (trustee) and Brownton Fuel Co.		

Top 10 Owners Own below 10% of Private Land in County

TABLE 3.42

Top Ten Land Owners Own 9.2% of Wood County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	9,668	4.4%
DuPont	4,636	2.1%
Mark A. Melrose	1,028	0.5%
Sabic Innovative Plastics US LLC	986	0.4%
Dominion	935	0.4%
Harold E. & Kathrine R. Wright	731	0.3%
Christopher M & Ann E. Ullman	691	0.3%
G & B Farms LLC	650	0.3%
Argul & Rose M. Stull	569	0.3%
Robert C. & Mary E. Wigal	539	0.2%
TOP 10 TOTAL	20,434	9.2%
Total Land in County	234,997	
Total in Study Area	227,654	
Total Private in Study Area	221,803	
Missing Corporate Data	1,249	
Top Landowners in 1974 Study: No Data		

TABLE 3.43

Top Ten Land Owners Own 9.1% of Barbour County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	3,512	1.6%
Coastal Lumber	3,394	1.6%
Arch	2,488	1.2%
Mike Ross	2,311	1.1%
Beckwith Lumber	1,728	0.8%
S & B Resources LLC	1,690	0.8%
Blackrock Enterprises LLC	1,182	0.6%
Penn Virginia	1,177	0.5%
Rchard E. Yingst Jr.	999	0.5%
McCoy Brothers	991	0.5%
TOP 10 TOTAL	19,472	9.1%
Total Land in County	218,194	
Total in Study Area	218,422	
Total Private in Study Area	214,503	
Missing Corporate Data	1,270	
Top Landowners in 1974 Study: Hillman Coal and Coke Co, Eastern Associated Coal Corp., Carbona Mining Corp., Bethlehem Steel Corp., Curtis T. Lambert, Anna Murphy, Lucille Chesser Consolidated Coal Co., Frank G. Kittle Heirs and C.C.Cornius Trust		

TABLE 3.44

Top Ten Land Owners Own 8.8% of Doddridge County's Private Land

	Surface Acreage	Share of Private Land
Coastal Lumber	3,724	2.1%
Ike Morris	3,400	1.9%
Justin Henderson (Life)	1,603	0.9%
Ruth M & Davis Pierce	1,458	0.8%
Mary L Glaspell	1,046	0.6%
Shawn A. Glaspell	912	0.5%
Charles P Heaster et al	902	0.5%
Sue Ann Spiker	873	0.5%
Larry Williams	847	0.5%
Mary Farr Secrist	832	0.5%
TOP 10 TOTAL	15,597	8.8%
Total Land in County	204,850	
Total in Study Area	179,643	
Total Private in Study Area	176,541	
Missing Corporate Data	0	
Top Landowners in 1974 Study: Virginia Tetrick, N.M. Welch, Eastern Associated Coal Corp., Flint Creek Fuel Co., and Pennzoil Co.		

TABLE 3.45

Top Ten Land Owners Own 8.8% of Hampshire County's Private Land

	Surface Acreage	Share of Private Land
Lazy J Ranch Inc	7971.55	2.1%
Robert Alderman	7,188	1.9%
Capon Springs & Farm	4,860	1.3%
TKM	2,449	0.6%
Pugh Famaily Trust	2,216	0.6%
Linda J. Haines	2,115	0.6%
Whitacre Farms LLC	1,771	0.5%
Ralph M. Spain	1,718	0.5%
CHHS Investments LLC	1,716	0.5%
North River Hunting Club	1,557	0.4%
TOP 10 TOTAL	33,561	8.8%
Total Land in County	410,689	
Total in Study Area	401,271	
Total Private in Study Area	380,586	
Missing Corporate Data	11,467	
Top Landowners in 1974 Study: No Data		

TABLE 3.46

Top Ten Land Owners Own 8.8% of Morgan County's Private Land

	Surface Acreage	Share of Private Land
U.S.Silica	2,568	1.9%
The Conservation Fund	2,508	1.9%
CSX	1,209	0.9%
Berkeley Springs Development	992	0.7%
Dwight R Smith (Trustee)	937	0.7%
Mary I. Arbaugh & Sandra Sutherland et al	864	0.6%
Berkeley Springs Water Co	838	0.6%
Crossroads Canning Co Inc	670	0.5%
Seldon Seen Hutning Inc	622	0.5%
Michael D. Burke	594	0.4%
TOP 10 TOTAL	33,561	8.8%
Total Land in County	146,533	
Total in Study Area	146,785	
Total Private in Study Area	134,017	
Missing Corporate Data	1,952	
Top Landowners in 1974 Study: No Data		

TABLE 3.47

Top Ten Land Owners Own 8.5% of Ohio County's Private Land

	Surface Acreage	Share of Private Land
Tunnel Ridge LLC	1,000	1.9%
Alliance Resource GP LLC c/o K Endicott	745	1.4%
Catholic Diocese of Wheeling - Charleston	437	0.8%
John E. Weeks	371	0.7%
Scott Sonda & Mark Sonda	341	0.6%
American Disposal Services of WV Inc	335	0.6%
Dallas J. & Agnes L. Hall	329	0.6%
Raymond V & M J Thalman	318	0.6%
Lori Mcglumphy & Shawn W. Couch	312	0.6%
Mary Ann Hess Reality LLC	302	0.6%
TOP 10 TOTAL	4,490	8.5%
Total Land in County	67,954	
Total in Study Area	58,871	
Total Private in Study Area	52,901	
Missing Corporate Data	1,401	
Top Landowners in 1974 Study: Valley Camp Co.		

TABLE 3.48

Top Ten Land Owners Own 8.0% of Lewis County's Private Land

	Surface Acreage	Share of Private Land
Ike Morris	3,479	1.6%
Mike Ross	2,873	1.3%
Coastal Lumber	2,614	1.2%
FirstEnergy	2,442	1.1%
Beckwith Lumber	1,621	0.7%
Charles Cole	1,017	0.5%
HFP LLC	968	0.4%
Tall Trees & Land LLC	966	0.4%
Charles G. Yochym	865	0.4%
Black Land	770	0.4%
TOP 10 TOTAL	17,617	8.0%
Total Land in County	244,387	
Total in Study Area	243,425	
Total Private in Study Area	219,611	
Missing Corporate Data	907	
Top Landowners in 1974 Study: No Data		

TABLE 3.49

Top Ten Land Owners Own 7.5% of Mason County's Private Land

	Surface Acreage	Share of Private Land
American Electric Power	6,892	2.7%
Heartwood Forestland Fund	2,615	1.0%
W.R. & Christain M. Woods	1,884	0.7%
Ronald White & Joseph Young (trustee)	1,630	0.6%
Kevin W. & Rebecca S. Brown	1,343	0.5%
Alex McCausland	1,297	0.5%
Daniel, Sharon, Earl & Joyce Foglesong	974	0.4%
Stephen A Hamer	915	0.4%
George H. & Eleano L. Hoffman	911	0.4%
Facemeyer Lumber	891	0.3%
TOP 10 TOTAL	19,352	7.5%
Total Land in County	276,511	
Total in Study Area	279,026	
Total Private in Study Area	259,763	
Missing Corporate Data	1,587	
Top Landowners in 1974 Study: No data		

TABLE 3.50

Top Ten Land Owners Own 7.2% of Pendleton County's Private Land

	Surface Acreage	Share of Private Land
Chestnut Wood Association	5,285	1.7%
Heartwood Forestland Fund	4,085	1.3%
Greer Industries	2,633	0.9%
Long Run Farms Inc	1,971	0.6%
Bragunier Farms	1,742	0.6%
The Nature Conservancy	1,597	0.5%
Locklin LLC	1,339	0.4%
LGI Land WV LLC	1,318	0.4%
Josephine Jordan and Rebecca Bates	1,137	0.4%
Denton Kisamore	1,093	0.4%
TOP 10 TOTAL	22,200	7.2%
Total Land in County	446,767	
Total in Study Area	437,807	
Total Private in Study Area	306,278	
Missing Corporate Data	6,119	
Top Landowners in 1974 Study: No Data		

TABLE 3.51

Top Ten Land Owners Own 7.2% of Harrison County's Private Land

	Surface Acreage	Share of Private Land
Consol	4,878	1.9%
FirstEnergy	2,711	1.1%
Ike Morris and Mike Ross	2,511	1.0%
Grafton Coal Co	2,342	0.9%
Petitto Brothers Inc	1,585	0.6%
A.M. Ward	1,212	0.5%
James F. & Lida F. Allen	846	0.3%
CSX	778	0.3%
Coastal Lumber	776	0.3%
James A. Varner	747	0.3%
TOP 10 TOTAL	18,387	7.2%
Total Land in County	266,133	
Total in Study Area	260,612	
Total Private in Study Area	255,205	
Missing Corporate Data	1,227	
Top Landowners in 1974 Study: Consolidated Coal Co., Virginia Tetrack, The Pittston Co., Willis G. Tetrack, Owings Development Co., Union National Bank (trustee), Pennzoil Co., Wayne Coal Co., Petitto Brothers Inc.,and Bethlehem Farimont Coal Co.		

