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LIST IT. RENT IT. GROW POSSIBILITIES.

THE VACANT LAND INCOME GUIDE

25+ Ways to Make Money From Land
You're Not Using

A PRACTICAL GUIDE FOR LANDOWNERS

Your Land. Their Need. Mutual Opportunity.

FREE EDITION · PRESENTED BY LANDORA.CO

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This guide is free. Share it with any landowner who is sitting on unused land. When you are ready to put yours to work, list it at Landora.co.

25+ Ways to Make Money From Land You're Not Using

A Practical Guide for Landowners

Presented by Landora.co — List It. Rent It. Grow Possibilities.

Introduction: Your Empty Land May Be an Untapped Income Source

Millions of acres of privately owned land sit unused every day.

A vacant lot behind a house. A few rural acres inherited from family. An empty field. A wooded parcel purchased years ago. Extra commercial land. A piece of property that seemed like a good investment but currently does little more than generate a tax bill.

What if that land could produce income?

You don't necessarily have to build a house, develop a subdivision, or sell the property.

Depending on the location, condition, zoning, access, and local regulations, land can potentially be rented to other people for recreation, agriculture, storage, events, parking, business activities, and dozens of other purposes.

This guide will show you some of the possibilities.

1. Camping

One of the simplest possibilities for suitable recreational land is allowing guests to rent a campsite.

Potential sites include:

- Wooded acreage
- Waterfront property
- Farms
- Mountain property
- Rural land
- Land near hiking, fishing, hunting, or tourist destinations

A campsite doesn't necessarily need to resemble a traditional campground. Some renters specifically want privacy and open space.

2. Glamping

Glamping combines outdoor recreation with greater comfort.

Depending on local regulations and what improvements are permitted, landowners may offer space for:

- Furnished tents
- Yurts
- Bell tents
- Tiny cabins
- Other temporary accommodations

The more unique the setting, the greater the potential appeal.

3. RV Parking

RV owners frequently need places to park their vehicles.

Suitable land may potentially be rented for:

- Short-term RV parking
- Seasonal parking
- Long-term RV storage

Access, security, ground conditions, and local regulations are especially important.

4. Boat Storage

Boats take up considerable space.

Land near lakes, rivers, marinas, coastal communities, and popular boating destinations may have demand for seasonal or long-term boat storage.

5. Vehicle Storage

Extra land can potentially provide storage for:

- Cars
- Classic vehicles
- Work vans
- Trailers
- Recreational vehicles

Secure, fenced or gated properties may be particularly attractive.

6. Contractor and Equipment Storage

Contractors often need affordable places for equipment that won't fit at home or at their offices.

Potential renters include:

- Landscapers
- Construction contractors
- Excavation companies
- Roofers
- Plumbers
- Electricians
- Property maintenance companies

They may need space for trailers, machinery, materials, or work vehicles.

7. Gardening

People who live in apartments, condominiums, or homes with small yards may want land where they can grow their own food.

Landowners could potentially rent small plots individually rather than renting an entire property to one person.

8. Small-Scale Farming

Farmers don't always own the land they cultivate.

Suitable acreage may potentially be leased for:

- Vegetables
- Herbs
- Flowers
- Berries
- Specialty crops
- Organic farming

Longer leases may provide predictable income while keeping the property productive.

9. Grazing

Pasture may potentially be rented to livestock owners.

Possible animals include:

- Horses
- Cattle
- Sheep
- Goats

Fencing, water availability, acreage, vegetation, and animal-related regulations must be considered.

10. Horse Pasture

Horse owners can face significant difficulty finding suitable acreage.

Property with fencing, road access, water, and appropriate terrain may have additional rental possibilities.

11. Beekeeping

You don't necessarily have to become a beekeeper.

A beekeeper may be interested in placing managed hives on suitable property.

Farms, orchards, gardens, and rural acreage can be especially attractive because bees also provide valuable pollination.

12. Flower Growing

Flowers can be surprisingly land-intensive.

Small flower farmers may need additional growing space for:

- Cut flowers
- Sunflowers
- Lavender
- Seasonal flowers

This can create another potential agricultural leasing opportunity.

13. Nursery or Greenhouse Space

Suitable land may be rented to gardeners, landscapers, plant growers, or nursery operators.

The availability of water and electricity can significantly affect the usefulness of the site.

14. Food Truck Space

Location matters tremendously in the food truck business.

Commercially appropriate land with visibility and traffic may potentially accommodate food trucks, subject to local approvals.

Rather than operating the food business yourself, you provide the space.

