# A NATIONAL REAL ESTATE MAGAZINE

**CONSIDERATIONS** Before Purchasing Recreational Land THE MAN Knows Land WHAT TO LOOK FOR WHEN BUYING LAND: Your Guide to Finding the Perfect Plot

ELI

SHOCK and AWE The Last 10 Years

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**LANI** BROKERAGE



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Triple Creek Plantation Alabama



If you believe your brokerage qualifies to be one of the TOP LAND BROKERAGES in the nation - reach out to become part of this exclusive network!



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On the Cover

Photo Credit - Kate Sousa, REALTOR® Corder & Associates

We were on a trail ride along the Hoodoo Pass to Fish Creek trail, where you'll see the beautiful views and mountain goats around Dalton Lake.

Brokerage Partners

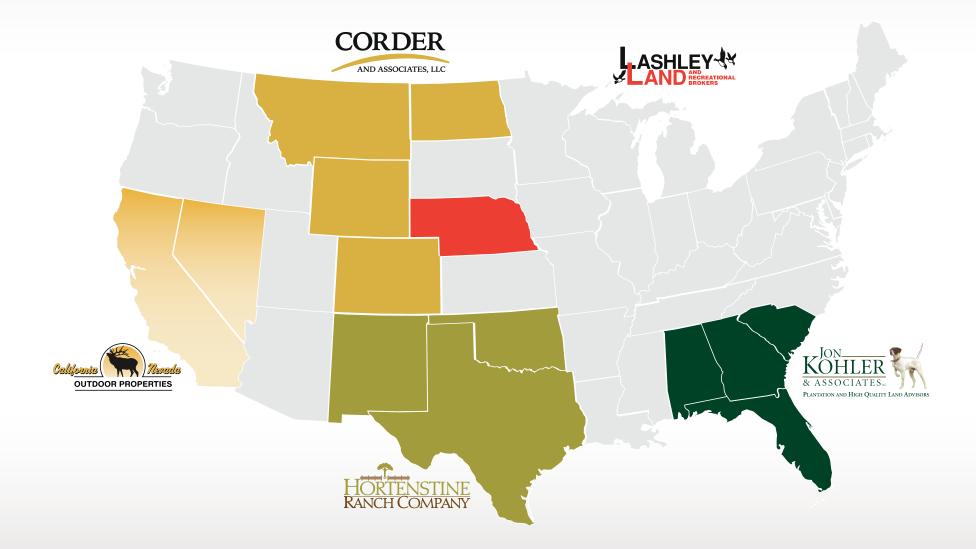
California Outdoor Properties Corder & Associates Hortenstine Ranch Company Jon Kohler & Associates Lashley Land & Recreational Brokers

Reach out to us for more information either by the QR code above or by calling: 406.622.3224 • 833.783.3224

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# ANATIONAL REAL ESTATE MAGAZINE

# 5 Great Brokerages 1 Collection of the Nation's Top Land & Ranch Listings



# California Outdoor Properties

#### **PROPERTIES**

- AP Ranch
- Chatom Vineyards
- 5 Springs Cattle & Hay Ranch
- Antelope Valley Farm
- Willow and Wolf Ranch
- Antioch Goldeneye
- Palomino Farms
- Rock Creek Ranch





## PROPERTIES

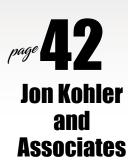
- Luxurious Country Retreat
- Blissful Beaverhead River Frontage
- Rafter J Ranch
- Crystal Mountain Road Ranch
- Prospective Missouri River Property
- Buffalo Coulee Ranch
- Tantalizing Two Medicine River Acreage
- Milk River Valley Ranch



### **PROPERTIES**

- Lake Monticello
- Lazy CK Ranch
- Spring Mesa Ranch
- Covington Ranch on Aquilla Creek
- Nelson Ranch at Lake Fork Creek
- Seven Hills Ranch
- Stillwaters Ranch
- TYJ Ranch







## PROPERTIES

- Southlands
- Triple Creek Plantation
- Maxfield Plantation
- Bishop Hill Plantation
- Kissaway Plantation
- Chadwick Farm
- Triple Quail
- Legacy Ranch



## PROPERTIES

- Southern Hills Ranch West
- North Loup River Ranch
- Niobrara River Ranch
- The Cain Ranch
- Buffalo Flats Irrigated Farm and Wildlife
- Crawford Big Game Hunting Combo
- South Platte River Bottom Lore
- Lewellen Blue Creek Farm, Grass, & Acreage









# **OUTDOOR PROPERTIES**





alifornia Outdoor Properties is one of the largest farm, ranch, and recreational private real estate companies in California. We are not your typical real estate agents. We are doing something we love! We understand land. We enjoy the outdoors. We hunt, fish, raise cattle, and grow crops. We believe in the old west philosophy where a handshake is your word. Our success is based on our strong work ethic and our knowledge and love for the land.

To provide the same great customer service for our farm, ranch, recreational property, and luxury estate clients in Nevada, we expanded into the Silver State – Outdoor Properties of Nevada.





One of the oldest ranches in California has just hit the market for \$16.9 million! The AP Ranch in California was established in 1856 in the aftermath of the Gold Rush. It is located in Siskiyou County and is 14,000 acres, roughly the size of Manhattan.

California Outdoor Properties is currently handling the listing and it is priced at \$16.9 million!

The property includes six historic barns, seven homes, and has water rights on the Scott River. The Newton family is the most recent owners of the ranch. They purchased it in 1961 and ran cattle.

In a statement, Albert Newton III stated, "Over the years, the ranch has hosted everyone from dignitaries and politicians to our kids' college friends."

(see January 2025 Article on RFDTV.com in their Rural Lifestyle Section)



