

## Looking for Property in the Winter? Start here.

If you are looking to buy rural property in colder areas of the country and want to play in the snow, this is the time of year where your thoughts naturally turn to outdoor winter recreation opportunities.

In many places, snowmobiling and cross-country skiing are extremely popular. But you can't participate in these sports just anywhere. So it's important for buyers to do their homework, especially if they want to have convenient access to recreation in the snow.

And as you gather information about trails for snowmobiling, this information can also be helpful if you are thinking about areas where you can run four-wheelers when snow isn't on the ground.

So, if you're a land buyer looking to play in the snow, here are three tips for finding the right property for you:



1. **Find out about the locations of trails for snowmobiling and cross-country skiing in your area, and work with your broker to find a property nearby.** Many buyers want to be able to get to a snowmobile trail without going on a road or highway. In some cases, that may mean having access available through neighboring fields or trails.
2. **Check the snowfall averages in the area where you are looking for property, to make sure there is enough snow in the area to offer recreational opportunities.** One good resource is the [USClimateData.com](https://www.usclimate.com) website, which will give annual snowfall averages by city.
3. **Make sure you have proper licenses in the area where you are going to ride trails.** In many areas, both snowmobiles and ATVs need to be registered, and if you plan to take your ATV on city and county roads, there may be other requirements to be met. Be sure to check the specific rules in the area where you plan to ride.

Your real estate broker, local ATV dealers and local government contacts can all be of help as you do your homework.

*Written by Rick Musick, owner of United Country Musick & Sons Auction and Real Estate Services in Grangeville, Idaho, part of the Potlatch Preferred Broker network.*