15. Farmers Markets

A suitable property could potentially host recurring farmers markets where individual vendors pay for space.

This could include:

- Produce vendors
- Bakers
- Local farmers
- Artisans
- Food trucks
- Craft sellers

16. Pop-Up Markets

Temporary retail events can turn open land into short-term commercial space.

Examples include:

- Craft fairs
- Flea markets
- Antique markets
- Holiday markets
- Community sales
- Vintage markets

17. Photography Locations

Beautiful doesn't always mean elaborate.

Photographers look for:

- Open fields
- Barns
- Forests
- Streams
- Rustic landscapes
- Gardens
- Mountain views
- Unusual structures

Land can potentially be rented by the hour for photography sessions.

18. Film and Video Locations

Production companies, independent filmmakers, advertisers, YouTubers, and photographers sometimes need private outdoor locations.

An unusual property may actually be more valuable for this purpose than a perfectly landscaped one.

19. Weddings and Private Events

Some properties provide natural settings for:

- Weddings
- Reunions
- Birthday celebrations
- Corporate retreats
- Family gatherings
- Community events

Event use can require significant permitting, insurance, parking, sanitation, and safety considerations, so investigate local requirements before offering the property.

20. Outdoor Classes

Land can potentially host instructors offering:

- Yoga
- Fitness
- Art
- Gardening
- Nature education
- Photography
- Outdoor workshops

You provide the location while the instructor provides the customers and programming.

21. Dog Training

Professional trainers sometimes need safe outdoor areas where they can work with dogs.

Fenced acreage may be particularly useful.

22. Private Dog Exercise Areas

Not every dog owner wants to visit a crowded public dog park.

Secure land may potentially be rented privately for dogs to run, train, and exercise.

23. Hiking and Nature Experiences

Wooded or scenic acreage can potentially support private recreational experiences.

Depending on the property, visitors may be interested in:

- Hiking
- Bird watching
- Nature photography
- Picnicking
- Forest bathing
- Wildlife observation

24. Fishing Access

If your land includes legal access to a pond, lake, river, or stream, fishing access may have value.

Always verify fishing rights, water-access rights, and applicable regulations.

25. Seasonal Activities

Sometimes land only needs to make money for part of the year.

Potential seasonal uses include:

- Pumpkin patches
- Corn mazes
- Holiday markets
- Christmas tree activities
- Fall festivals
- Spring markets
- Summer recreation

Different uses can potentially generate income from the same property at different times of year.

26. Solar Farms

One of the fastest-growing opportunities for suitable land is leasing it for solar energy production.

Solar farms involve installing rows of photovoltaic panels that convert sunlight into electricity, typically sold back to the power grid or used by commercial energy providers.

Landowners may benefit by leasing their property to solar developers, who handle installation, maintenance, and operations.

Suitable properties often include:

- Large open fields
- Flat or gently sloped land
- Areas with strong sun exposure
- Land near existing power infrastructure or transmission lines
- Marginal farmland that is difficult to cultivate

Potential advantages include:

- Long-term lease agreements (often 20-40 years)
- Stable, predictable income
- Minimal day-to-day involvement for the landowner
- Continued ownership of the land in many cases

Solar development is highly dependent on zoning, utility access, environmental assessments, and regional energy demand, but in the right location it can become one of the most valuable long-term land uses available.

Bonus: Combine Several Uses

One of the most interesting possibilities is stacking compatible uses.

For example, suitable acreage might potentially support:

Weekdays: agricultural lease

Weekends: camping

Seasonally: RV or boat storage

Or a farm might combine:

Flower growing + photography + workshops + seasonal events

The goal isn't necessarily to find one use.

It's to identify the highest and best rental possibilities for your particular property.

Before Renting Your Land

Before accepting a renter, investigate:

- Local zoning
- Permitted land uses
- Building regulations
- Environmental restrictions
- HOA restrictions
- Access rights
- Parking requirements
- Insurance
- Liability
- Business licensing
- Fire and safety requirements
- Sanitation requirements
- Written lease or rental agreements

A use that works perfectly on one property may not be permitted on another.

What Could Your Land Be Worth?

That's the question Landora was created to help answer.

Landora.co connects people who have land with people who need land.

Instead of allowing property to sit unused, owners can identify potential uses, create a listing, specify what activities they will permit, set their terms, and connect with prospective renters.

Renters can search for land based on what they actually need it for - whether that's camping, farming, storage, recreation, events, or something completely different.

You already own the land.

Now put it to work.

List your land on Landora.co

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