

Your Perfect Property. Was it on your Wish List?

As you look for that perfect piece of recreational property, you may find that your wish list will change a bit along the way.

“It’s fairly common that someone will start with the idea that they want, say, an 80-acre tract in a certain spot, but eventually find that what works best for them is 40 acres in a different location,” says Natalie Cowart of [United Country Banning Junction Real Estate](#) in Minnesota, a member of the Potlatch Preferred Broker Network.

The key to a successful property search is being open to looking at a variety of properties until you find what looks and feels right, Potlatch network brokers say.

Often, buyers come to Rick Musick of [United Country Musick & Sons](#) in Idaho with a laundry list of what they want, such as water, mature trees and flat topography. “The thing is that often, all those wishes won’t fit into someone’s budget,” Musick says. “So we focus on finding a tract that works for them, and works within their budget.”



Near North Rim | Salmon River ID

Knowing this, here are three things to keep in mind as you show flexibility in your search:

1. **Consider what adjoining or nearby properties offer for recreation.** Perhaps your budget doesn’t allow for direct access to water, but there may be public access just down the road.
2. **Think for the long term.** For example, you may initially be focused on properties with mature trees, but it may work better to buy a property with younger trees, knowing that the trees will look a lot different in a few years.
3. **Prioritize your wish list.** Decide what is most important, because you often may have to narrow list of “must haves” to find a property that will work for you.

Dreams start with your wish list. So, when you’re ready to turn that dream into a reality, bring it to us to start the discussion. [Potlatch Preferred Brokers](#) like Natalie and Rick are excellent resources for your search, knowing that there are many variables that go into any recreational land purchase, and that the key is finding the tract that checks the most boxes on *your* wish list!