

## Improving your Recreational Land – where to start?

If you're looking for some recreational land to call your own, you may not be sure how you would put in such improvements as road access, water or power on the property you decide to buy. With this in mind, PotlatchDeltic is offering a number of properties with some improvements already in place, knowing that many buyers don't want the hassle of figuring things out themselves.



*Tie Creek, Parcel 10 | Orofino, Idaho*

“Many buyers don't know where to start in making improvements, so we provide a lot of value by offering them a property with some of that done for them,” says Jim Lemieux, Senior Manager, Idaho Real Estate for PotlatchDeltic. “And if they do want to do those improvements after they buy, we can offer advice and contacts to help them with that process.”

In some locations, PotlatchDeltic is cutting an access road on the property, which creates an entrance and can help an owner visualize where a campsite or cabin might best be located. And in some areas, PotlatchDeltic is selling relatively small recreational properties – for example, in the Brainerd, Minnesota area, where a popular size is 10 to 15 acres.

“The 10- to 15-acre property size offers privacy and room to have a place for a horse or storage for all your outdoors equipment, at a price that's appealing for a lot of people,” says Ed Patrias, Real Estate Manager, Minnesota for PotlatchDeltic.

For a budget-minded buyer, or for buyers who want to totally create their own paradise, purchasing unimproved property is a good way to include your own design, while improved property sells at a higher price because of work already done to make it more user-ready.

Knowing that every recreational buyer's wants and needs are different, PotlatchDeltic works to appeal to a wide range of buyers, while being able to answer any questions a buyer might have.

As several examples of such questions:

- **Do properties in a developed community always carry land-use restrictions?** *(That depends. Usually, the level of restrictions matches the desires of property owners in a certain geographic area. For example, restrictions are often extremely limited in rural Idaho, sometimes only pertaining to how road costs are shared.)*
- **How do I figure out whether I can get water, sewer and power on a property?** *(In many rural locations, it's cost-prohibitive to bring utilities like water and sewer out to the site. Instead, PotlatchDeltic can work with a buyer to look at options like wells, septic and generators.)*

- **As I think about deciding between properties with improvements or without them, where do I start?** *(The key is to work with a knowledgeable broker who knows recreational real estate, like the experts in the PotlatchDeltic Preferred Broker Network.)*

PotlatchDeltic has a number of properties for sale in Idaho (such as [Tie Creek](#) overlooking the Dworshak Reservoir near Orofino) and Minnesota ([Living on the Edge](#) at the edge of Boundary Waters Canoe Area Wilderness entry point near Ely) that would appeal to a buyer who wants a property that already has some improvements.

Beyond that, though, PotlatchDeltic can help any recreational buyer looking for properties in [Idaho](#), [Minnesota](#), [Arkansas](#), [Alabama](#) or [Mississippi](#). Call one of the brokers in the [PotlatchDeltic Preferred Broker Network](#) today to start the process!