

SCENARIO 3 – STARTING A NATURE-BASED TOURISM OPERATION

1. You are an absentee landowner of 260 acres which adjoin a national forest.
2. An antebellum home sits on the property and can house up to 12 people. The home is in good condition as it is used once a year for family reunions.
3. The home is overlooking a large 12-14 acre lake which has not been managed in over 5 years.
4. Two canoes and a small john boat with trolling motor are stored on the property.
5. Machete-cut and four-wheeler flattened horse trails are established on the hilly property where horses are ridden by the family 2-3 times a year on holidays. Trails have no man-made structure, but are simply cut back each year in a very natural fashion.
6. Wetland and marsh areas exist throughout the property bringing in many different varieties of water birds and other wildlife.
7. You want to use the land, or a portion of the land to open an outdoor recreational business not including hunting.
8. Your adjoining neighbor grazes cattle on a portion of the land but owns approximately 700 acres of wooded land, and you are good friends with her.
9. Your son and daughter are very active in boy scouts and girl scouts, so camping and hiking are definite interests on your land-base.
10. Public water and electricity are available on the property.
11. A relative has given you a gift of \$5,000 cash to put toward building this NRE. You may need to take out a loan for additional start-up cash flow.

Ideas for NRE's:

Bed & Breakfast Operation

May need to make improvements to the home but this is a very reliable long term investment.

Canoeing and Boating

You already have the assets to allow this and will fit nicely into the recreation package

Camping

Clearing several primitive camping sites, especially near the lake, should greatly benefit this operation and add a nice way to diversify income streams.

Angling

Perform an inventory on the lake and contact a fisheries biologist to help balance populations with harvest.

Trail-riding

Many opportunities for riding trails exist on this property. Horses, mountain bikes, ATV's all have a reasonably high demand.

Wildlife Watching

By combining the wildlife watching assets you have on this property with the other recreational offerings you should easily be able to justify spending money to create observation points for viewing opportunities.