

LAND SEARCH OUTCOMES

Report by John K.

Immediately after our meeting last May, we began searching for land. We scoured the Winnipeg Real Estate News and the Internet for listings. We responded to a multitude of personal and professional tips. In total we considered more than a hundred property listings as potential new homes for our club. Of those 100+ properties, we selected approximately 60 as worthy of further review. Of those 60 properties, we personally visited at least 16. Of those 16 properties, we physically walked on at least 10.

This was an ideal year to be searching for property because of the extensive rainfall that we've had. This rainfall, in fact, saved us from making an offer on a property which would have been very suitable for us, but which essentially turned out to be a "swamp" after heavy rains.

Our initial goal was to secure a property that already had some basic infrastructure in place such as a habitable house with hydro, a well and a septic system. It became fairly clear early on that while such properties did exist within a price range that we could afford, almost none offered the kind of privacy which we required.

We had always intended to remain flexible in our search criteria and were willing to consider vacant land if it could be purchased for a price that allowed enough money to remain in our budget for the construction of buildings as well as the installation of hydro, a well and septic system. Because of the lack of suitable properties with existing infrastructure, vacant land quickly became the focus of our property search.

Early in our search we became aware of a piece of vacant land which would in almost every respect be ideal for our new home. We'll call it "Property A." Property A was large. It was very private. It was mostly covered in mixed evergreen and deciduous forest, but it also offered open vistas which could be developed into building sites, RV spots and recreation areas. Property A had the right kind of soil type which offered excellent drainage. It had good access off of a major paved highway. Last but not least, it was no further from Winnipeg than our old home.

There was just one problem with Property A. It was not for sale. A decision was made in late May to contact the owner to see if he might be willing to sell. He was open to listening to us but was very non-committal, neither willing to say yes or say no to the idea. Thus began a very slow and very delicate "dance" of persuasion that has occupied us on and off during the entire summer.

As the weeks went by, and as we examined other properties, we found ourselves comparing each piece of land to Property A. It became the measure by which we evaluated all other lands, and those other lands always seemed to come up short by comparison.

Immediately after Naturist Legacy became a legal corporation in early August, we entered into negotiations with the owner of Property A. Like everything else that has occupied us over the summer, these negotiations were excruciatingly slow and often frustrating. However, we persevered.

It's my duty to report that negotiations ended on Tuesday evening. Ladies and gentlemen, we have a deal! We have a new home!