Know Your Goals Before You Pick Out A Hunting Property

There’s a wide range of attributes you should look for as you buy a hunting property, everything from good water sources to safe places for wildlife to bed down.

But perhaps the most important step in the process is to first determine what your hunting goals are, says Tom Smith of Tom Smith Land & Homes in Ridgeland, Mississippi, which will determine which property attributes are most important.

“For example, what type of game will you be hunting?” he asks. “Will it be deer, turkey, water fowl? And if your priority is deer, do you want to have trophy bucks on the property?”

No matter what your priorities are, nutrition for wildlife is the key to a good hunting property. “That starts with the soils,” says Smith, a member of the Potlatch Preferred Broker Network. “Will those soils produce quality nutrition for wildlife?”

If the property’s timber is predominantly pine, wildlife will need other sources of nutrition. (In many states, hunters plant food plots or look for other ways to provide supplemental food for the wildlife.) And make sure the timber canopy isn’t shading out shorter trees and bushes – that easy-to-access foliage is critical for nutrition and providing cover for wildlife.

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At Davis DuBose Knight Forestry and Real Estate in Arkansas, knowing both recreational real estate and forestry creates a win-win for buyers. With real estate experts and registered foresters on staff, the Davis DuBose Knight team helps people find properties for hunting and recreation that also provide long-term value as the trees grow.

“Our buyers tend to come from Arkansas, and also from Louisiana, Texas and Oklahoma,” said Mark Knight, part owner and Director of Real Estate for Davis DuBose Knight. “We specialize in rural properties, and are well-suited to help someone navigate the ins and outs of a land purchase.”

Deer and turkey hunting is a big attraction for many of Davis DuBose Knight’s Potlatch buyers, while buyers are also often looking to add to an existing land holding or to have the opportunity for other recreational pursuits like RV-ing or hiking.

Knight, who has a B.S. in Agricultural Business/Agronomy and an MBA from the University of Arkansas, handles sales of Potlatch properties for Davis DuBose Knight, and says Potlatch properties are an excellent value for recreational land buyers.

“Potlatch has quality properties for sale, and a major plus is how the professional land managers at Potlatch have cared for the property, and they are always so helpful in providing property data for potential buyers,” Knight said. “Also, the company does much of the paperwork, reducing the hassles for a buyer.”

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With buyers ranging from retirees looking to build a vacation home to couples that have purchased land for camping and fishing with their younger children, Knight shares his clients’ passion for recreation. In fact, he and his wife, Tiffany, are passing along this love for the land to their sons.

“Our kids are at an age where soccer and baseball are a big part of life, but they are also developing an appreciation for the outdoors,” Knight said. “That is such a wonderful thing to pass down through the generations, I think.”

As a Potlatch Preferred Broker, Davis DuBose Knight manages about two dozen Potlatch property listings annually. Knight loves visiting new places around the state and sharing these undiscovered parcels with buyers who love the land the way he does.

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For more information about Davis DuBose Knight or its Potlatch land listings
1100 Asbury Road | Little Rock, AR 72211 | Phone: 888-695-8733
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WITH PROPERTIES FROM 20 TO OVER 200 ACRES AND PRICES TO FIT ANY BUDGET –

**SUMMERS ROAD EAST**
Jefferson, Arkansas | 40 acres

This recently harvested 40-acre tract is located just off Summers Road in Jefferson County, Arkansas. There’s a wood logging road for easy access and the property would be a great tract for timber investments or recreation. A haven for fishing and hunting buffs – hunters will have no shortage of opportunities. No matter what kind of hunting you want – turkey, squirrel, rabbit, coyote – Jefferson County is the place to be.

For more information about this, or other Arkansas properties, contact:
Mark Knight, Davi DuBose Knight Forestry & Real Estate
888-695-8733 | mknight@forestryrealestate.com

**EMERALD CREEK, PARCEL B**
Fernwood, Idaho | 23 acres

An exceptional recreational paradise located near St. Maries, ID and surrounded by thousands of acres of accessible timberland for all your recreational activities. Hunting, fishing, ATV riding, garnet hunting and hiking through a spectacular cedar grove are just a few of the opportunities available in the area surrounding this amazing Idaho lifestyle property. Bring your family and all your toys, the mountains are calling!!

