

# Consider Location When Choosing Recreational Property

Everyone knows the most important three words in real estate are location, location, location. This is especially true with regard to recreational property. Where your mountain paradise is located will make a big difference in your long-term enjoyment of the property and its market value.



So if you're actively looking for property now, or will be in the market some day in the future, here are some suggestions as you consider location:

- Is the property adjacent or within easy walking or driving distance to the kinds of activities you like to do? This seems pretty elementary, but there are quite a few cabin development locations where you have to drive a considerable distance for recreational activities. If you like to fish, are there lakes and/or streams close by? If you can't get there in 10 or 15 minutes, you'll wish you were closer. Consider both the summer and winter seasons. If you like to snowmobile, cross-country ski, or go ATVing, there ought to be trails nearby where those activities are allowed. Are there places close by to walk and hike? Do you want to be adjacent to national forest land? Do you like to watch wildlife?
- Is the elevation high enough to be cool on summer nights? Does it get enough snow for winter sports?
- Is the location close enough that you can drive to it within a couple of hours? If you have to travel more than two hours you'll find you won't use it as much. Recreational property should be accessible enough that you can just go up for a day and have enough time to get things done and enjoy yourselves.
- Does the property have year-round access? This is important if you like winter sports and want to use the cabin year-round. Many developments don't plow roads year-round, but at least provide a large plowed parking area so cabin owners can snowmobile in to their properties.
- Is the property secluded enough for you? Some people aren't into outdoor activities all that much, but just want some place they can get away from the rat race and relax. If neighbors are too close, if lots are too small: if the property is on a busy road, then you might not enjoy the seclusion you want.

Utah has a number of good recreational property developments that will likely have lots that meet your expectations and provide the kinds of amenities you desire. One of them is

Bandanna Ranch. It is an example of a development that meets the "location, location, location" test.

Bandanna Ranch is close to some of Utah's best fishing waters, with Strawberry Reservoir, Currant Creek, Starvation,

Strawberry River, and the lakes of the high Uintas just a short drive away. Some of best snowmobiling country in world is in Strawberry Valley. Lots of wildlife, including moose and elk, haunt the fringes of the properties. But the best thing about Bandanna Ranch is that it is less than two hours from the Wasatch Front, providing a quick, easily accessible escape from the city into cool mountain heights