APCAT

FUELOED BY

ALEXANDER PARVER



- California

#### Chatom Vineyards

Calaveras County, California 745.12 ± acres

\$ 3,900,000



A BROW



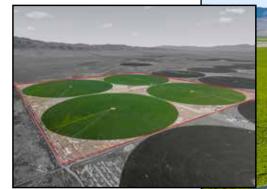
California

#### **5 Springs Cattle & Hay Ranch**

McArthur, California 1,446 ± acres \$ 6,850,000











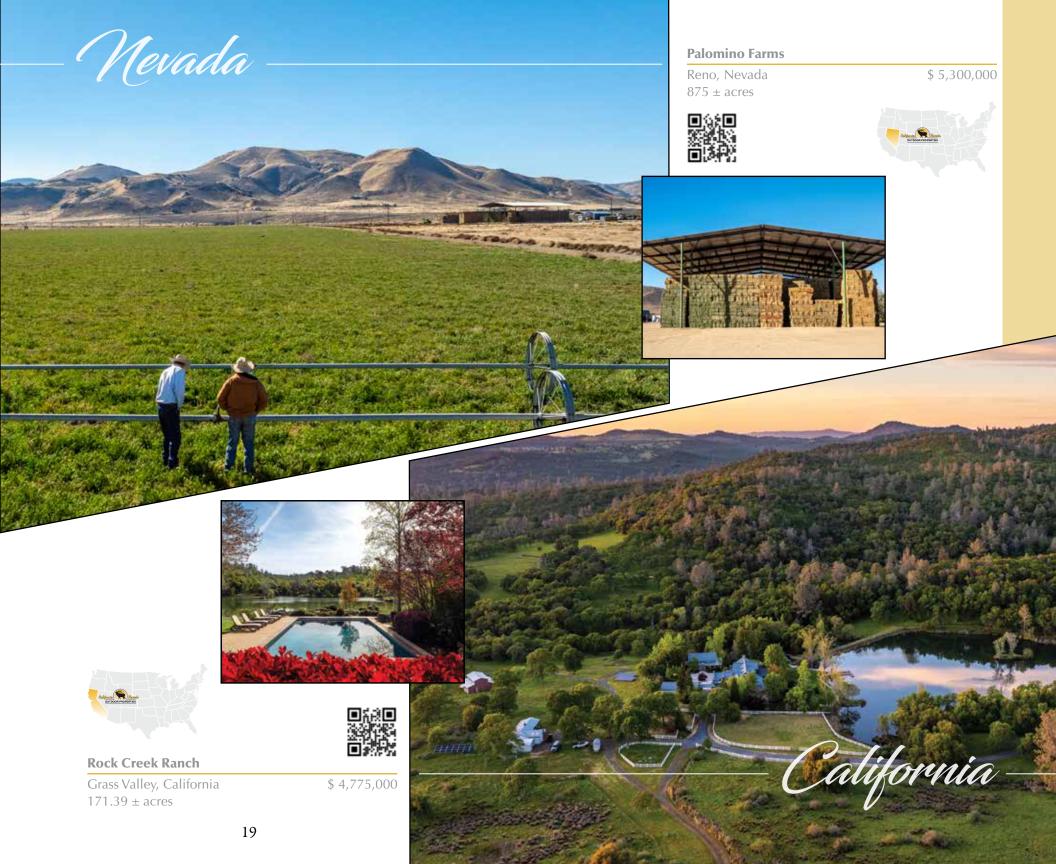
Antelope Valley Farm

Lander County, Nevada 640 ± acres \$ 2,095,000



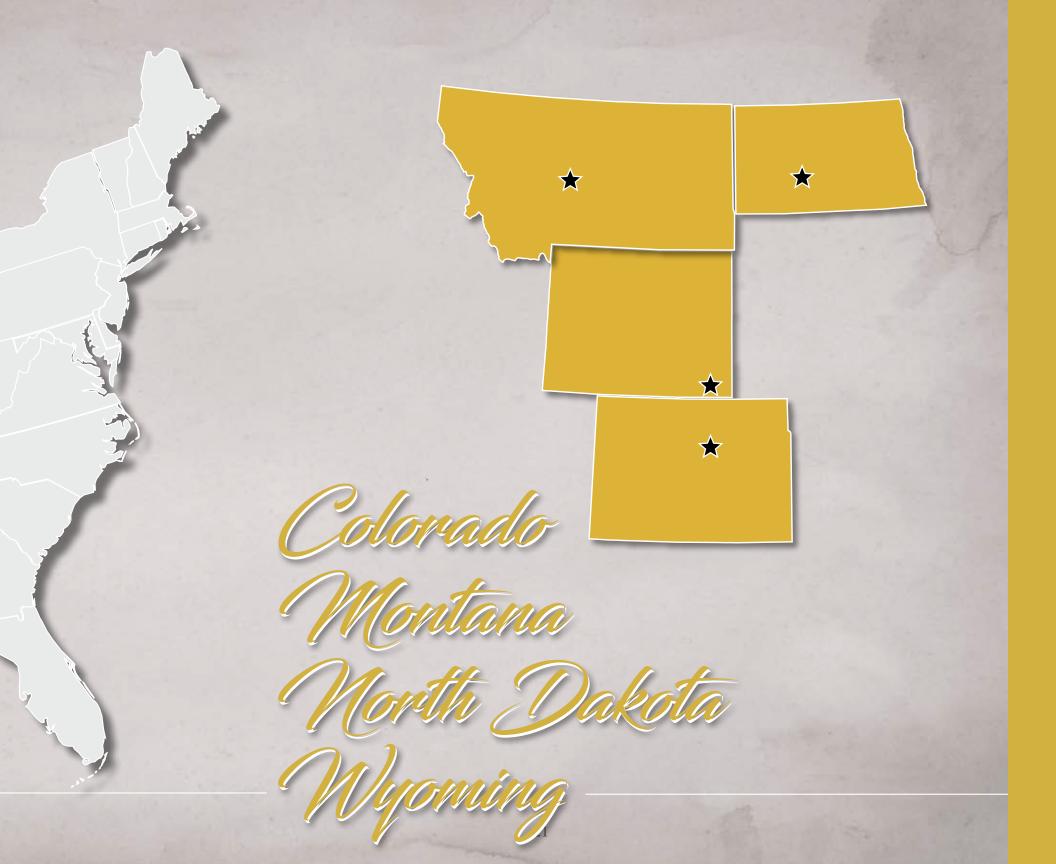
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# CORDER

# AND ASSOCIATES, LLC



rom the eastern plains of Montana, sprawling over the rugged Rocky Mountains that transcend the Big Sky, to the untamed spirit of the West in Wyoming, easterly erupting over the badlands of North Dakota, and south into the vivid landscapes of Colorado, Corder and Associates represents properties that we dare you to dream about. With agents throughout Montana, Wyoming, Colorado, and North Dakota, we offer an intimate knowledge of each community while providing clients with a trusted partnership to find them the finest farms, ranches, and recreational properties. We Live the Life We Sell<sup>®</sup>. As outdoor enthusiasts and participants in agriculture ourselves, we facilitate investments and sales based on our extensive knowledge of the market and your needs and desires.

elected by the Land Report as one of America's Best Brokerages for several years running, Corder and Associates is comprised of a team of real estate agents, brokers, and

professionals that share the same love for the land and live the life we sell! Trampus and Staci Corder, brokers/owners, have operated in the agricultural industry for over 30 years giving them authentic, first-hand experiences to better relate to clients. Corder and Associates is committed to providing elite services that set us soaring above other companies. Our team of agents and brokers includes professionals such as a Certified Crop Advisor, a Wildlife Biologist, a Certified Professional Agronomist, and 5th generation farmers and ranchers. Offering a 360° innovative marketing platform, we display listings on professionally formatted flyers with virtual land tours to give buyers the best view of a property even before visiting in person. In addition, our marketing encompasses print, radio, internet, and virtual land and headquarters tours. Our marketing ensures that our listings get maximum exposure as we connect sellers with millions of buyers through our Signature Level advertising on the top three land marketing websites!

> ive your property the exposure it deserves or find the property of your dreams and let Corder and Associates utilize our network, experience, knowledge, and tools to make your real estate endeavor a positive experience!



# CORDER

# AND ASSOCIATES, LLC

Automation and the

LA BASSING

# CORDER

AND ASSOCIATES, LLC







#### **Luxurious Country Retreat**

Power, Montana 30 ± acres \$ 2,650,000

Fifteen acres can be irrigated to produce a bountiful harvest of hay. Perched on the brink of the coulee, overlooking a picturesque quilt of farmland, resides a marvel of modern architecture.













#### **Blissful Beaverhead River Frontage**

Twin Bridges, Montana 104.22 ± acres \$ 1,500,000







All children and

#### Rafter J Ranch

Ryegate, Montana  $2,104 \pm acres$ 

\$ 2,674,999

CORDER





41411





**Crystal Mountain Road Ranch** 

27

Three Forks, Montana  $97.22 \pm acres$ 





# **Considerations Before Purchasing Recreational Land**

ave you ever dreamed of owning your very own slice of paradise for those weekend getaways or annual vacations?

Picture this: your personal escape where you can let loose and have some fun. But wait – where would this dream spot be? What adventures would await you there? Join us on a journey where we dive into the nitty-gritty details to help you make the best decision.

Let's kick things off with the LOCATION – the heart and soul of your recreational haven. Will your spot be an all-year-round paradise or a seasonal gem? Think about the accessibility – are you up for a Rocky Mountain adventure that demands a trusty 4x4? How close is it to your main home and essential pit stops like grocery stores and medical facilities? The balance between tranquility and convenience is key!

Before sealing the deal, nail down the **PURPOSE** of your little getaway. Will it be a hunting ground, a fishing oasis, a family bonding hub, or maybe a haven to build a cabin on?

Every dream has its own set of **REQUIREMENTS**, so pick a piece of land that matches your grand plans. If hunting is on your radar, aim for a property that's wildlife-friendly and spacious enough for your hunting dreams. Keep an eye out for those natural charms that come with the package – think timberlands, rivers, lakes, or mountains. Match these features with your dream activities – love hiking? A riverside view might just be the cherry on top. Fancy a hidden cabin? A slice of wooded land could be your perfect canvas.