For more information about this, or other Idaho properties, contact:
Tom Moore, United Country – Northwest Land & Lifestyle Properties
208-772-3000 | tom@nwlandlifestyle.com

**LIVING ON THE EDGE - INSULA**
Ely, Minnesota | 30 acres

This is just one of 15 premier off-grid cabin lots in the Superior National Forest located just outside the Boundary Waters Canoe Area Wilderness entry point. Offering diverse tree cover, varying topography and abundant wildlife, many of these lots feature scenic ponds. There’s year-round recreation for camping, fishing, canoeing, hiking and snowmobiling. This is the perfect location for your northwoods retreat!

For more information about this, or other Minnesota properties, contact:
Charlie Chernak, Bear Island Land Co.
218-365-2800 | charlie@bearislandland.com

**SCOTT PINE 78**
Morton, Mississippi | 78 acres

This is a very unique tract offering the savvy investor many options. The timber on this tract is magnificent. The timber make-up is almost 50/50 with mature pine and hardwood. The tract has the possibility for return on investment from timber management. Conveniently located in Scott County off McCordy Road, this 78.6 acres is worth taking a look at!

For more information about this, or other Mississippi properties, contact:
Scott Lindsey, United Country – Gibson Realty & Land Company
601-250-0017 | gibsonrealty.mccombms@gmail.com

**WILCOX 285**
Wilcox County, Alabama | 285 Acres

In a very good region for whitetail deer hunting and also for timber production, this is the perfect recreational property. The mix of hardwoods and pines and their varying ages will allow for staggered wildlife habitat and timber income when harvesting. A couple of small streams flow through the property providing water for the wildlife. And there’s an internal road system through much of the property. This is a must-see!

For more information about this, or other Alabama properties, contact:
Jonathan Goode, Southeastern Land Group
256-825-4331 | info@selandgroup.com
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“Having a lot of foliage on a property is extremely important,” Smith says. “Consider that a mature doe eats 7 pounds of foliage every day. If you put 7 pounds of leaves in a container, that container would need to be something like 3 feet by 4 feet.”

Beyond good soils and nutrition sources, look for properties that have availability of water either on your property or nearby. And make sure the property isn’t so thick with brush that wildlife can’t roam freely as they seek food and water.

“Raising quality wildlife on your property requires care, and you want to make sure your deer don’t just leave the property and not come back,” says Rod Osterloh of Close-Converse in Brainerd, Minnesota, also a member of the Potlatch Preferred Broker Network. “Having wetlands next to your property can be a bonus in helping deer stay on your property, for example.”

Having quality neighbors is also major plus. “If everyone is doing the same things to encourage quality wildlife, that’s a great situation,” Osterloh says.

Smith, Osterloh and other Potlatch brokers are often asked the same question: How large a property do I need to have a quality hunting spot?

There is no one simple answer. For example, 40 acres may be fine if you are near public lands or have quality neighbors. In other cases, you may want to buy a larger tract to have more control over the immediate area.

“The challenge often is that someone comes to us and says they want 200 acres, because that’s what their budget will allow,” Smith says. “Instead, we encourage the buyer to start with an open mind. Let’s see what size property will work best for your goals, and then go from there.” After all, what’s the point of buying a property to hunt on if it has less-than-stellar wildlife?

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In every case, the key for a successful purchase is to work with a real estate professional who knows recreational property and knows hunting: That’s how you can make sure you find a property that matches your hunting goals.

**POTLATCH PREFERRED BROKER NETWORK**

Let us show you why your Potlatch Preferred Broker is the only name you’ll need to know when it comes to buying property. Please contact the broker nearest your area of interest or visit us at www.PotlatchLandSales.com. We look forward to helping you with your property search!

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