

Pros & Cons of Buying Land near Public Property

Recreational property buyers often wonder whether it's a good idea to own land near public lands. In fact, it's a question Potlatch Preferred Broker Rod Osterloh of [Close~Converse Properties](#) in Minnesota hears quite a bit.



“The biggest advantage is you can buy a small piece of land and expand your enjoyment of it by accessing the public land nearby,” Osterloh says. “It enlarges your backyard and gives you more land to play with.”

[Rick Musick](#), a Potlatch Preferred Broker in Idaho, agrees. “If you four-wheel or snowmobile,” he says, “you can ride right off your property and explore a larger area.”

Owning land near public lands can also be a bonus for hunters. In Arkansas, Pete Prutzman of [Kingwood Forestry Services](#) says hunters often set up camp on their own property and then enjoy hunting on nearby public lands.

Stability of the ownership around you is also a plus too – publicly owned lands rarely change hands and generally remain undeveloped.

As for a downside, the primary disadvantage is that buyers don't know who will be using the land nearby, and whether those people will hunt ethically. So it's recommended that if you buy property next to public lands, you want to be vigilant on what's going on at the edges of your property.

[Potlatch Preferred Brokers](#) like Osterloh, Musick and Prutzman are experts on all the ins and outs of recreational property, and are an excellent resource for buyers trying to get answers to all the questions a buyer might have. Looking for answers? Visit with a Potlatch land professional today.