Don't forget to check out any RULES or BOUNDARIES that could sway your development dreams. Make sure to scope out the utility situation – some remote gems might not have the usual services on speed dial. Solar power and well water could be your new best friends. Keep an eye out for any existing structures like sheds or fences – they could save you time and bucks, but make sure they align with your vision. Dive deep into the legal waters and zoning rules surrounding your potential paradise. Check if the area is zoned for your dream plans and watch out for any sneaky restrictions that could rain on your parade.

**BUDGET** talk time! Figure out how much moolah you're willing to splash and remember to account for taxes, insurance, and future upgrades. Check out those financing options, including loans, to make sure your dream spot fits snugly with your cash flow.

In a nutshell, snagging your own slice of recreational heaven can be a rewarding adventure, offering you a spot to relax, connect with nature, and dive into your favorite outdoor escapades. Our team of professionals at Corder and Associates is ready to help guide you through the purchasing process to help you find your dream land!



#### **Prospective Missouri River Property**

Great Falls, Montana 28.9 ± acres \$ 2,000,000





Montana







Buffalo Coulee Ranch

Glasgow, Montana 1,947 ± acres \$ 1,750,000

30

Montana

#### Tantalizing Two Medicine River Acreage

East Glacier, Montana  $162.74 \pm acres$ 

\$ 1,400,000









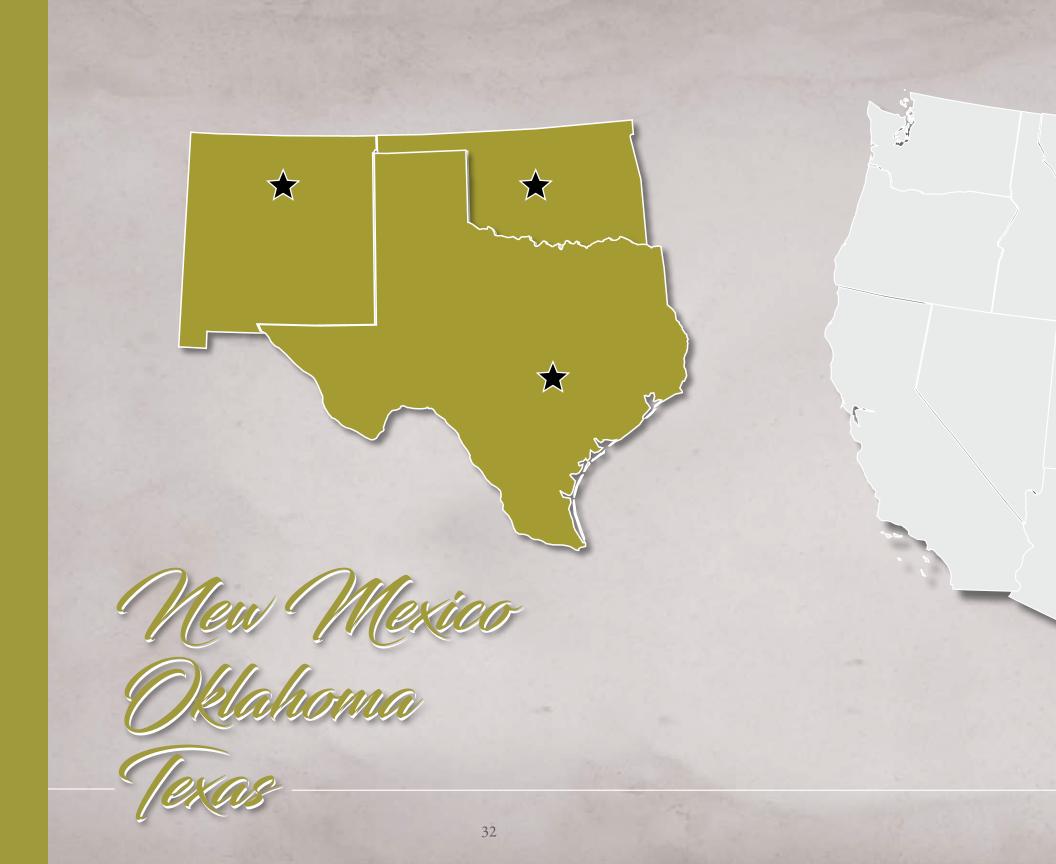


Milk River Valley Ranch

Saco, Montana  $1,519.36 \pm acres$ 

\$ 1,200,000

Montana



# HORTENSTINE RANCH COMPANY





ortenstine Ranch Company, LLC exclusively specializes in ranch and recreational properties. With decades in ranch real estate, we've curated a power list of high-net-worth families and individuals who are consistently seeking premium investment class properties. Our diverse and talented ranch brokers deliver the most advanced marketing strategies, ranch market analytics, professional mapping, photography, videography, wildlife and agricultural consultation, consistent sales volume, and buyer & seller representation. Our brokerage company continues to set the bar for the farm & ranch real estate market as proven by referrals and repeat business.

ur primary markets are Texas and Oklahoma, and we recently expanded into New Mexico. These neighboring states are highly desirable locations for Texans as well as national and international clients. Terrain, soil, annual rainfall, and habitat vary dramatically from north, south, east, and west. Focusing on this specific area gives us the ability to satisfy more customers and complete more transactions.

e have a diverse background including wildlife management, livestock management, surveying, wetland development, land management, ranch fund management, ranching, timber, lake analysis, photography, land reclamation, and other natural resource-related skills. This experience complements our business by providing buyers with a better understanding of rural land and what the true potential of a property may be. Hortenstine Ranch Company, LLC provides a valuable service to buyers and sellers through ranch real estate & rural property brokerage. Please contact us for additional information. We greatly appreciate the opportunity!









#### Lake Monticello

#### Mount Pleasant, Texas $5,700 \pm \text{acres}$ with $2,001 \pm \text{acre}$ lake

#### \$ 131,100,000

HORTENSTINE RANCH COMPANY

Discover an unparalleled opportunity at Lake Monticello, one of Texas' largest private lakes. Own a recreational paradise nestled in pristine forest—a rare canvas where big dreams become reality.









