

RECREATIONAL NEWSLETTER | 2024 - Vol. 1



HOW TO CHANGE COLOR IN A CAMP FIRE

FUN FACTS

Add Borax for
GREEN Flames



Water Softener
Salt for **PURPLE**
Flames



Table Salt for
Deeper **ORANGE**
Flames



Add Sugar
for **SPARKS**



Add Flour for
More **FLAREUPS**



Epsom Salt for
WHITE Flames



BUILD WEALTH THROUGH RECREATIONAL LAND

<https://bit.ly/48i2T5s>

For full article, go here.

Recreational land, also called rec land, is a versatile land type that can be held as an investment, or simply for the pleasure of the landowner. Sometimes, these things will go hand in hand.

Investing in recreational land will give you more autonomy and flexibility over your land and your goals. You're not bound by nuanced rules like crop optionality in a specific region, and you do not have to follow a hard and fast timeline. If you buy recreational land in pursuit of an investment opportunity, you're able to call the shots, make decisions that fit your specific needs, and simultaneously enjoy your property throughout the duration of your rec land ownership.

Because recreational land is such a diverse land type, here are some questions to keep in mind:

- How will you generate income?
- What can you do to improve or maintain the property, and in turn, improve the long term appreciation?
- Are you limited to a specific region?
- Do you have the capital for improving and maintaining your land?

HOW ARE YOU USING YOUR RECREATIONAL PROPERTY?

COWBOY BEANS

Cowboy Beans are a great side, main course or even appetizer. Made with beans, ground beef and bacon in a rich and flavorful sauce.

INGREDIENTS

- 1 pound ground beef
- 1 pound bacon diced
- 1 medium onion diced
- 1 tablespoon minced garlic
- 28 ounce can Van Kamp's Pork & Beans Do not drain.
- 15 ounce can beans any kind, or a blend. Drain and rinse.
- 1 tablespoon Liquid Smoke
- 1 tablespoon Worcestershire
- 1/4 cup brown sugar
- 18 ounce bottle of your favorite barbecue sauce
- 1 teaspoon garlic powder



For full recipe,
scan here.

<https://bit.ly/Cowboybeans>

PROTECTING YOUR RV, MOTORHOME, AND CAMPING TRAILER FROM WATER DAMAGE

When moisture seeps through failed, damaged, or just plain faulty caulking, it can enter the inside of the RV wall where it causes delamination of the siding. Actually, the plywood behind the siding is what comes apart. This damage shows up as a "bubble" or loose area of fiberglass, typically around windows, hatches, and vents.

Composet Products LLC is an Ogden-based company that invented the RV Delamination Repair Kit. They produce and sell repair kits to thousands of RV owners. While their system is not a perfect fit for all situations, it is a cost-effective solution in many cases.

According to Composet Products, water damage is preventable. However, they have seen brand new RV's with gaps in the sealant and faulty installations that can lead to water damage from day one. It is critically important to thoroughly inspect the ext of an RV at least twice a year, and re-seal as needed. In fact, many RV Owner's Manuals call out this scheduled maintenance work.

When water damage does occur due to failure to maintain the caulking and sealants, insurance companies most likely will deny a claim (as compared to damage caused by a specific event such as wind or impact). Keeping maintenance records is important.

For more information on RV delamination and caulking and sealing, Composet Products LLC has a number of online resources.

For product information visit: www.delamrepair.com

For delamination repair videos visit Composet on Youtube: <https://www.youtube.com/channel/UCTM63S5mqI7mcZ312Ucl75w>

For caulking, sealing, and repair information: www.rvshipshape.com

Or listen to related podcasts at: www.masterofgeneralknowledge.com



Utah outdoor recreation contributes more than \$8.1B to the economy, employs 72,000 people, and is the primary driver behind the tourism industry. Not only does outdoor recreation create \$737 million in state and local tax revenues, but it also provides \$3.6B in wages and salaries.

In 2022, the Utah State Legislature recognized the growing importance of the outdoors to Utah's economic prosperity and quality of life and created the Utah Division of Outdoor Recreation. As part of the Utah Department of Natural Resources, the division combines the nation's first Office of Outdoor Recreation with other state recreation management programs, including Utah's Boating Program, Off-Highway Vehicle (OHV) Program, and recreation law enforcement officers.

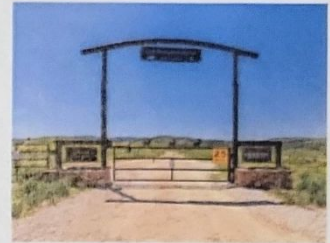
The Utah Division of Outdoor Recreation is committed to ensuring every Utahn can live a healthy and active lifestyle through outdoor recreation and access to natural space. The division's areas of focus include recreational access; safety and education; stewardship and sustainable visitation; and economic growth and opportunity through outdoor recreation.



RECENT SALES - TO GIVE YOU AN IDEA OF LAND & CABIN VALUES.

PARADISE, UT

Scare Canyon (Gated, off grid Ranch Association off Ant Flat Rd)
Rare 2 acre parcel with trees and cleared RV space **\$112,000**



HUNTSVILLE, UT

Sunridge HOA (Gated, community water system, maintained roads)

8018 N John Fremont Dr
Sloped 2 acre parcel with trees & RV pad **\$145,000**

11346 Jim Bridger Dr
2 acre parcel with trees & views **\$150,000**

8011 N John Fremont Dr
1992 Tidy cabin on 2 acres including RV pads **\$327,000**



Causey Estates (Gated, with water & electrical)

836 N Mill Rd
1991 A-frame (2,900 sq ft) Cabin, sloped 2 acre parcel **\$450,000**

Beaver Creek HOA/Huntsville, UT (Gated, community has water rights)

Lot 71 (Sold in Winter)
5 acre parcel with gentle slope & 360 degree views **\$85,000**

Lot 97
5 acre parcel with shed, septic & views **\$90,000**



Evergreen Subdivision/Huntsville, UT (No HOA, some SFH, some RV lots)

12622 E Evergreen Park Dr
2002 Rustic Cabin with garage and views **\$575,000**

12757 E Cherry Way
Excavated 2.5 acre parcel with shed and electric **\$99,295**

13372 E Oak Canyon Rd
Flat 2 acre parcel w/Electric, concrete slabs & well right **\$118,500**



**If you're interested in learning the current VALUE of your
Recreational Property, please reach out to The Nanci Lifer Team.
We want to be YOUR Recreational Realtors.**

**We love what we do and we hope it shines thru.
(801) 866-8508**