TABLE 3.52

Top Ten Land Owners Own 6.9% of Summers County's Private Land

	Surface Acreage	Share of Private Land
Mullican BA Lumber	4,589	2.5%
Heartwood Forestland Fund	1,275	0.7%
David A Wallace	1,206	0.7%
Susan B. Orders	1,146	0.6%
Thomas Wilson Properties LLC	998	0.5%
Barbara E. Holstein	809	0.4%
McNeet G. Neely & Eloise N. Atkins W/S	786	0.4%
Joseph & Michael Hicks	705	0.4%
Robert O. & Norma J. Errett	674	0.4%
Robert R Young	648	0.3%
TOP 10 TOTAL	12,836	6.9%
Total Land in County	231,044	
Total in Study Area	217,075	
Total Private in Study Area	185,205	
Missing Corporate Data	1,391	
Top Landowners in 1974 Study: No data		

TABLE 3.53

Top Ten Land Owners Own 5.8% of Tyler County's Private Land

	Surface Acreage	Share of Private Land
Coastal Lumber	1,835	1.1%
Heartwood Forestland Fund	1,316	0.8%
GE Silocones WV, LLC	1,281	0.8%
Kenneth & Jennifer Mason	1,110	0.7%
David M. Hartley	756	0.5%
Hunters Inc	712	0.4%
Haessly Land & Timber LLC	603	0.4%
Roger R. Weese .	591	0.4%
Arch	590	0.4%
Bens Run Land Co. Limited Partnership	544	0.3%
TOP 10 TOTAL	9,338	5.8%
Total Land in County	165,066	
Total in Study Area	164,875	
Total Private in Study Area	161,608	
Missing Corporate Data	260	
Top Landowners in 1974 Study: No data		

TABLE 3.54

Top Ten Land Owners Own 5.4% of Berkeley County's Private Land

	Surface Acreage	Share of Private Land
James Hutzler Jr	1,201	0.7%
DuPont	1,201	0.7%
Larry Ashton	1,034	0.6%
Capitol Cement	1,013	0.6%
Continetal Brick	955	0.6%
Max O. Oates Jr.	728	0.4%
Mark. T. & Angela B. Ewing	713	0.4%
New Hope Farm Inc.	681	0.4%
National Fruit Orchards Inc	639	0.4%
LCS Services Inc	629	0.4%
TOP 10 TOTAL	8,792	5.4%
Total Land in County	206,086	
Total in Study Area	181,519	
Total Private in Study Area	162,030	
Missing Corporate Data	4,582	
Top Landowners in 1974 Study: No data		

TABLE 3.55

Top Ten Land Owners Own 5.1% of Jackson County's Private Land

	Surface Acreage	Share of Private Land
Heartwood Forestland Fund	4,981	1.8%
Ravenswood Aluminum Corporation	2,071	0.7%
Natural Steam Energy LLC	1,874	0.7%
The WV Baptist Convention	1,113	0.4%
Shirley L. & Zelma M. Meadows	1,046	0.4%
Ray O. & Dortha Burdette	727	0.3%
John J. Pfof	714	0.3%
James M. Hunter	683	0.2%
Harold R. & Ruth A.. Hutchison	608	0.2%
Larry L. Hall	593	0.2%
TOP 10 TOTAL	14,409	5.1%
Total Land in County	298,256	
Total in Study Area	291,601	
Total Private in Study Area	282,841	
Missing Corporate Data	741	
Top Landowners in 1974 Study: No data		

TABLE 3.56

Top Ten Land Owners Own 4.1% of Roane County's Private Land

	Surface Acreage	Share of Private Land
Natural Steam Energy LLC	1,836	0.6%
Terry A. Wright	1,753	0.6%
Heartwood Forestland Fund	1,662	0.6%
Alvin C. Hunt ET UX	1,255	0.4%
John F. O'Dell ET UX	1,191	0.4%
Triad Holding PLL	1,125	0.4%
Christine Hedges ET AL	1,053	0.4%
Facemyer Lumber Co Inc	999	0.3%
Lakin F. Ryan	804	0.3%
Clarise O'Dell	735	0.2%
TOP 10 TOTAL	12,412	4.1%
Total Land in County	309,870	
Total in Study Area	310,476	
Total Private in Study Area	299,892	
Missing Corporate Data	2,502	
Top Landowners in 1974 Study: No data		

TABLE 3.57

Top Ten Land Owners Own 3.9% of Cabell County's Private Land

	Surface Acreage	Share of Private Land
CSX	1,271	0.8%
Dan & Cynthia Delcheccolo	596	0.4%
Worthy L. & Virginia A. Jenkins	595	0.4%
GMO Forestry Fund	559	0.4%
Greater Huntington PK & Rec District	529	0.3%
Dorthy Wells - Life	522	0.3%
Franklin Adkins	519	0.3%
Kim A Cooper	504	0.3%
Stephen Hamer	495	0.3%
American Electric Power	492	0.3%
TOP 10 TOTAL	6,082	3.9%
Total Land in County	180,387	
Total in Study Area	161,496	
Total Private in Study Area	155,041	
Missing Corporate Data	1,127	
Top Landowners in 1974 Study: No data		

Section Four

Implications and Recommendations

“For the past 50 years, we have seen our natural resources exploited, in many cases extravagantly and wastefully, by outside capital... West Virginia has been endowed with great wealth in natural resources, and, in my opinion, some of that wealth should be invested in our two major problems of state government, namely roads and schools ... I speak, of course, of turning to the natural resources of West Virginia for a severance tax ... Everyone seems of the opinion that this tax should have been enacted 50 years ago, or 20 years ago, or during the war; but every time that anyone has dared to whisper that such a tax is fair and equitable and should be enacted, he has been met with the cry, ‘It will ruin the coal industry.’ The very needs caused by an expanding coal industry are met with a cry of ‘economic suicide’ when the industry is asked to contribute something toward the support of those needs... We are paying a fearful price to allow the coal to be extracted from the hills of West Virginia. It is only right that we should be able to point with pride to improved roads and schools as a result of this awful toll that we are taking of the beautiful state of West Virginia.”

-West Virginia Governor William C. Marland (1953-57)

From the friends of British monarchs to the land and mineral speculators of the late 19th and early 20th centuries to today’s timberland managers, the story of land and mineral ownership in West Virginia has been marked by exported wealth and internal poverty.

In the past, investors acquired land in West Virginia in order to develop timber, coal, oil and gas resources. Today the ownership is no longer dominated solely by corporations involved in mineral extraction. It also belongs to money managers specializing in pension funds, endowments, foundations and universities – groups that build wealth for people and institutions around the globe.