#### Lazy CK Ranch

Mountain Home, Texas 2,500 ± acres

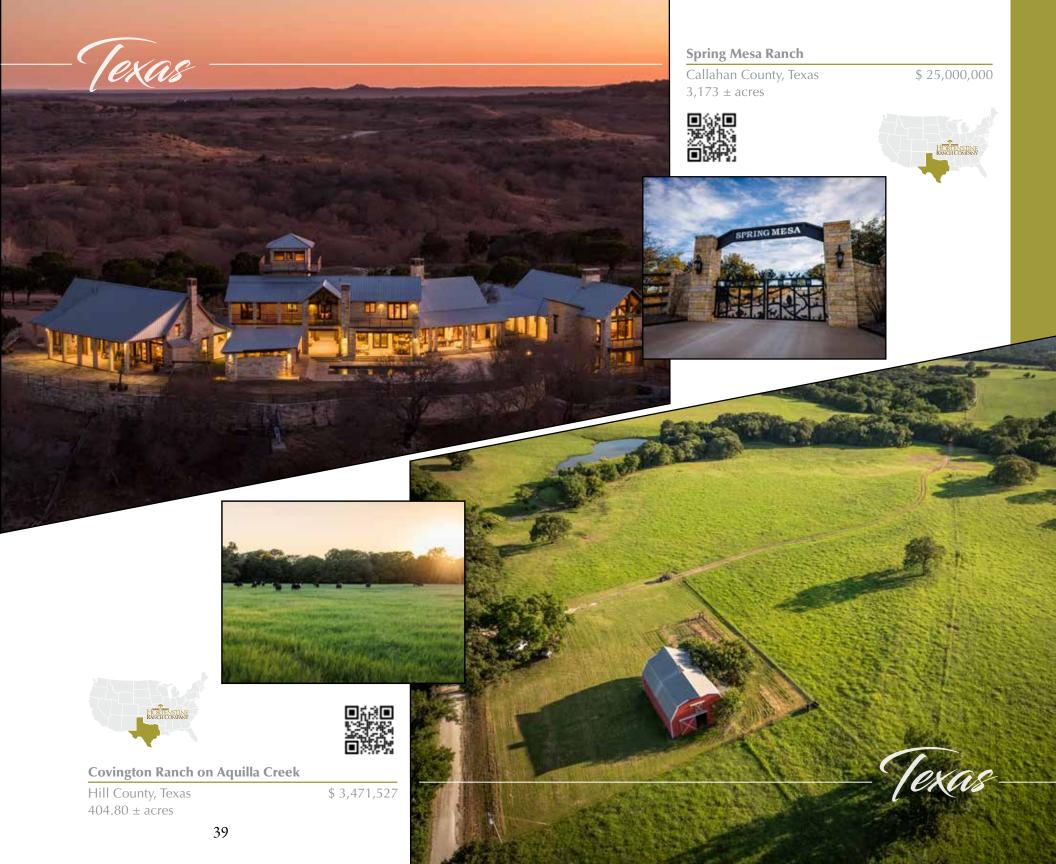
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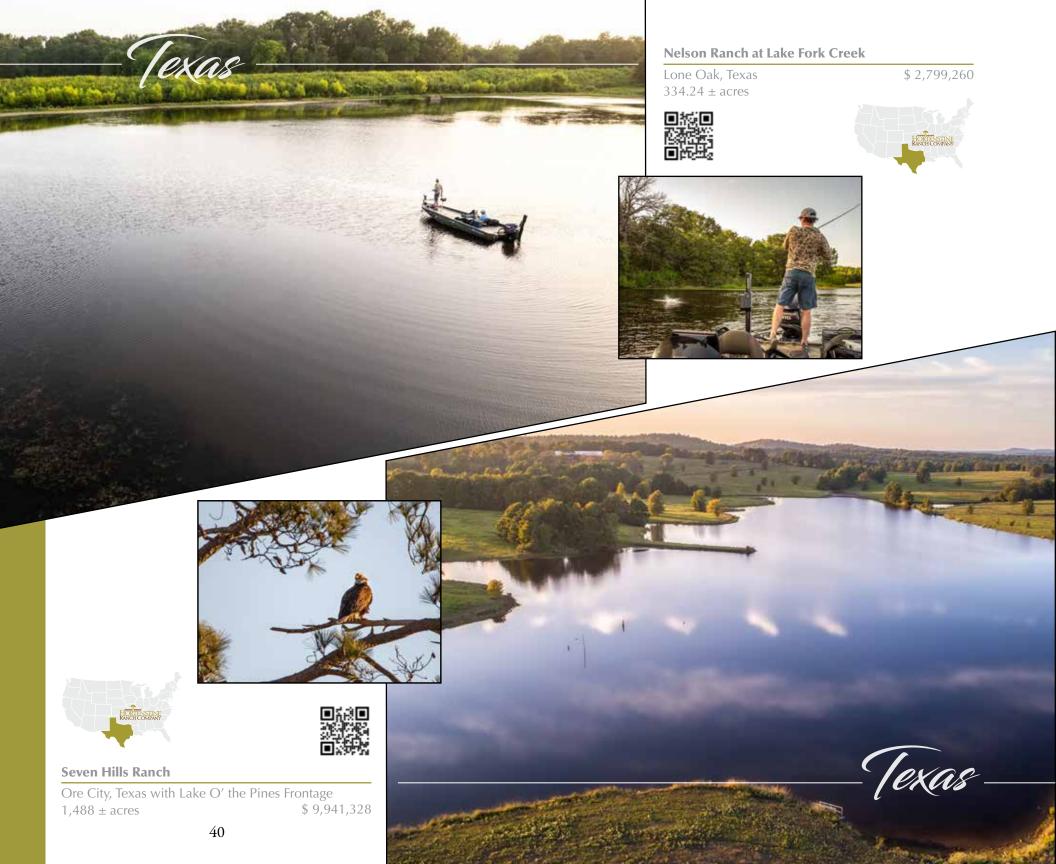
\$ 12,500,000

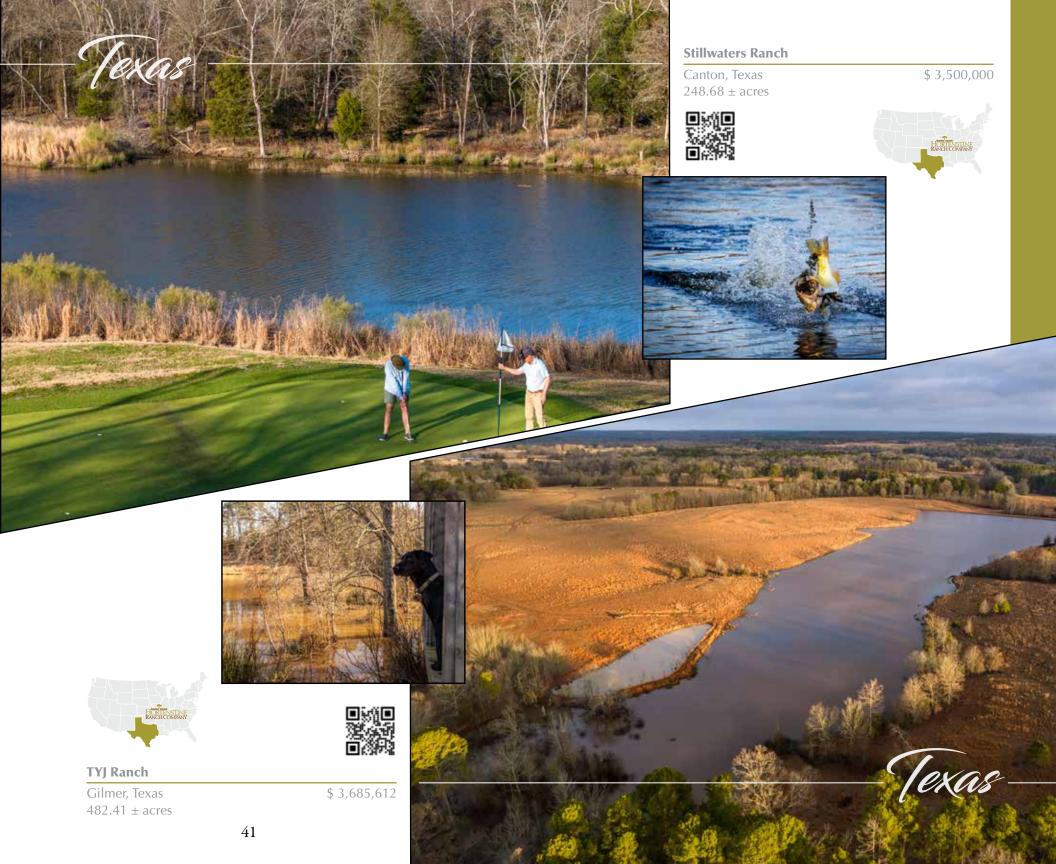
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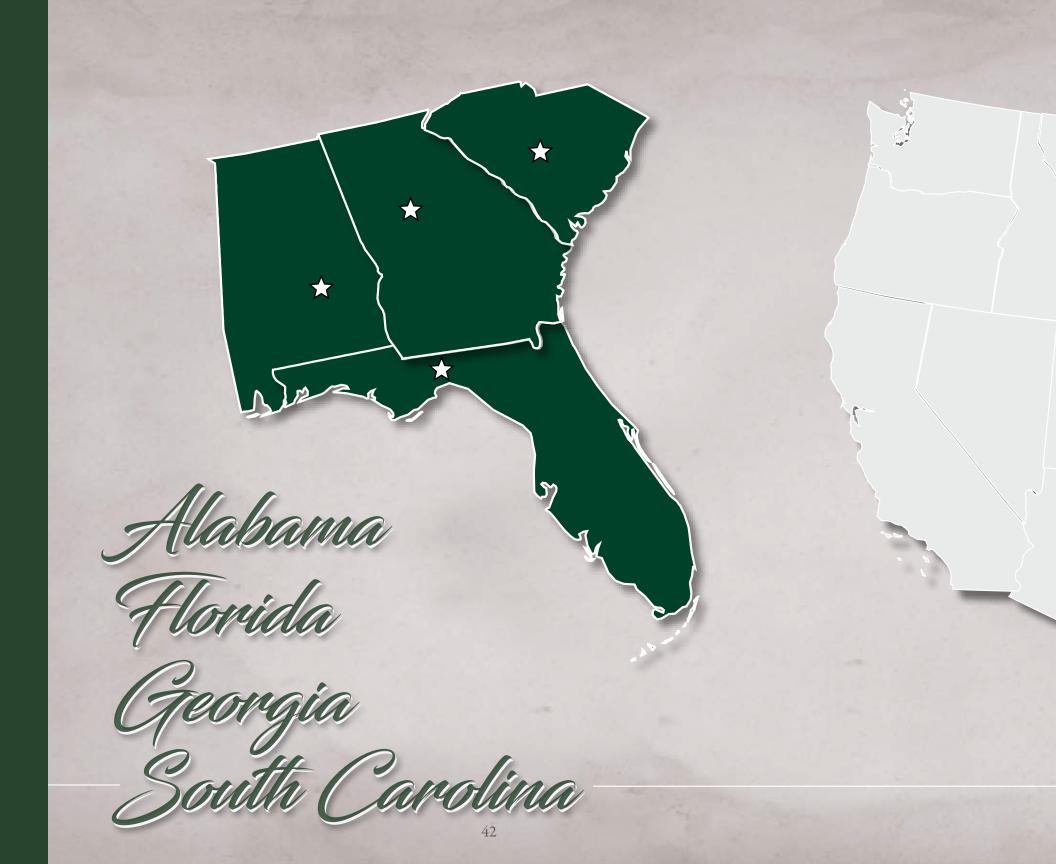












