

Other Necessitates Of A Home On A Country Side

We cannot imagine a life without power and telephone. All of us have grown accustomed to flicking a switch to turn on the lights and picking up the phone to talk with someone miles away. Still there are parts of the country which still do not have such conveniences. One might think that you could do without such conveniences and really get away from it all, but it's still a good idea to check on what it would cost to hook up just in case you decide to do so later. All most all utility companies charge heavily to extend service to country properties. It is very common to hear of someone spending thousands of dollars to hook up to power or phone.

Other considerations are such as obtaining easements across other adjoining properties for placement of poles and lines. In case you can not obtain the necessary easements from your new neighbors, you won't be able to bring power in, even if you're willing to bear the costs. In case the property lacks power or phone, be certain that you can live without those conveniences, or research the costs and details before you purchase the property. Other considerations are access to the property. There should be a road to the property, so there must be access. This is the cry for of many a country property owner who didn't ask enough questions. Accessing the property legally is critically important. In absence of it you are the proud owner of a piece of landlocked, inaccessible property. Accesses can be trouble free and full of problems. The easiest and trouble free access is where the property adjoins a public road.

In such a case no other properties between yours and a public road, few problems can arise. The problem begins when you find that secluded piece of property, tucked away back on a hill or in a scenic little valley with a stream, hundreds or even thousands of feet from the main road. Accessing such a piece of property will undoubtedly be across other surrounding properties, and that's where you'll often encounter access problems. Such problems can be avoided by verify that the property you are purchasing has deeded access. Or in other words we can say that the owners of the surrounding properties have signed and recorded deeds granting access to your property. In case the property does not have deeded access, you may still have access because the road to the property has been in continuous use for an extended period. We can call this prescriptive access, and it varies according to the laws of each state. Prescriptive access is unreliable, though, and you may find yourself in court after you purchase the property if your neighbors decide they don't want you crossing their property any longer.

About the Author

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