This shift in ownership raises anew the possibility of revisiting issues and policies that would allow people who call West Virginia home an opportunity to share in the wealth offered by the state’s resources:

1. The state’s leaders should be committed to establishing fair corporate tax rates that produce sufficient revenue for the education and structural infrastructure required

to encourage entrepreneurship, tourism and small business development. Just as earlier studies concluded, the patterns of land ownership in West Virginia have facilitated the flow of wealth, especially from natural resources, out of the state, and because current tax policies are opaque, it is difficult to gauge whether absentee landowners are paying their share of the tax burden. It should be possible for researchers to determine to what extent state tax policies maintain an infrastructure that facilitates the flow of that wealth to distant corporate headquarters.

2. There should be greater transparency in our public records, making it easier for citizens to investigate land and mineral ownership as well as tax rates on such holdings. For example, no meaningful comparison can be made of natural resource assessments because no data is available on the quality of mineral resources (i.e. coal, oil, and gas are only quantified in terms of acreage which provides no information as to the quality of the reserve or how much it has been depleted).
3. West Virginia’s development dollars should be spent wisely and creatively to promote job growth and build a diverse economy for the future.
4. The establishment of a Future Fund (or permanent mineral trust fund) should not be delayed. A trust fund would help build and maintain a stable economy for the future. If such a fund had been created when the coalfields were developed, West Virginia would be among the nation’s wealthiest states, not among its most impoverished.
5. As West Virginia considers its future, comprehending the role that various patterns of land ownership have played in facilitating some kinds of development and impeding others will be critical in formulating policies that will lead the Mountain State in the direction its citizens want to go.

Opportunities for Future Research

This study has only scratched the surface of analyzing and understanding land ownership patterns in West Virginia. The 2011 records data used in this study, or a set for a more recent fiscal year, has the potential to yield many more insights.

For instance, this analysis did not examine mineral ownership or taxation patterns. Future studies could provide an analysis of managed timberlands and the tax rates on those lands. Some of the largest landowners in the state have lands certified as “managed timberlands” and thus are eligible for the managed timberlands tax credit on that land. What this means is that appraised property values can be as low as \$50 per acre. The managed timberland tax incentive was designed to encourage sustainable forest management practices. In reality, this tax incentive allows some of the largest landowners in the state, some of whom are not primarily in the timber business, to pay less in surface taxes than they otherwise would. Because of confidentiality rules, lands designated as managed timberlands are as difficult to access through tax information as coal reserves. Quantifying how this tax credit is used by large landowners is an important area for future research. Acquiring a dataset revealing which parcels are designated as managed timberlands would be the first step in this analysis.

Initially the authors of *Who Owns West Virginia?* had as a goal the acquisition of GIS data with the intention of mapping patterns of ownership. However, researchers encountered several obstacles, including widespread discrepancies between ownership of surface acres and mineral acres as well as discrepancies between deeded acreage and county tax maps. Some potential solutions to these problems may be found by acquiring datasets sold by private companies, whose information appears to be more reliable than some of that available in the 2011 state tax data.

Additional analyses of mineral ownership could be made if the 2011 tax data were more refined or if more accurate data could be obtained. While certain information remains hidden, especially as to the quality and quantity of mineral resources, analysts could still study patterns of mineral ownership by county.

While this report has identified changes in overall patterns of land ownership, there are undoubtedly many other comparisons that can be made by examining the 1974 Miller study, the 1981 Appalachian Land Ownership Task Force study and the present data. Furthermore, a more detailed analysis of land ownership by county might reveal the role that absentee and local land ownership, as well as highly concentrated and widely distributed land ownership, has played in the county’s economic development over time.

In short, studying patterns of land ownership in West Virginia through the lens of the 2011 tax data can help us understand our history, make wise policies in the present and better map the future of the state.

Section Five

Appendix A

Data Availability and Description

For this analysis of land ownership in West Virginia, the State Property Tax Department made the entirety of 2011 property tax records available. Private property is real property, land and anything attached to it, or personal property such as objects, rights or titles that can be owned.

Since 1932, all taxable non-utility property has been divided into four classes:

1. Class I - Personal property related to agriculture. Since 2003, Class I property is completely exempt from taxation.
2. Class II - Real property used and occupied as residential, and all farms.
3. Class III - All non-residential, non-agricultural property including vacant land, rental properties, and commercial real estate outside of incorporated areas.
4. Class IV - All non-residential, non-agricultural property including vacant land, rental properties, and commercial real estate inside of incorporated areas.

For this study, a data set was made available that contained tax tickets for all West Virginia Class II, III and IV property in a large text file. Since 2003, Class I property has not been taxed, and is therefore not assessed and so was not included in this data set. Duplicate tax tickets and “royalty only” tax tickets, those that assess the revenue from a parcel of land accounted for elsewhere, were removed from the data set. We removed “royalty only” tickets because they describe a revenue stream, and not actual real property itself.

Relevant attributes provided for each record were:

- parcel ID: a string of 16-18 digits that identify the county, tax district, tax map, and tax parcel or sub-parcel in which the property can be found.
- owner(s) name
- tax property class
- owner address including a street address, city and state
- the dollar amount of the land’s assessed value for parcels that include surface acres
- the dollar amount of the parcel’s assessed natural resources if any are present, including managed timberland and mineral resources
- legal description of the property

Property Description:

The text file containing data from the state property tax department has field delimiters and can be displayed as a table and analyzed in spreadsheet or database software. However, information about the surface and mineral acreages on each property is contained in the legal description field, along with other text that describes the property.

Area Measurement

Property descriptions contain a description of the area of the property, but this is not always given in acres. Within West Virginia’s tax records, area measurements of parcel sizes come in two general formats: either a measured amount of area, or description of a lot or tract with no information describing the area measurement. Legal descriptions that state an area measurement use acres, measurements of the parcel’s boundaries in feet, or square footage. Measurements of parcel boundaries in feet describe polygons of various forms, but lack an actual area measurement.

The measurements provided for each tax parcel are, in some cases, over a century old, and, in some cases, are based on a rough measurement recorded with the additional text “more or less.” Furthermore, all survey and land measurement over large areas can vary slightly with the map projections and geographic datum used. For these reasons, the acreages contained in each tax parcel description should not be thought of as a precise geometric space. Instead, every acreage contained in the parcel property descriptions is the space as it has been assessed at some time over the last two centuries. This may vary from the parcel’s “true” geometric area. The data presented in this study are an aggregation of the information provided in each parcel measurement.

Ownership Interests

An individual parcel of land or minerals has a unique parcel ID and a unique legal description. However, that unique parcel ID and unique legal description combination may have multiple incidences each with a different owner name and a different value for land and natural resource assessments. This is because ownership interests represent intangible real property and do not physically divide a parcel. Instead, this interest represents a right to the money made from the sale of the land, the minerals, or the timber. Land

and natural resource assessment amounts are proportional to the interests described in the legal description. So, if a parcel ID and legal description combination occurs twice, and one owner has a 2/5 interest and the second owner has a 3/5 interest, the respective land and/or mineral assessments will reflect this 2:3 ratio. In many cases, interests are described as fractions or percentages.

Examples of legal descriptions contained in the property tax records:

1. LOT 138X97' SF, POND FK. & 20 FT R/W -HSE TRL-
2. 30 SF, POND FK.
3. 16 FEE, 2/3 INT., SULPHUR SPRINGS BR.
4. 144.21 FEE, POND FK., 4/6 INT.
5. STRIP 235' WIDE FACING ON JARRELLS BR. PT. OF THIS
6. LOT 50X150 GRIFFITHS BR., BEING .17 AC. SF.
7. 71X147X71X135', POND FK.
8. LOT 109X37.5X28X72, PARKING AREA BEHIND LOTS 4 & 5 SAND BOTTOM VIL (HSE TRL)
9. 6681.60 FEE, 43.55 MIN., 2/3 INT., 7 WELLS POND FK.
10. 7,445.27 MIN., O&G ONLY, POND FK. & PENN VIRGINIA ROYALTY
11. 2 MIN., WEST FK.
12. 101.24 MIN., POND FK.