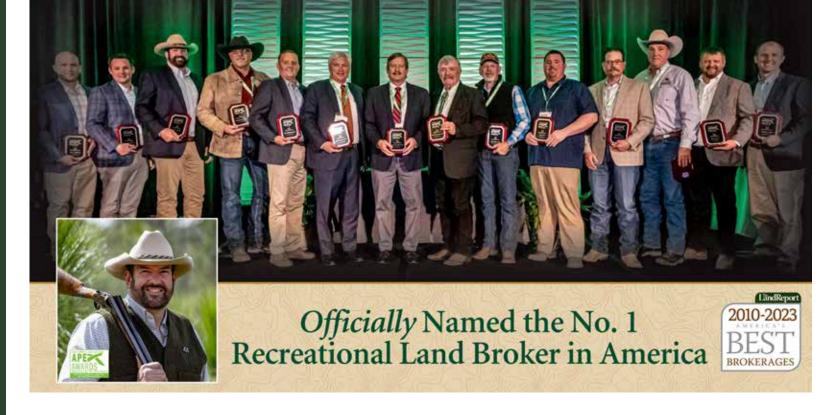
## KOHLER & ASSOCIATES

PLANTATION AND HIGH QUALITY LAND ADVISORS

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PLANTATION AND HIGH QUALITY LAND ADVISORS



the Southeast, Jon Kohler and Associates is a brokerage and marketing firm that specializes in representing the finest hunting plantations, ranches, and high-quality recreational properties.

& ASSOCIATES.

PLANTATION AND HIGH QUALITY LAND ADVISORS

epresenting the Best Land Stewards in With a servant's heart and a passion for natural places, Jon Kohler and Associates was founded to show these lands should be in a market by themselves and is now regarded as the leading authority on high-quality properties. Since 2010 alone, we have closed 361,867+ acres, totaling more than \$1.57 billion in sales. We are more than a traditional broker, our primary focus is to ensure good land stewardship is financially rewarded.









Alabama







#### **Triple Creek Plantation**

St. Claire County, Alabama 3,650 ± acres



\$ 17,800,000







## The Man Knows Land

Spend any time at all around Jon Kohler and two things are guaranteed: you might feel a little reduced in stature – after all, the man is six-feet-four-inches tall and often boasts a commanding signature Stetson hat. And secondly – but most importantly -- you'll immediately understand the man knows land.

on Kohler's bio reads like that of a man who has spent the past 30 years fully immersed in the business of brokering important land deals, shepherding the ownership of legacy properties from one owner to the next. Yes, he has accumulated multiple degrees and more awards and recognitions than can be listed here. But at the end of the day, if you ask Jon what he and his team do best, his answer is succinct: "We're story-tellers." This is a noteworthy perspective from someone who was just named "2022 National Broker of the Year - Recreational Land Sales," by the Realtors Land Institute®, not just a milestone achievement, but also the highest award the industry offers. He goes on to say, "We're a communications company that makes a living brokering land." A warm smile spreads across his face and you realize you're talking to a man who fully understands his purpose, one living out his life's calling, every single day.

In 1989, Jon was sitting in a real estate class at Florida State University, working toward a double-major that also included entrepreneurship, when Professor John Lewis presented the case studies of two plantation brokers' sales of famed Red Hills properties, Chemonie and El Destino - two notable plantations that fast forward 30 years later, Jon would have the distinct honor to work with and even one day represent himself. As Jon recounts the story, you can still feel the frisson of excitement he experienced that day, learning there was a whole profession encompassing all he valued. "Plantation Broker? That is a thing?!", he recalls thinking in class that day, a huge light bulb suspended over his head. And from that moment on, his vision has been laser-like focused on redefining that role, as he imagines it.

After college, Jon went on to earn a law degree, joining the bar associations in both Montana and Florida. He also holds real estate licenses in Florida, Georgia, Alabama and South Carolina – all seminal components of protecting the natural resources of regions he holds dear, one parcel at a time. It is important to note that a career like Kohler's could never have come to pass if he'd treated it as merely transactional; instead, he has built it upon a deep-seated knowledge of the region's history and topography, as well as a fierce advocacy for its preservation. He says, "My lifelong passion is to see these lands' legacy continue as we celebrate great stewardship and continue to uplift this niche." His is a perspective that is foundationally-based upon a respect for the land and the inherent understanding that property owners are but caretakers of these resources.

Kohler's challenge is to employ unconventional story-telling means, to share this perspective, with prospective buyers. As a boy, Jon grew up spending time outdoors on his family's 160acre Blue Creek Coastal Preserve property. This Florida Coast gem established by his parents was lush with marshes, fresh-water creeks that wend their way into the Gulf, and more longleaf pine than could be counted. From an early age, he came to understand the joy – and the cost – of keeping things in their natural state. After all, it is one thing to purchase a parcel of land; it is quite another to have the wherewithal to be a good steward to it. His parents argued over the sacrifices required to care for such a piece of property. He notes, "As I got older and wiser to the ways of the world, I realized: This land produces nothing. Its only utility was its place in the natural order, and our enjoyment of it. That was instrumental for me, remembering my parents' struggles and evolving a land ethic that brought together reverence for the land and a realistic understanding that nothing is free."

"Land Stewardship is based on a Biblical ethic to both preserve and build wealth at the same time. Our time spent owning the land is about leaving as minimal a mark as possible," says Kohler.

This intimate knowledge is what sets Kohler apart from other land brokers in the Red Hills region. Often referred to as 'THE Plantation Broker', he possesses a near encyclopedic knowledge of almost every longleaf pine, swath of wiregrass, swamp and lily pad-laden lake in these parts. He is a repository of the history of these plantations, most of which trace their lineage back to the post-Civil War era when wealthy Northern industrialists capitalized upon falling land prices, assembling rambling estates. Those aristocratic families fell in love with this ripe playground where they could engage in such European pastimes that included bird-hunting with English setters and horses, and custom British shotguns. They established grand homesteads, bestowing them courtly names like Greenwood, Chinquapin, Chemonie, Foshalee, and Pebble Hill that are still lionized, prized and coveted in the modern era.

