It’s summertime, and whether it’s camping, boating, hiking, birding or just relaxing, there’s an endless array of opportunities for fun near your recreational property.

With this fun, it’s important to make planning ahead a priority, because solid planning will pay off with a safe, stress-free trip. After all, who wants to see a great time ruined by seeing your ATV breaking down far from civilization, or enduring a tough night’s sleep in an uncomfortable spot?

With this in mind, here are some ideas for making your activities even more fun and hassle-free:

It’s wonderful to be sitting around the campfire with your friends and family after a day outdoors. And that relaxation comes more easily if you bring the right supplies on your camping trip and don’t bring things you don’t really need.

Here are three ideas from Buzzfeed.com’s “41 great camping hacks that are borderline genius.”

• Put foam floor tiles under sleeping bags, making the ground a bit softer.
• Use a vegetable peeler to make single-use slices of a bar of soap.
• Add bundles of sage to your campfire, which may help keep mosquitoes away.

If your property is near a lake or river, having access to a boat gives you all kinds of possibilities for fun, whether it’s fishing, tubing or just cruising.
Close – Converse Properties is uniquely suited to help recreational property buyers in northern Minnesota, reflected by the fact that broker Rod Osterloh has received the prestigious Accredited Land Consultant (ALC) designation from the Realtors Land Institute.

The brokerage has been helping land buyers for more than 30 years, and to Osterloh, the ALC designation reflects how Close – Converse’s land division has kept up with the times and the evolving needs of buyers.

“It’s important to keep up with technology and make sure you are using it to make the buying experience efficient,” said Rod, who works with his wife Jody and assistant Tanya Digiovanni in the brokerage’s land division. “But it’s also important to have experience and knowledge. In that regard, being involved in the Realtors Land Institute is important for us, because it helps us share information with many of the nation’s top recreational real estate brokers.”

Close – Converse specializes in the northern Minnesota area, focusing on areas near towns including Bemidji, Grand Rapids, Park Rapids, Wadena, Brainerd, Baxter, Walker and Aitkin. The brokerage sells tracts anywhere from 10 to 10,000 acres, but many northern Minnesota recreational buyers want to buy very affordable 40 to 80 acre tracts.

So many factors go into a recreational land purchase, from considering the value of the timber on a property to determining how the property rates as a hunting and recreational spot. To Rod, nothing is a substitute for experience in finding the answers.

“The value in a property may be the quality of deer, or the quality may be in how the land is good for growing trees,” he said. “We have done hundreds of land transactions at Close – Converse over the years, and in doing that, we have become experts in knowing how to determine values of recreational property.”

Close – Converse has been doing business with Potlatch since 2005, and Potlatch’s timber properties are a good fit for many of the brokerage’s buyers.

“We are finding that more people want to consider both the value of the land and of the timber on it,” Rod said. “Potlatch properties provide that, along with tremendous recreational opportunities.”

For more information about Close~Converse or its Potlatch land listings
521 Charles Street Suite 201
Brainerd, MN 56401
Phone: 1-866-403-LAND (5263)
Website: www.landradar.com

INTO THE FOREST

BOLT-ON ACQUISITION PROGRAM

In addition to selling quality recreational property, Potlatch has always been in the market to buy property as well. This ties into our overall goal of continuing to have a strong selection of properties for our timber operations, while also having strategically adjacent properties that fit into our recreational property sales program.

“Buying and selling rural real estate requires a special skill set, so it’s important to work with experts,” says Jim Lemieux, Senior Manager, Idaho Real Estate for Potlatch, who is working with Potlatch’s Ben Ballard to run the Idaho buying initiative. “So, if you are looking to sell quality rural property in Alabama, Arkansas, Idaho or Mississippi, contact us. Let’s start a conversation.

“Up North” Butterfly enjoys a beautiful Summer day near Birch Lake in Ely, MN.
Photo credit: Dusty Schaper, Bear Island Land Co., Inc.

Close~Converse’s Rod and Jody Osterloh recently kayaked with friends on the River Corrib at Galway, Ireland! You can see the ruins of Menlo Castle in the background as well as the Irish down-pour clouds.
WITH PROPERTIES FROM 20 TO OVER 200 ACRES AND PRICES TO FIT ANY BUDGET –

NORTH BEAR LAKE 40
Brimson, Minnesota | 40 acres
$48,000
With several fishing lakes nearby, this 40 acres in the Brimson area is an outdoorsman’s delight! It has high ground with beautiful aspen and red pine plantation. In addition to gravel road access, you’ll be adjacent to hundreds of acres of State land!