Re-Coding the Data

In order to measure the surface acreage of each parcel of property the strings of text in each property description had to be converted into numerical values that could be summed. This study used Practical Extraction and Reporting Language, referred to as Perl, in order to create a new dataset that records the acreage of each parcel as recorded in the legal description. The property legal descriptions occur in the data publicly available from the state property tax department as a string of text with the attributes described above. Using logical statements called regular expressions, a Perl program was written that seeks out certain text sequences. Cases such as “86.5 SF” “6.2 AC SURFACE,” “10 ACRES FEE” or “6,889 ACRES” are examples. The program then follows a decision-tree to review the relevant text identified in the property description and assign the identified value into a new column of data. This created a new dataset with columns describing each parcel’s area. The Perl script operates with the following assumptions and parameters:

1. We cannot calculate the area of a parcel that simply describes the property as a lot without detailed survey information. We also cannot calculate the area of polygons simply based on the length of their sides in feet. Parcels with property descriptions that report area

measurements in boundary feet or square feet, or those that simply describe the lot number are not considered by the Perl program and are not part of this study.

2. In cases where an acreage measurement is present alongside a lot number or other description, our regular expression is able to still assign the correct acreage to the parcel.
3. This means that the script excludes a number of parcels that are small enough to be measured in square feet, or to be referred to by their lot number. However, the script does not exclude parcels based on their size alone, but how that size is recorded. A case like “LOT 6 .021 AC SF” parcel would have a .021 surface acreage recorded.
4. For cases where the parcel ID contains the sequence “9999” any acreage that the program identified was assigned as mineral acres, following instructions from staff at the State Property Tax Department.
5. A parcel can have different owners each with a fractional interest in the property. For all cases of owners with varying interests in the property, the surface, fee or mineral acreage was multiplied by the stated interest. This mirrors how assessment amounts are distributed between different owners.
6. In the case “6681.60 FEE, 43.55 MIN., 2/3 INT., 7 WELLS POND FK” the area would be recorded as 4,454.40 acres for one owner, and 2,227.20 acres for the other.
7. Parcels that had different interests in the property without a fraction or percentage to qualify the interest that the owners have were not part of the study.

After running the study’s Perl program on the original dataset, we hand-checked certain selections of records based on the following criteria, and manually updated any anomalous cases:

1. The two-hundred largest parcels in each study county.
2. Parcels with property descriptions that contained the text “AC” multiple times.
3. Parcels with property descriptions that contained surface or fee acreages, but that did not have land assessment values greater than zero.
4. Parcels with property descriptions that contain the words “lot” or “parcel” or “tract” in the legal property description, and the surface acreage returned by the program was greater than 50 acres.
5. Parcels for which the Perl program returned an interest greater than 1.

6. Parcels with property descriptions that contain the text “int” or “interest” multiple times.

At this stage in the development of research data for the study area, a dataset of parcel measurements had been created for each county. These measurements are compared at various places in the results spreadsheets to the official measurements of counties or the state as provided by the U.S. Census Bureau. The U.S. Census Bureau measurement is based on a geometric measurement of the county. The total acreage for each county derived from the property tax data is based on an aggregation of measurements of smaller parcels, each with a chance for error and distortion based on centuries of land survey. For this reason, each county’s Study Area may not be the same as its the physical area as reported by the U.S. Census Bureau. Some counties have more small lots with measurements recorded in a manner that the Perl program discards. Both these reasons can explain why some counties’ study areas are significantly smaller than their Census area.

Owner Research

After the creation of a final parcel dataset, a Perl script was written that added these parcel measurements by owner name. Using information publicly available on the West Virginia Secretary of State’s Business License Database and the Security and Exchanges Commission’s EDGAR website corporate ownership trees were created for all businesses that own over 20 acres. This information was then fed into the script, removing the smaller business names, and aggregate business landholdings under their parent company names. Information in the owner name field could describe a business that:

- currently exists and operates independently
- currently exists and is a subsidiary of another corporation
- no longer operates
- has changed names
- was merged into another business or corporation
- a corporation that also owns other businesses under other names
- a business for which no information is available

SEC’s EDGAR Website

Publicly traded companies like Consol or Natural Resource Partners, as examples, are required to list their subsidiaries in their filings with the Security and Exchanges Commission. These lists of subsidiary companies were incorporated

into the final corporate ownership trees for the state. In the case of Patriot Coal and Arch Coal companies, there was some overlap in the businesses they list in their respective SEC filings. In this case, the list of holdings that Patriot Coal provides on the website they use to publicize information about their bankruptcy proceedings was used.

SOS Business License Database

Basic information for most businesses operating in the state is maintained on this website. In the case of mergers and name changes this information is also recorded for businesses operating in the state. In this way information was gleaned about the current ownership of outdated owner name data contained in the tax records. Business owner names classified as “missing information” are completely lacking any records in the SOS Business License Database.

Other Sources

Other sources such as news articles and the histories published on corporate websites were also incorporated into the final trees of corporate ownership information for the state.

Individual Owners

Individual owner names were not researched for their relationship to businesses operating in the state due to the volume and lack of informational resources. The name I.L. “Ike” Morris was included along with the names of businesses owned by Mr. Morris in order to account for his pronounced tendency to own large tracts of land in his unique name.

This methodology takes what information is publicly available through Internet resources about business ownership, and then uses the script to conform the tax data to these facts. Businesses that are not publicly traded corporations do not have the same requirements to publish information about their corporate holdings. Because of this reason, it is still possible that there are business names in the final results that are in fact still owned by another company or may have been merged into another company. It is also possible that businesses that lack information in the SOS Business License Database may be owned by another company, or may have been merged into another company. For these reasons, the final results of the owners script should be considered as the minimum for measuring a corporation’s total holdings, and not the maximum.

Section Six

Appendix B

4 Suns Ranch – Hancock County

Weirton, WV

Alawest Incorporated – McDowell County

Alawest Inc is a timber interest based in Northport, AL

Allegheny Country Farms – Monroe County

Allegheny Country Farms, Inc.

Sinks Grove, WV

Allegheny Wood Products – Preston and Tucker Counties

Founded in 1973 this family-owned hardwood sawmill company has long term wood supply agreements on approximately 400,000 acres of private land in addition to the company's land ownership.

Alliance Resource General Partnership LLC – Ohio County

This mining company began in 1971 when MAPCO Inc., a Fortune 500 diversified energy company entered coal production. They currently operate eleven mining complexes in Pennsylvania, Maryland, West Virginia, Kentucky, Indiana and Illinois. They are focused on steam coal production, and claim to be the third largest coal producer in the eastern United States, selling 31.9 million tons of coal in 2011.

Alpha Natural Resources – Kanawha, Lincoln, McDowell, Nicholas, Preston, Raleigh, Wayne and Boone Counties

This coal company was formed in 2002 by management and affiliates of First Reserve Corporation, a private equity firm, and went public in 2005. By 2011, Alpha claims to have become the third largest coal company and the fifth largest coal producer in the world. Alpha claims to be able to produce 126 million tons of steam and metallurgical coal from approximately 150 active coal mines and 40 coal preparation plants located throughout Virginia, West Virginia, Kentucky, Pennsylvania and Wyoming. They are also active in the purchase and resale of coal mined by other companies. They are headquartered in Bristol, VA.

ALYESKA INC – Preston County

ALYESKA, Inc. runs a privately owned campground facility,

named Big Bear Lake, that was opened in 1972.

American Disposal Services of West Virginia Inc. – Ohio County

American Disposal Services of West Virginia Inc. is a sanitary landfill company based in Wheeling, WV.

American Electric Power – Cabell, Marshall, Mason and Putnam Counties

Originally formed in 1906 in Albany, NY, this company is one of the largest electric utilities in the United States, serving over 5 million customers in 11 states over 200,000 square miles. They maintain and operate approximately 40,000 miles of transmission line, and 221,000 miles of distribution lines. They report \$54.4 billion in assets, an \$14.9 billion in revenues for 2012. They are headquartered in Columbus, OH.