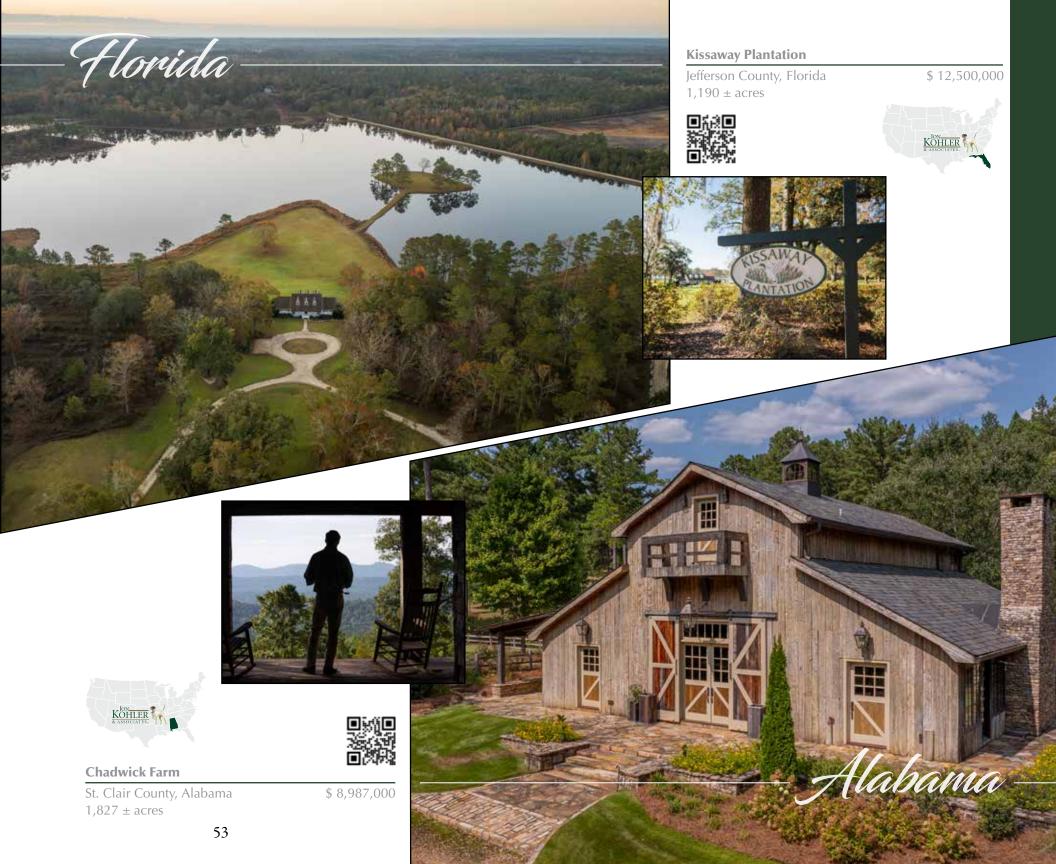
From that first moment in Professor Lewis' class, Kohler inherently understood the power of possessing and harnessing as much knowledge as possible. "Literally, the day after that class, I went to Tall Timbers and met with the organization's archivist, Rose Rodriguez, who is actually still serving there today. You have to remember: this was pre-internet and pre-cell phones so it was a lot of going through old documents and reading their publications, learning all I could about the work they were doing and the history of the region."

The mission of Tall Timbers, a Red Hills region research-based nonprofit organization, is "to foster exemplary land stewardship through research, conservation and education." They are considered to be the preeminent resource for those interested and invested in a well-balanced approach to ecology, conservation, land preservation and private property ownership. Their biology-driven conservation work and land ethic-based philosophies align perfectly with Jon's own mission.

Jon's own personal experience, coupled with his on-going drive for staying ahead of the learning curve informs the story-telling he does so well. Case in point, he notes, "You cannot underestimate the value of consistent prescribed burns on land in the Red Hills region." As a board member of the national Quail Forever organization, and one of the first people to become certified in prescribed burning in the state of Florida almost 30 years ago, Kohler's ability to value a parcel with a well-maintained and healthy habitat is decidedly informed. "I can tell you that the difference in the price per acre of a property that has a consistent prescribed burn program in place and one that does not, is about \$1,200/acre." In broadening the scope of his services to include the history of a place, with that story-telling component, Jon is able to present a property's complete 360° value, encompassing all aspects – origin, lineage of ownership, physical improvements, as well as the health of the soil and trees, rolling hills and water sources.

At a recent closing, Jon and his wife Erica met with the property's new owner, sharing dinner together. In between courses, the buyer turned to Jon and said, "You know, you call yourself a broker but that is really doing yourself a big disservice. What you do is really so much more than that." This buyer – like so many others in Jon Kohler's infamous Rolodex – has worked with Jon on several transactions. "The traditional sales approach other brokers take in marketing a property just isn't as effective as what we do. Beyond the deep bench of our Rolodex, we help buyers feel connected to a property –- sometimes even before they see it." It is this use of story-telling that whets the appetite with buyers. "Not long ago, there was a property that had been on the market for four years with another broker. When we finally got the opportunity to market it, with our own way of doing things, I immediately had multiple buyers lined up and it sold for more than \$2 million over the other broker's asking price."

That is some powerful story-telling.



## All Hail the Handler

Written by Durrell Smith

The big man knew the dog wasn't lost, but there was a growing sense of skepticism in the woods. He was a hollerin', sqallin' man. He touted a big booming voice that called back to Howlin' Wolf himself...

#### "Ahhh OOOOHHHH!!!!"

And his song rang, savage and illustrative, his lyrics violently weaving the fibrous pinestraw. Last time he saw the dog was moments after the old neck leather left the lead. Last words he spoke to the dog was "Get Out!" The guests hadn't seen the dog since then, and maintained a nervous assurance that their handler knew the lay of the land and were forced to admit internally their own diminishing sense of trust. They had to give in, there was much to the unknown. The pineywoods were the abyss, and the dog seems lost to oblivion.

"Trust the dog, ain't much else to it" the big man said.

"Was he lost?" The guests wanted to know, but didn't want to appear rude.

"Naw...just way gone. Likely on point somewhere."

It was just after the first crack of daybreak and the big man sat high in his trooper saddle. He pointed with his eyes, sending a far-flung gaze that his scout knew all too well. The young man knew that the dog was in the area and to go find him in the direction of his gaze. He raised that dog from the bottle. He saved the dog from getting stuck in his mother's birth canal. The dog was born on the road as his dam was rushed to the vet. He knew the ins-and-outs of that dog, Jack. He loved that dog for that connection, he put confidence into him as a puppy, and ever since, the dog hailed to his handler.

"I put my hands on that dog. He's out there getting the job done."

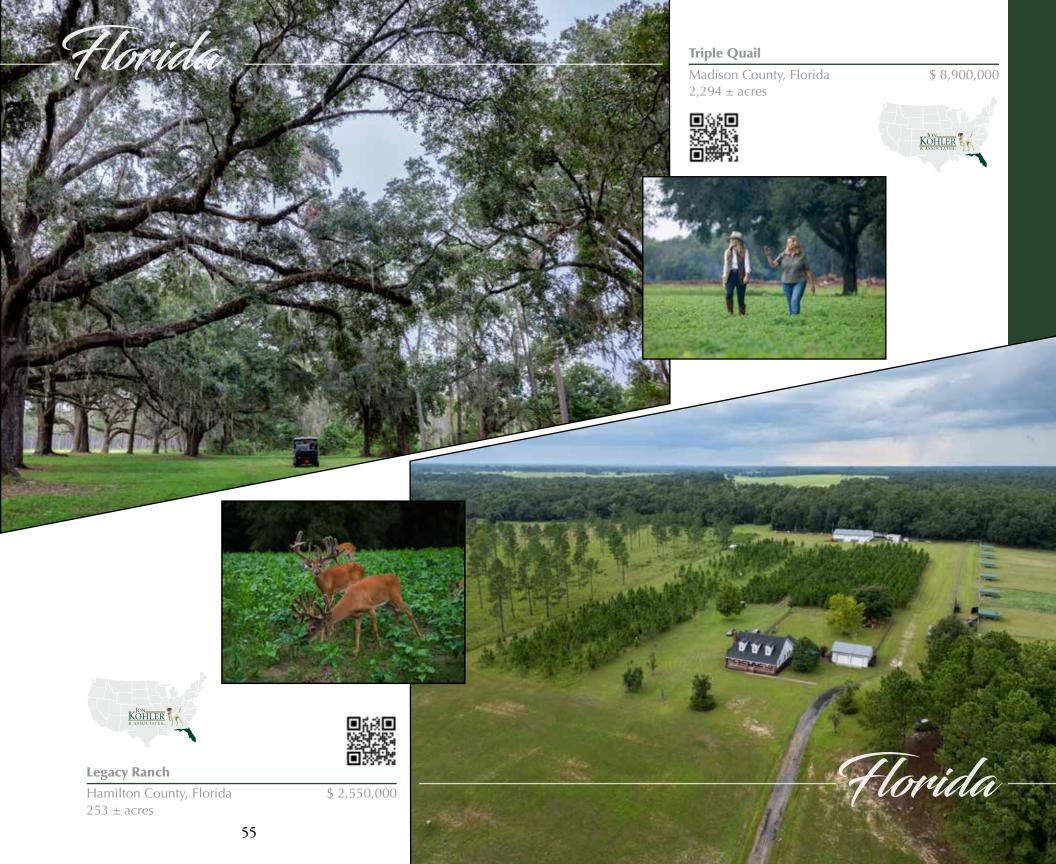
The big man came from a school of hard knocks and knew nothing else. His days were long, started early and always ended well into the nightfall. His dogs were all calibrated, dialed in, and tailor-made to his liking, but not fit for the impatience of a trigger-happy clientele. They too must hail to the model of patience, a dogman in his element.