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

BANDMILL EAST
Orofino, Idaho | 12 acres
$69,975
This 12.17 acre property is perfect for a weekend getaway cabin or your dream home. Famous for its world class fishing just minutes from the Dworshak Dam & Reservoir, this area is also a popular place for boating, water sports and camping. Wildlife is in abundance too – local hunting includes deer, elk, bear, turkey, grouse and quail. This is one of 5 parcels ranging from 11-15 acres.

For more information about this, or other Idaho properties, contact:
Rick Musick, United Country – Musick & Sons
208-983-0069 | rick@ucidaholand.com

BUTLER PINE 37
Butler County, Alabama | 37 Acres
$89,750
This 37 acres includes a well-managed pine plantation and enjoys north and south frontage along Highway 10. With power and water both available along the highway, the site provides several options for your getaway cabin or dream home. Perfect location and plenty of acreage for recreational activities, too!

For more information about this, or other Alabama properties, contact:
Jonathan Goode, Southeastern Land Group
256-825-4331 | info@selandgroup.com

CARROLL POND 86
Carroll County, Mississippi | 86 acres
$139,900
This 86 acres is less than an hour from Madison!! This excellent hunting tract features great access, nice pond on the east side of the property and only a few miles from the quaint little town of West, Mississippi. The majority of the property was recently cut and replanted; however, there are still several hollows and SMZ draws full of timber to funnel those big bucks of Carroll County.

For more information about this, or other Mississippi properties, contact:
Tom Smith, Tom Smith Land and Homes
601-898-2772 | tom@tomsmithland.com

CAMP CREEK TRACT
Bradley County, Arkansas | 95 acres
$286,350
Located in the northern part of Bradley County, about 6 miles west of Warren, AR, this parcel holds frontage on US-278, a paved US Highway. The Camp Creek, an intermittent creek channel, runs through the property and with utilities available along the highway, the potential for a hunting camp or home site within the Warren School District is a real possibility!

For more information about this, or other Arkansas properties, contact:
J.D. Neeley, United Country – Neeley Forestry Service
870-836-5981 | jdneeley@neeleyforestryservice.com

REAL ESTATE SHOWCASE

YOUR SEARCH BEGINS HERE.
SUMMERTIME FUN TAKES A LITTLE PLANNING

If you trailer your boat, a recreational property can be a great place to store it. There are many options to cover your boat, from canopies that cost several hundred dollars to metal sheds that can run as much as $3,000 or more, depending on the size. Either way, think of the money you are saving vs. paying for space at a marina.

Summer is a great season to attract birds to your property, which can provide hours of enjoyment for wildlife lovers of all ages.

Flowers and plants in bright colors help attract birds, and certain colors are known to attract certain types of birds. As an example, depending on where your property is, orange can attract orioles and hummingbirds, according to TheSpruce.com. Just don’t use a lot of white; that is a color that signals danger for some birds.

Of course, it’s a good idea to pick flowers that bloom multiple times a year, so they can attract birds throughout the summer.

Exploring your property gets a lot more interesting if you have an ATV, or maybe two or three ATVs. If you’re looking to buy a used ATV this summer, there are ways you can make sure you’re getting a good deal.

Start with asking direct questions of the seller, suggests ATV.com. How long have you had the ATV? Why are you selling it? What problems have you had with it? Gauge the sincerity of the response; it may become obvious whether the seller is trying to sell you a lemon or not.

Then, check the ATV’s fluids. Dirty engine oil or a shortage of coolant could be a warning flag. And inspect the frame, the axles and the CV boots. And if all this is beyond your comfort level, bring a friend who know about ATVs and can help with the inspection.

If you don’t want to cruise your property on an ATV or trail bike, there’s always the option of using your own two feet. As you’re planning your next hike, it may seem like a no-brainer to bring water for the trip, but many hikers don’t realize the need for hydrating during the hike. Some other tips from the AdventureBuddies.net website:

- Carry an extra bandana, which can come in handy as you look for ways to wet your head, helping you keep your cool.
- Start early, before the heat of the day sets in.
- Take small steps when hiking on rocky terrain; you don’t want a sprained ankle to ruin your hike.

“Whether you are hiking in the heat, or setting up a campfire in the woods, it’s important to take the right steps to make sure your outing goes well and is relaxing for everyone,” says J.D. Neeley of United Country - Neeley Forestry, an Arkansas brokerage that’s a member of the Potlatch Preferred Broker Network. “Planning ahead is all-important, and it will pay off when you are able to focus on having fun and nothing else.”

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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