American Resources Inc – Calhoun County

Missing data

Amherst Coal – Putnam County

Amherst Coal Company was purchased by Diamond Shamrock Corporation in 1981.¹ This company became Ultramar Diamond Shamrock Corporation in 1996, which is now owned by Valero Energy Corporation. Valero Energy Corporation is headquartered in San Antonio, TX.²

¹<http://www.nytimes.com/1981/05/21/business/amherst-coal-takeover-near.html>

²<http://investing.businessweek.com/research/stocks/private/snapshot.asp?privcapId=371545>

Arch – Barbour, Grant, Logan, Taylor, Tyler, and Upshur Counties

Arch Coal was formed in July 1997 through the merger of Ashland Coal, Inc. and Arch Mineral Corporation, a private partnership formed in 1969. In 1998 Arch Coal expanded their operations into the western United States, and this expansion continued through the last decade to include western coal operations in Montana, Wyoming, Utah and Colorado. They report sales of 141 million tons of coal to customers in 25 countries in 2012 and have coal mines in Illinois, Kentucky, Virginia, West Virginia, Wyoming, Colorado and Maryland. They are headquartered in St. Louis, MO.

Argus Energy, LLC – Wayne Counties

Lovely, KY

Arrow WV Inc – Fayette County

This is a nonprofit corporation formed in Texas in 2011, with ties to the National Boy Scouts of America Foundation and the Boy Scouts of America, both located in Texas. They are headquartered in Irving, TX.

Associated Universities Inc. – Pocahontas County

This corporation works in partnership with universities and the federal government to design, develop, manage and operate large-scale research facilities. They operate the National Radio Astronomy Observatory's Robert C. Byrd Green Bank Telescope in Green Bank, West Virginia.

Bane R Z Inc – Jefferson County

Summit Point, WV

Bayer Material Science – Marshall County

This corporation was established in 2004 following a comprehensive restructuring of parent company Bayer AG. Bayer AG has researched, developed and produced rubbers and plastics for over a century. Bayer Material Science has approximately 30 major production sites around the world, and various smaller plants around the world. Bayer Material Science and Bayer AG are headquartered in Pittsburgh, PA.

Bear's Heil Inc – Hardy County

This corporation runs a private hunting ground in Moorefield, WV.

Beaver Coal Company – Raleigh County

This corporation owns approximately 50,000 acres of surface and mineral property located in Raleigh County, all within a 10 mile radius of Beckley. Much of Beaver Coal Company properties are under mineral and or mineral and surface leasing agreements. The company also develops commercial and residential properties, with approximately 700 families and 90 businesses leasing property from Beaver Coal Company in 2005. They are headquartered in Beckley, WV.

Beckwith Lumber – Barbour, Braxton, Lewis, Pocahontas, Randolph and Webster County

Slatyfork, WV

Bee Creek Hunting Club – Calhoun County

This private hunting club was founded in 1968.

Bens Run Land Company Limited Partnership – Pleasants and Tyler Counties

Columbus, OH

Berkeley Springs Develop – Morgan County

Rockville, MD

Berkeley Springs Water Co – Morgan County

Berkeley Springs, WV

Berwind Corp/Land – Boone and McDowell County

Berwind Corporation, the parent company, began in 1886 as the Berwind-White Coal Mining Company. Berwind Natural Resources Corporation is a land and resource management company with properties in Pennsylvania, Kentucky, Virginia and West Virginia. This corporation reports owning approximately 400 million tons of coal reserves and over 25 billion cubic feet of natural gas reserves. They both lease and develop their own mineral resources, although coal leasing is Berwind Natural Resources Corporation's major business. They are headquartered in Philadelphia, PA.

Bethany College – Brooke County

This Christian liberal arts college was founded in 1840.

Black Brian D Co Inc. – Tucker County

Akron, OJ

Black Land – Lewis County

Website is down

Blackburn Plantation Farms – Mineral County

Keyser, WV

Blackrock Enterprises LLC – Barbour County

Salem, WV

Blue Eagle Land LLC – Clay and Kanawha Counties

Bristol, VA 24202

Blue James T & Sons Inc – Jefferson County

Missing data in the WV SOS database. Manta.com shows a James T. Blue & Sons, Inc. in Shenandoah, WV.

Bragunier Farms – Pendleton County

Missing data in the WV SOS database

Branch Mountain Hunting Club Inc – Hardy County

Moorefield, WV

BSA Buckskin Council – Pocahontas County

The Buckskin Council of the Boy Scouts of America was formed in 1919 and works in 19 counties in West Virginia, three counties in Virginia and one county in Kentucky.

Buckeye Oil Producing Co – Calhoun County

This oil and gas production company is based in Wooster, OH.

Burns Family Limited Partnership – Jefferson County

Hillsboro, WV

Cain Family Farm – Calhoun County

Big Bend, WV

Canaan Valley Institute – Tucker County

This environmental non-profit in Davis, WV provides stream restoration and wastewater management services to rural communities.

Capitol Cement – Berkeley County

2013 this was merged into Riverton Investment Group a cement company headquartered in Manasquan, NJ

Capon Springs & Farm – Hampshire County

This private resort has existed since the mid-19th Century.

Carbon Fuels Prop – Mingo County

Ashland, KY

CFS Farms Limited Liability Company – Taylor County

Flemington, WV.

Chestnut Wood Association – Pendleton County

Franklin, WV

CHHS Investments LLC – Hampshire County

Missing data

Clover Lane Farms LLC – Pocahontas County

Marlinton, WV

Courtney Corporation – Lincoln County

Philadelphia, PA

Coastal Lumber – Braxton, Calhoun, Clay, Gilmer, Grant, Harrison, Lewis, Monongalia, Preston, Randolph, Ritchie, Tucker, Tyler, Upshur, Webster, Wetzel, and Doddridge Counties

This corporation began in the 1937 in Lake City, SC. Now it is the largest hardwood lumber company in the eastern United States, and one of the country's largest hardwood exporters. Headquartered in Charlottesville, VA this family owned company has 13 sawmills in four states and over 300,000 acres of timberland.

Cole & Crane Real Estate – Logan and Mingo Counties

Huntington, WV.

Collett Woodland Resources LLC – Putnam County

Charleston, WV

Consol – Braxton, Brooke, Clay, Grant, Harrison, Marion, Mingo, Monongalia, Nicholas, and Wetzel Counties

CONSOL Energy is a publicly owned corporation started in 1864, that now produces the coal and natural gas fuels that generate two thirds of the nation's power supply. They claim to be the largest producer of coal from underground mines in the United States, and the largest coal producer East of the Mississippi River with 4.5 billion tons of proven and recoverable coal reserves. CONSOL also claims to have more than 12,200 gas wells and 4.0 trillion cubic feet of net proved reserves of gas. Consol is headquartered in Pittsburgh, PA.

Continental Brick – Berkeley County

This Martinsburg, WV company has been in operation for over 90 years.

Cotiga Development – Mingo County

Williamson, WV

Crossroads Canning Co Inc – Morgan County

Berkeley Springs, WV

CSX – Cabell, Harrison, Mineral, and Morgan Counties

CSX's history began in 1827 with the charter of the Baltimore and Ohio Railroad Company. Since then numerous companies have merged or been acquired to form a railroad corporation with a 21,000 mile network that covers 23 states and serves over two thirds of the U.S. population. CSX is headquartered in Jacksonville, FL.

Cytec Industries Inc – Pleasants County

Cytec Industries Inc. is a specialty chemicals and materials corporation serving a range of end markets. It is headquartered in Woodland Park, NJ.

D & L Coal – Mineral County

Bloomington, MD

Dallison Lumber – Wetzel County

Jacksonburg, WV

Dominion – Wetzel and Wood Counties

Dominion's history goes back to the Virginia General Assembly's establishment of the Appamattox Trustees in 1787 and the Upper Appamattox Company in 1795 for the improvement and development of the Appamattox and James Rivers. By the 19th Century this included several hydro-electric stations that came under the control of the Virginia Railway and Power Company in 1909. By 1983, Dominion Resources was formed through a corporate restructuring, and Dominion Energy was formed in 1987. In 2000 the company began doing business under the name Dominion after merging with Consolidated Natural Gas. Today Dominion claims to operate the largest natural gas storage system in the U.S., and serves retail energy customers in 15 states. They are headquartered in Richmond, VA.