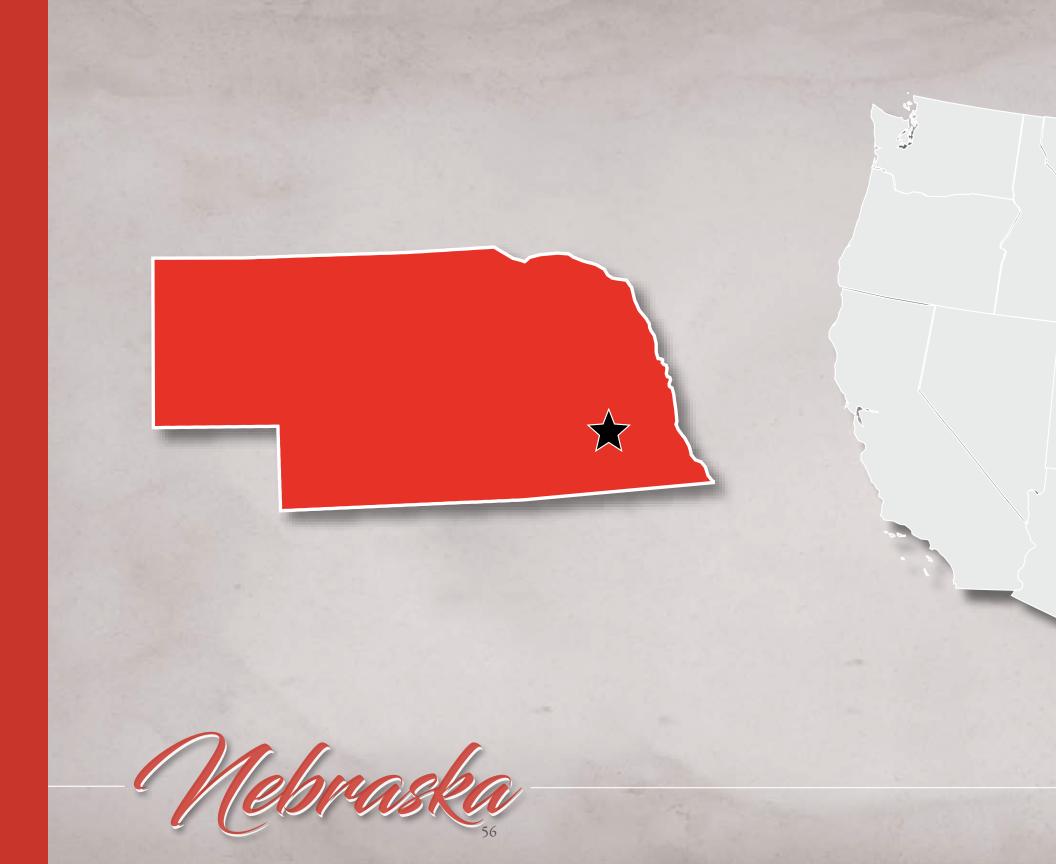
His dog then cut back into view, quickly, an apparition between pine stands. His range was big as the day was long. He was a leggy, sixty-pound two-year-old that charged the woods with an exuberant Our philosophy is that the plantation is all about the dog. We hold the dog on a pedestal – so much so that Jake, my own pointer, serves as our beloved icon. We like to think of the plantation as the dog's canvas, and his work in the field is the art. However, the handler too should be hailed. He works long and hard hours, and knows the lay of the land perhaps better than the landowners themselves. Like Durrell, "the big man," and the many great handlers that came before them, there is an unspoken bond between a handler and Birddog. No one knows every fiber of that dog's being, better than the handler. Hours afield, hours training, and a whole lot of sweat equity culminate in that final point, tall and true, and the sweet reward of the covey flush. All hail the handler indeed. For without him, we wouldn't be able to pursue this great sport, fueled by our passion for that tiny little bobwhite, and embrace a lifestyle so dear to our hearts.

performance that is only witnessed by a select few, yet appreciated by all. His grace contradicted the brashness of his master's bellowing. And as the call cut deep, echoes lost to the distance, the dog cut hard and kicked dirt. His tail rising high in harmony with an already rising sun.

"That sir, is your point". The guests approached and the covey rose.

Two shots rang, feathers fell, blanketed by the coolness of Lord's whisper. There was worship going on here, all hailing to the handler.





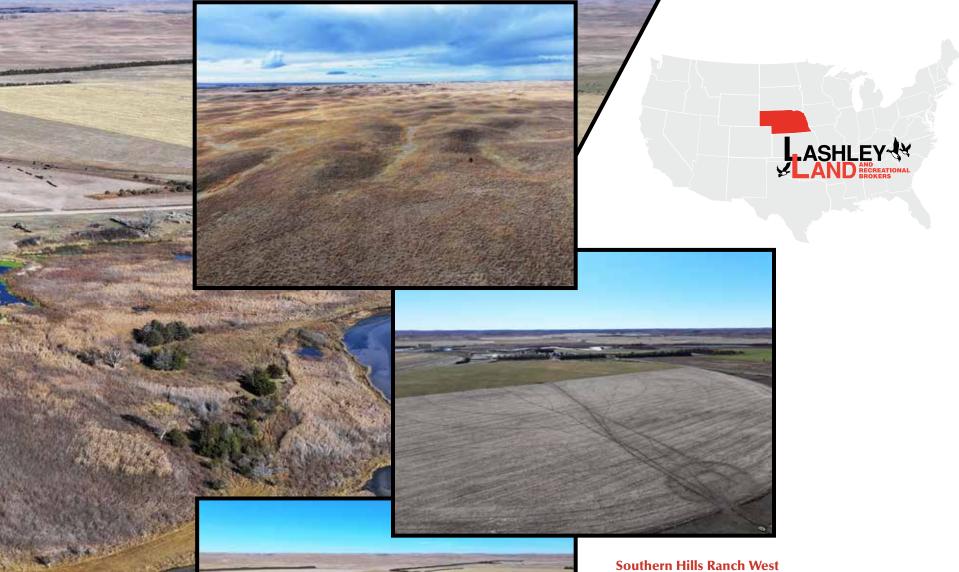
### LASHLEY AND RECREATIONAL BROKERS

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ashley Land and Recreational Brokers has been marketing Nebraska Farms, Ranches, and Recreational Properties for over 25 years. Our founder, Mike Lashley, grew the company from being a one room shop to being a statewide powerhouse for land sales. Lashley Land has sold more properties in the last 10 years than any other brokerage in the State. We built this business by always being early adopters of digital marketing and prolific advertising across all mediums. Nebraska is a diverse state that has ten distinct micro-climates with differing soil types, precipitation, and plant species. Our strengths are our knowledge of how these locations affect crop productivity or hunting opportunities. We have a strong reputation for honesty and integrity. We are the local experts that provide national exposure!







