

THE COUNTRY LIVING

REAL ESTATE SOLUTION



YOUR GUIDE TO BUYING YOUR COUNTRY LIVING PROPERTY



MOFFAT DUNLAP
REAL ESTATE LIMITED, BROKERAGE

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Your Dream of Country Living...

Your best memories might be of quiet mornings with birdsong, open fields stretching beyond the horizon, and long walks down gravel roads surrounded by nature. Perhaps you imagine evenings on the porch, fresh produce from your own garden, or a barn full of possibilities.

Country living is more than a home—it's a lifestyle. It's about space to breathe, room to grow, and a slower pace of life. Whether you're looking for a small hobby farm, an expansive estate, or simply a private retreat away from the city, this is your chance to build the life you've always wanted.





Why Country Living?

For some, it's about reconnecting with nature. For others, it's about having space for family, animals, or a home-based business. You might want land for horses, trails for hiking, or simply peace and privacy.

Country living offers:

- Freedom & Space – room for hobbies, gardening, and outdoor activities.
- Privacy & Tranquility – an escape from urban noise and congestion.

Connection to Nature – living closer to wildlife, forests, rivers, and open skies.

The Country Living Compass Method

Step 1: Consultation & Vision

We start by understanding your goals:

- How much land do you need?
- Will you have livestock, gardens, or specialty outbuildings?
- Do you want an older character home or a new build?
- How close should you be to schools, healthcare, or urban amenities?

We'll clarify your must-haves, deal-breakers, location preferences, budget, and timelines.





Step 2: The Search

Country properties are unique, and finding the right one requires specialized insight.

Key factors we consider:

- Land quality: soil, drainage, and topography.
- Infrastructure: wells, septic systems, driveways, and utility access.
- Outbuildings: barns, garages, workshops, or greenhouses.
- Zoning & Permits: ensuring the property supports your intended use (livestock, farming, or home businesses).

We'll explore properties together, and I'll share insights about each site—what works, what doesn't, and what potential upgrades could look like.

Step 3: Negotiate & Purchase

Buying a country property often includes additional due diligence:

- Environmental considerations (streams, wetlands, forests).
- Utility capacity (well water quantity, septic systems, energy efficiency).
- Easements, access roads, and municipal servicing.

We'll build an offer strategy backed by market research and property-specific factors to get you the best possible value.





Step 4: **Clear Conditions & Celebrate!**

Once an agreement is reached, inspections and expert reviews begin. This could involve:

- Home, septic, and well inspections.
- Evaluations for barns or other outbuildings.
- Surveys and title reviews for property boundaries and access.

When conditions are cleared, the sale becomes firm, and you can start planning your move. Soon you'll be waking up to wide-open spaces and a lifestyle defined by nature and freedom.

The Outcome

Owning a country property offers a chance to create your own oasis. Whether it's a simple retreat or a full working property, you'll experience life on your terms—slower, quieter, and deeply connected to the land.





What Our Clients Say...

“The team at Moffat Dunlap found us a beautiful country home with acreage, gardens, and a small barn. They understood our vision and helped us every step of the way.”

Jacob & Amelia

“We were nervous about the complexities of rural property, but Moffat Dunlap made it easy. We couldn’t be happier with our new home.”

Sarah & Paul



IF YOU'RE READY TO MAKE
A MOVE, LET'S CONNECT.



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Thank you for the opportunity
& your trust.

See you in the field.

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