DuPont – Berkeley and Wood Counties

DuPont was founded in 1802 near Wilmington, DE and in 2012 was the world's ninth largest chemical company based on revenue in 2012 (pg 33 - <http://www.icis.com/assets/getasset.aspx?ItemID=792559>). DuPont has manufacturing, processing, marketing and research and development facilities throughout they world, and is headquartered in Wilmington, DE.

Dutch Run – Mays Draft LLC – Greenbrier County

Deerfield Beach, FL

E & K Limited Partnership – Randolph Counties

Elkins, WV

Eagle Land Company – Raleigh County

A real estate rental and leasing company based in Charleston, WV.

Elliott Land & Cattle Company LLC – Pleasants County

Waverly, WV

Emerson Commons LLC – Wayne County

Emerson Commons LLC is a commercial development located outside Parkersburg, WV.

Facemyer Lumber Company Inc – Roane County

Facemyer Lumber Company was started in 1964 and is still owned by the Facemyer family. Facemyer Lumber Company has four sawmill facilities in Ohio and West Virginia. They are headquartered in Pomeroy, OH.

Fairmont Tool Inc – Taylor County

Fairmont Tool Incorporated was founded in 1976, and provides metalworking and fabrication services to the oil and gas industries. They are based in Fairmont, WV.

Falcon Asset Management Company – Monogalia County

WV SOS missing data

Federal Coal Company – Boone and Nicholas Counties

Saint Albans, WV

First National Bank of Bluefield Trust – Mingo County

A trust

FirstEnergy – Grant, Hancock, Harrison, Lewis, Monogalia, Pleasants, and Tucker Counties

FirstEnergy Corp. was formed in 1997 and through a series of mergers and acquisitions now serves more than six million customers in six states. They report \$15 billion in annual revenues, and are one of the nation's largest investor-owned electric systems. FirstEnergy is headquartered in Akron, OH.

Flippin Lumber – Greenbrier County

Renick, WV

Fort Pleasant Farms – Hardy County

Moorefield, WV

Frazee Resource Management LLC – Preston County

Kingwood, WV

G & B Farms LLC – Wood County

Williamstown, WV

Gainer Enterprize – Gilmer County

Oil and gas company in Harper's Ferry, WV

GE Silicones WV, LLC – Tyler County

Name change in 2006 to Momentive Performance Materials USA, or MPM Silicones

Glenhayes Company – Wayne County

Louisa, KY

GMO Forestry Fund – Cabell and Clay Counties

GMO is a global investment firm founded in 1977 and based in Boston and San Francisco. GMO investments in forestry began in 1997, and the renewable resources division currently manages \$3.2 billion worth of investments. GMO Renewable Resources office is in Boston. In 2005 GMO reported firmwide assets under management valued at over \$100 billion.

GO Mart – Braxton County

Go-Mart has 100 combination convenience stores and gas stations in Kentucky, Ohio, Virginia, and West Virginia. The company is owned by the Heater family, and was founded in 1914 as the Heater Oil Co. by Frank Heater. They are based in Gassaway, WV. <http://biz.yahoo.com/ic/110/110474.html>.

Grace Property Inc – Hardy County

Moorefield, WV

Grafton Coal Company – Harrison County

Bridgeport, WV

Greenland Lodge Inc – Grant County

Petersburg, WV

Greer Industries – Mongalia and Pendleton Counties

Greer Industries, Inc. is the largest limestone producer in West Virginia. The corporation also owns a lime producing, steel producing and asphalt producing companies, the West Virginia Newspaper Publishing Corporation, the West Virginia Radio Corporation, the Seneca Caverns tourist site, and Pikewood National Golf Club. They are headquartered in Morgantown, WV.

Grimm Lumber Inc – Preston County

Terra Alta, WV

HC Dickinson LLC – Kanawha County

Richmond, VA

Haessly Land and Timber LLC – Ritchie, Tyler and Pleasants Counties

Marietta, OH

Halterman Limited Partnership – Grant County

Petersburg, WV

Heartwood Forestland Fund – Barbour, Calhoun, Clay, Fayette, Gilmer, Greenbrier, Jackson, Lincoln, Logan, Mason, McDowell, Mingo, Monroe, Nicholas, Pendleton, Pleasants, Pocahontas, Preston, Putnam, Richie, Roane, Summers, Taylor, Tucker, Tyler, Wayne, Webster, Wetzell, Wirt, Wood and Wyoming Counties

Heartwood Forestland Fund is part of The Forestland Group (TFG) and is a timber investment management organization, or TIMO founded in 1995. TIMO's manage industrial timberland investments for institutional investor clients, such as pension funds, endowments, foundations and universities. TFG manages resources that comprise multiple Heartwood Forestland Funds holding 3,333,771 acres in 21 states and 4 countries. TFG manages 688,190 acres across Appalachian states including West Virginia, Virginia, Kentucky, Pennsylvania, Ohio and North Carolina.

HFP LLC – Lewis County

Kenova, WV

HFS LLC – Brooke County

Charleston, WV

Hollow Hill Farm Inc – Monroe County

Lewisburg, WV

Horizon Ventures of WV Inc – Marion County

Wheeling, WV

Hunters Inc – Tyler County

New Martinsville, WV

Imperial Colliery – Fayette County

Belle, WV

Imperial Resources LLC – McDowell County

Imperial Resources is a fully owned subsidiary of Empire Energy E & P, LLC. Empire Energy Group is headquartered in Canonsburg, PA.

Inter-State Hardwood – Randolph County

Inter-State Hardwoods Company, Inc. is one of the largest single site family owned sawmills in West Virginia. CEO Gene Frazee is also a partner in the Inter-State Lumber Company, Inc. also owned by the Frazee Family. Inter-State Hardwoods Company, Inc. is based in Bartow, WV.

ISG Weirton Inc – Brooke and Hancock Counties

In 2004 International Steel Group purchased the assets of Weirton Steel and formed a new division called ISG Weirton Steel (<http://articles.latimes.com/keyword/international-steel-group-inc>). Through subsequent mergers ISG is now part of Arcelor Mittal, one of the world's largest steel producers headquartered in Luxembourg (http://www.ny-times.com/2006/06/25/business/worldbusiness/25iht-steel.html?_r=0).

Ishi Valley Farm LLC – Monroe County

Ronceverte, WV

JC Lumber Company – Taylor County

Missing data

James Justice Companies – McDowell, Monroe and Raleigh Counties

James Justice II is #298 on Forbes Top 400 List as of March, 2013. He made his fortune in coal and farming, and in 2009 sold his West Virginia coal resources to Russian mining and steel company Mechel OAO. Justice Family Companies still own coal resources in Virginia, Tennessee, and Kentucky, and own farmland in West Virginia, North Carolina, South Carolina, Virginia and Kentucky (<http://www.forbes.com/profile/jim-justice-ii/>). Federal records show that James Justice owned nearly 120 coal mines, with only 21 actively mining coal as of June, 2013 (http://www.huffingtonpost.com/2013/06/16/jim-justice-coal_n_3450541.html). James Justice also owns the Greenbrier Resort.

Jones Land and Development, LLC – Gilmer County

Sand Fork, WV

Judy's Poultry Farm – Hardy County

Moorefield, WV

Koppers Company – Clay County

Koppers Inc. produces carbon products such as coal tar, for steel, aluminum, steel, plastics, resins, rubber, and treated wood products. After the takeover of Koppers Company by

Beazer, a British development company, Koppers Inc. was formed in 1988. Koppers Inc. remains headquartered in Pittsburgh, PA as Koppers Company was.

Lakin Properties LLC – Preston County

Charleston, WV

Lawson Heirs Inc / Norcosgo, LLC – Logan County

Wytheville, WV and Red House, WV

Lazy J Ranch Inc – Hampshire County

Bloomery, WV

LCS Services Inc – Berkeley County

This is a landfill in Hedgesville, WV.