#### Purdum, Nebraska $6,683 \pm acres$

\$ 9,600,000

A Nebraska Sandhills cattle ranch sitting along the North Loup River. This beautiful river ranch supports 5 pivot irrigation systems, a 999 head feedlot, and 5,784± acres of rangeland.





- Mebraska-



#### North Loup River Ranch

Brewster, Nebraska 4,333 ± acres \$ 6,000,000





#### Niobrara River Ranch

Ainsworth, Nebraska 3,919 ± acres

30

\$ 6,700,000













The Cain Ranch

Broken Bow, Nebraska 1,003 ± acres \$ 6,250,000



63

#### **Buffalo Flats Irrigated Farm and Wildlife**



\$ 1,900,000



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Crawford Big Game Hunting Combo Crawford, Nebraska

64

Mebraska

 $578 \pm acres$ 







## What o book ior What o book ior What o book ior Mail of the perfect Plot

re you considering buying land for the first time? Owning land is not only an excellent investment but also opens the door for you to create a home tailored to your lifestyle. When we talk about lifestyle, we are not just talking about what you can see out of your window, but also about accessibility to amenities, being part of a community, and the peacefulness of rural living.

Buying a plot of land, particularly in a rural area like Nebraska, is a big decision that can offer many benefits. It provides an avenue to experience a lifestyle many people can only dream of, filled with the beauty of the outdoors and a serene atmosphere. However, navigating the land purchase process can feel complex and daunting for potential buyers. There are many factors that you need to carefully consider, such as zoning regulations, flood zones, property taxes, and more.

In this article, we aim to equip you with all the knowledge you need to make an informed decision when buying land. With the right guidance and information, you'll be ready to own your piece of Nebraska land. Read on as we highlight what you need to know before buying the plot of land you have been dreaming about.

#### Detailed Assessment and Due Diligence What To Research

#### Due Diligence

The process of buying land often requires more due diligence compared to buying a pre-built residential property. But what does due diligence mean in the context of buying vacant land? Essentially, it is the careful assessment of various aspects of the land before finalizing the purchase. This important step helps in identifying potential issues that might affect your intended land use, ensuring that your land purchase is the right decision.

Many potential buyers find it helpful to work with real estate agents who specialize in land transactions. Real estate agents have the expertise to navigate through various stipulations and legalities that are unique to land purchases. They play a crucial role in guiding buyers on aspects such as researching the previous owner, understanding deed restrictions, and ensuring a thorough title search.



#### Title Search

A title search can help identify any potential legal issues with the property's title and reveal if the seller has the legal authority to sell the land. This could save you from disputes in the future.

#### Deed Restrictions

As part of your due diligence, it is also necessary to look into any deed restrictions that might be tied to the land. These are rules that dictate what can and cannot be done on the plot of land. For example, some land may be restricted from certain types of construction due to environmental concerns or might have limitations on how many structures are allowed on the property.

#### Zoning Regulations

Understanding the local zoning department regulations is another critical factor. The zoning ordinances determine what the land can or cannot be used for. It is important to ensure that these regulations align with your intended use of the land, be it for residential, commercial, agricultural, or other purposes.

#### Homeowners Association

If you're planning to build a home there, also make sure to check with the homeowners association rules if there's one overseeing the community and the potential implications of not having a building permit.

#### Location Analysis

It is often said in the real estate realm, "Location, location, location," and purchasing vacant land is no exception to this principle. When buying land, the location plays an important role on two fronts – your lifestyle and your wallet!

#### Choosing Your Lifestyle

Starting with lifestyle – the location of a plot of land impacts your daily life. How far is it from urban areas or amenities like grocery stores, schools, and medical facilities? It is essential to consider if there is easy access to these necessities, especially in rural areas.

#### Picking Your Price

On the economic front, location plays a crucial role in determining property taxes and future property prices. While rural areas in Nebraska are often thought to have lower property taxes, this is not always the case. Rural Nebraskans can sometimes pay higher property and income taxes than their urban counterparts. However, land within city limits or near future development projects, like new schools or hospitals, may offer potential appreciation in value over time, appealing to those looking for a long-term investment.

#### Land Characteristics

#### Flood Zones

Before finalizing your purchase, it is wise to consider the land's position relative to flood zones. Evaluate the land and the implications of the flood zone designation, which could affect your insurance costs and eligibility for certain types of construction loans.

#### Access

Another consideration that is vital when buying a rural property is checking legal access and road access. Does the land have direct access to public roads, or do you have to cross someone else's property to reach it? If the latter, you must ensure you have a legal right of way. Understanding the considerations of a land's location is an important step for buyers. Whether you see yourself as a resident of a rural haven or closer to the hustle and bustle of city life, understanding the location's details will enable you to make an informed land purchase decision.

#### **Considerations Before Building Your Home:**

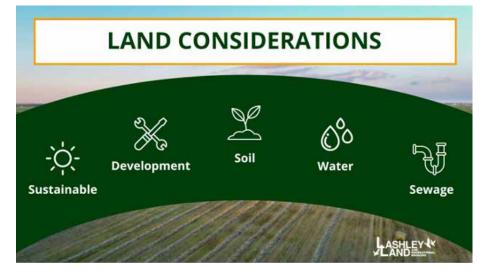
#### Land Preparation

Once you decide on your land's location, you may be excited to start designing and planning your dream home. However, it is essential to consider the potential additional costs and steps that need to be taken to prepare the land for construction.

#### Land Considerations

#### Soil Type

Examining the land's characteristics should be the first step. This includes understanding the soil type, which can significantly affect your ability to build your home and may impact your landscaping plans. Nebraska, for instance, has a diverse range of soil types across different regions. Soil testing, including a percolation test (or perc test), is necessary to ensure



suitability for a septic system. The perc test results will help determine if the soil can adequately support a septic system, a crucial aspect of developing a residential property in rural areas.

#### Water Access

Adequate access to water is another important consideration when preparing the land for building. It is crucial to understand water rights when considering land in rural areas. Especially for families who envision orchards, gardens, or agricultural fields, understanding this is important.

#### Sewage

Are you planning to install a sewer system or will you rely on a septic tank? These decisions can have a significant influence on the prepared budget. Remember that installing a septic system and constructing a septic tank can incur additional costs and considerations.

#### Sustainability

Beyond the land's characteristics and preparation, look towards sustainable energy sources. Are there opportunities to harness solar power that can be both cost-effective and environmentally friendly? Considering the direction of your home can make a considerable difference to the potential energy you can harness with solar panels.

#### Development

Lastly, the purchase cost of undeveloped land is typically lower compared to developed land. However, bear in mind that the cost of additional preparation before construction starts can sometimes add up, subtly hidden in the forms of grading, clearing, and excavating the raw land into a construction-ready site.

Envisioning your dream house on vacant land can be exciting, but a thorough understanding of land preparation and the potential additional costs involved helps ensure a smooth process after the land purchase. When you are informed and prepared, envisioning gardens, fruit trees, or a small ranch on your land will not just be a dream but become a reality.

## Why Turn to Lashley Land for Your Land Purchase?

Investing in land is a major step, particularly in the beautiful rural areas of Nebraska. Given the complexities of land buying—from due diligence to location analysis—having the right real estate guidance is crucial. An experienced agent can simplify this process, helping you navigate each step with confidence and ensuring you find the perfect property. At Lashley Land, we specialize in connecting you with the perfect piece of Nebraska real estate, offering expert advice and support throughout the process. Ready to start your journey to owning a dream property? Contact Lashley Land today, and let us help you make your dream of rural living a reality!

## SHOCK & AWE

- OVER \$6 Billion Dollars Sold!
- **OVER 3 Million Acres Sold!**
- OVER \$2.2 Billion Average Listing Volume!

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.. over the last 10 years.