LGI Land WV LLC – Pendleton County

The Woodlands, TX

LML Properties LLC – Boone County

Charleston, WV

Locklin LLC – Pendleton County

Franklin, WV

Long Run Farms Inc – Pendleton County

Franklin, WV

LP Mineral LLC – Monongalia County

Morgantown, WV

M B Investments – Wetzel County

Missing data

MB LLC – Webster County

Missing data

MBS Logging Corp – Marion County

Missing data

Mary Ann Hess Realty LLC – Ohio County

Wheeling, WV

Mason Dixon Farms LLC – Marshall County

Indian Harbor Beach, FL

Mcdonald Bruce Holding – Logan County

Missing data

McDonald Land Company – Logan County

Missing data

Meadows Creek Coal – Raleigh County

Charleston, WV

MeadWestVaco – Fayette, Green, Mineral and Nicholas Counties

MeadWestaco or MWV is a global packaging company, and was formed in 2002 through the merger of Mead and Westvaco. Westvaco was originally founded in 1888 as Piedmont Pulp & Paper Co., and Mead Paper Company was originally founded in 1846 as Ellis, Chaflin & Co. Meadwestvaco is headquartered in Richmond, VA.

Mepco Inc – Monongalia County

Morgantown, WV

Messenger Limited Partnership – Mineral and Preston Counties

Bruceton, WV

Millville Quarry Inc – Jefferson County

Millville, WV

Moss Family LLC – Upshur County

Morgantown, WV

Mountain Country Partners LLC – Wayne County

Mountain Country Partners, LLC is an oil and gas company incorporated in 2006. Mountain Country Partners, LLC has offices in Walton, WV and Jacksonville, FL. <http://www.sec.gov/litigation/complaints/2011/comp22034.pdf>

Mountain State Forestry LLC – Putnam County

Circleville, WV

Mountaineer Group Investment – Hancock County

New Cumberland, WV

Mountaineer Park Inc – Hancock County

This company based in Chester, WV operates the Mountaineer Casino, Racetrack & Resort. <http://wvrecord.com/news/hancock-county/254456-hancock-sheriff-sues-mountaineer-park-for-failing-to-collect-occupancy-tax>.

Mullican B A Lumber – Summers, Mercer and Monroe Counties

Mullican Flooring, a hardwood flooring producer founded in 1985, does business as Mullican B A Lumber. Mullican Flooring's manufacturing sites are in Virginia, West Virginia, and New York. The company is headquartered in Johnson City, TN.

National Fruit Orchards Inc – Berkeley County

Gerrardstown, WV

National Resources Inc – Wyoming County

Beckley, WV

National Timber Partners – Braxton, Lincoln and Marion Counties

National Timber Partners is a timber management company owned by Harry S. Patten, who also owns National Land Partners, LLC. National Timber Partners owns and manages over 23,000 acres of timber. National Land Partners, LLC is based in Williamstown, MA (<http://investing.businessweek.com/research/stocks/private/snapshot.asp?privcapId=6588473>)

Natural Resource Partners – Fayette, Grant, Logan Mineral, Nicholas, Raleigh, Tucker, Wyoming and Boone Counties

Natural Resource Partners is a master limited partnership primarily engaged in owning and managing mineral reserve properties in 38 states. The partnership does not actively mine any of their properties, and instead collect royalties from the mine operators. Natural Resource Partners was formed in 2002 with properties selected from Western Pochontas Properties, Arch Coal, Great Northern Properties L.P. and New Gauley Coal Corporation.

Natural Steam Energy LLC – Jackson, Roane and Wirt Counties

Ripley, WV

New Forestry LLC – McDowell County

New Forestry LLC was incorporated in 1997 and is based in Atlanta, GA. The corporation owns and manages 650,000 acres of timberland and timber-related assets through Timbervest LLC. <http://investing.businessweek.com/research/stocks/private/snapshot.asp?privcapId=99360149>

New Hope Farm Inc – Berkeley County

Chantilly, VA

Norfolk Southern – Fayette, McDowell, Mercer, Mingo, Raleigh, Wayne, Wyoming and Boone Counties

Norfolk Southern is a freight corporation formed through more than 200 mergers since the formation of the Norfolk and Petersburg Railroad in 1838. Norfolk Southern now serves 14 states and a province of Canada on more than 7,000 miles of railroad. Norfolk Southern's natural resources subsidiary Pocahontas Land Corporation owns or manages approximately 1.2 million acres of coal, natural gas and timber resources in Alabama, Tennessee, Illinois, Kentucky, Virginia and West Virginia. The corporation is headquartered in Norfolk, VA.

Papaw and Gran Inc – Upshur County

Buckhannon, WV

Pardee Resources – Fayette, Kanawha, Logan, Mercer, Mingo, Nicholas, Putnam, Webster and Wyoming Counties

Pardee Resources Company is a natural resources company that owns, manages and actively develops land and natural resource properties. The company is based in Philadelphia, PA.

Patriot – Gilmer, Kanawha, Lincoln, Logan, Monongalia, and Boone Counties

Patriot Coal Company was spun off from Peabody Energy in 2007, and in 2008 acquired Magnum Coal Company, formed from a selection of mining operations and coal reserves previously belonging to Arch Coal Company. In 2012 Patriot Coal Company filed for reorganization under Chapter 11 of the Bankruptcy Code. Patriot Coal Company is based in St. Louis, MO.

Penn Virginia Resources – Barbour, Boone, Fayette, Kanawha, Randolph and Upshur Counties

Penn Virginia Corporation is an independent oil and gas company engaged primarily in the development and production of oil, natural gas liquids and natural gas, with major investments in Texas and lesser holdings in the Midwest, Mississippi and the Marcellus Shale in Appalachia. Penn Virginia Corporation also manages Penn Virginia Resources, a pipeline management and natural gas processing company. The coal company that would become Penn Virginia Corporation was formed in 1882. Penn Virginia

Corporation is headquartered in Radnor, PA.

Petitto Brothers Inc – Harrison County

Lost Creek, WV

PH Timber LLC – Clay and Randolph Counties

This company is managed by Forest Investment Associates, a timber investment management organization (TIMO) managing timberland portfolios for private and public institutional clients and funds. Forest Investment Associates was formed in 1986 and is based in Atlanta, GA.

Piney Land Company – Mercer and Raleigh Counties

Beckley, WV

Pinnacle Land Company LLC – McDowell and Wyoming Counties

Cleveland, OH

Plum Creek Timberland – Fayette, Greene, Nicholas, Pocahontas and Webster Counties

Plum Creek Timberland was formed under a different name in the 1930's in Minnesota. Plum Creek Timber Company, L.P. is a publicly traded partnership that was established in 1989. They are one of the largest landowners in the United States with 6.3 million acres under management or ownership. Plum Creek is organized as an REIT, or a Real Estate Investment Trust, a type of security that sells like a stock and invests in real estate directly. Plum Creek Timber Company is headquartered in Seattle, WA.

Polino Enterprises Inc – Braxton, Randolph and Webster Counties

Elkins, WV

Pounding Mill Quarry Corp – Mercer County

Pounding Mill Quarry Corporation was founded in 1913. Today the corporation operates four quarries in Virginia and West Virginia. They are based in Bluefield, VA.

PPG Industries Inc – Marshall County

PPG Industries is a coatings and chemical products company founded in 1883. Headquartered in Pittsburgh, PA they operate in approximately 70 countries worldwide. The PPG Chlor-Alkali Division operates a chlorine and liquid caustic soda manufacturing plant in Natrium, Marshall County, WV.

Preston County Coal & Coke Company – Preston County
Morgantown, WV

Ram Resources

Ram Resources was merged into Rym Patton Inc. in 2010 and their principal office is in Charleston, WV.

Ravenswood Aluminum Corporation – Jackson County

Ravenswood Aluminum Corporation is part of Century Aluminum, formed in 1995 as a holding company for Glencore International's aluminum-producing assets. Century Aluminum also has plants in Kentucky, South Carolina, and Iceland. Operations were halted at Century's Ravenswood, WV facility in 2009 due to the economic recession. Century Aluminum is headquartered in Monterey, CA.

Reliance Minerals – Monogalia County

Morgantown, WV

Rowland Land – Raleigh County

The Rowland Land Company was formed in 1888 from the holdings of the Bowman Lumber Company and the Big Coal Development Company.¹ The company is based in Charleston, WV.

¹Hufford, Mary. Landscape and History at the Headwaters of the Big Coal River Valley, pg. 14. Tending the Commons: Folklife and Landscape in Southern West Virginia; The Library of Congress.

S & B Resources, LLC – Barbour County

Bridgeport, WV

Sabic Innovative Plastics US LLC – Wood County

Sabic Americas, Inc. is the U.S. subsidiary of the global plastics company Sabic, headquartered in Riyadh, Saudi Arabia. Sabic Americas, Inc. has offices in Connecticut and Houston, TX and was incorporated in 1987.

Seldom Seen Hunting Club Inc – Morgan County

St. Thomas, PA

Shonk Land Company – Boone County

Shonk Land Company originated in 1869 with the formation of Williams Coal Company and Cabin Creek Kanawha Coal, which along with Shonk-Garrison Coal Company would become Shonk Land Company. Shonk Land Company is based in Charleston, WV. <http://shonkdel.com/wp-content/documents/history/Shonk-Historical-Sketch.pdf>

Slocum Family Company – Mineral County
Romney, WV

Snowshoe Mountain Inc – Pocahontas County

This is a ski resort in Snowshoe, WV.

Southern and Dickinson – Clay, Kanawha, Nicholas, Raleigh and Boone Counties

Charleston, WV

Stafford Farms LLC – Mercer County

Bluefield, WV

Starvaggi Industries – Brooke and Hancock Counties

Starvaggi industries was started in 1919 as the Weirton Ice & Coal Company by Mike Starvaggi. It is based in Weirton, WV. <http://www.statejournal.com/story/18857981/starvaggi-industries>

Stonestreet Charlolais Ranch Inc – Braxton County

Gassaway, WV

Sun Lumber – Braxton, Randolph, Upshur and Webster Counties

Missing data

Swago Farms Limited Partnership – Pocahontas County

Buckeye, WV

Tabb Lyle C & Sons Inc – Jefferson County

Kearneysville, WV

Tall Timber Inc – Wetzel County

Romney, WV

The Conservation Fund – Morgan County

The Conservation Fund was founded in 1985 to work on leading land conservation efforts, and is responsible for preserving over 7 million acres across the country. The Fund is based in Arlington, VA.

The Nature Conservancy – Pendleton County

The Nature Conservancy was founded in 1951, and is the leading conservation organization across the globe. They are headquartered in Arlington, VA.

Thomas Ely Lumber Company – Clay County

Missing data

Thomas Wilson Properties LLC – Summers County

Missing data

Triad Holdings – Roane County

Missing data

Tunnel Ridge LLC – Ohio County

Tunnel Ridge LLC is a subsidiary of Tulsa, OK-based Alliance Coal Company. Tunnel Ridge LLC is based in Triadelphia, WV.

http://www.miningconnection.com/longwall/featured_stories/article/alliance_resource_partners_tunnel_ridge_mine_in_w.va._picks_up_steam/

US Silica – Morgan County

US Silica was originally founded in the late 1800's in Berkeley Springs, WV, and now has 13 locations across the country. The company is currently based in Frederick, MD.

Valdeacort Farm LP – Putnam County

Charleston, WV

Valero Terrestrial – Brooke County

Colliers, WV

Wako Gun Club – Mineral County

Burlington, WV

Wayne County Land & Mineral Company – Wayne County

Charleston, WV

Wesley LLC – Brooke County

Colliers, WV

West Virginia Coal Mine LLC – Marion County

Missing data

Wheeling Pittsburgh Steel

The Wheeling Pittsburgh Steel Corporation was formed from the merger of the Wheeling Steel Company and the Pittsburgh Steel Company in 1968.¹ They are currently owned by the Renco Group.² The Renco Group is a private holding company founded in 1975 with revenue in excess of \$5 billion.³

¹http://www.library.hbs.edu/hc/lehman/company.html?company=pittsburgh_steel_company

²<http://www.post-gazette.com/stories/business/news/severstal-selling-wheeling-pitt-mills-and-other-assets-210543/>

³<http://www.rencogroup.net/history.php>

Whitacre Farms LLC

Romney, WV

Woody Lumber

Buckhannon, WV

WV Property LLC

Missing data

WVA trophy Hunters Association Inc

Missing data

Endnotes

- 1 Pulpapernews.com, <http://www.pulpapernews.com/2013/10/mwv-to-sell-its-forestlands-for-11-billion>, accessed November 6, 2013.
- 2 John Alexander Williams, *Appalachia: A History* (Chapel Hill: University of North Carolina Press, 2002), 32.
- 3 Wilma Dunaway, *The First American Frontier: Transition to Capitalism in Southern Appalachia, 1700-1860* (Chapel Hill: University of North Carolina Press, 1996), 55.
- 4 Williams, *Appalachia*, 32.
- 5 Dunaway, *The First American Frontier*, 55.
- 6 Dunaway, *The First American Frontier*, 57.
- 7 Williams, *Appalachia*, 75-76.
- 8 <http://www.wvculture.org/history/atkinsonia.html>.
- 9 Ronald L. Lewis, *Transforming the Appalachian Countryside: Railroads, Deforestation, and Social Change in West Virginia, 1880-1920* (Chapel Hill: University of North Carolina Press), 88, 105.
- 10 <http://www.fs.usda.gov/main/mnf/about-forest>.
- 11 Ronald D. Eller, *Uneven Ground: Appalachia Since 1945* (Lexington: The University Press of Kentucky, 2008); Jerry Bruce Thomas, *Appalachian Reawakening: West Virginia and the Perils of the New Machine Age, 1945-1972* (Morgantown: West Virginia University Press, 2010).
- 12 Miller, Tom, "Who Owns West Virginia," *The Herald-Advertiser and The Herald Dispatch*, December 1974.
- 13 Appalachian Land Ownership Task Force, "Land Ownership Patterns and Their Impacts on Appalachian Communities: A Survey of 80 Counties," (Washington, D.C.: Appalachian Regional Commission, 1981). Also see, *Who Owns Appalachia: Landownership and Its Impacts* (Lexington: The University Press of Kentucky, 1983).
- 14 Shaunna L. Scott, "Discovering What the People Knew: The 1979 Appalachian Land Ownership Study," *Action Research* (September 2013), 195.
- 15 Gunnoe, Andrew, and Gellert, Paul, "Financialization, Shareholder Value, and the Transformation of Timberland Ownership in the US," *Critical Sociology*: 37(3), 265-284, 2010.
- 16 Binkley, Raper and Washburg, 1996. "Institutional Ownership of US Timberland," *Journal of Forestry*: 94(9), 21-28.
- 17 Gunnoe, Andrew, and Gellert, Paul, "Financialization, Shareholder Value, and the Transformation of Timberland Ownership in the US," *Critical Sociology*: 37(3), 265-284, 2010.
- 18 The exceptions are a 4700-acre set of parcels in McDowell and Summers counties for which it owns some coal rights and a 5500 acre set of parcels in KY and WV for which it owns some oil & gas rights. (http://www.tfgoperations.com/Appalachian_Subregion.aspx?propertyid=21 and http://www.tfgoperations.com/Appalachian_Subregion.aspx?propertyid=24).
- 19 Gunnoe, Andrew, and Gellert, Paul, "Financialization, Shareholder Value, and the Transformation of Timberland Ownership in the US," *Critical Sociology*: 37(3), 265-284, 2010.
- 20 Gunnoe, Andrew, and Gellert, Paul, "Financialization, Shareholder Value, and the Transformation of Timberland Ownership in the US," *Critical Sociology*: 37(3), 265-284, 2010.