

QUESTIONS TO ASK WHEN BUYING LAND



PROPERTY ADDRESS _____

PROPERTY OWNER _____

CONTACT INFORMATION _____

ACREAGE _____

ASKING PRICE _____

Is the access / road publicly maintained? **YES NO**

Has the property been surveyed, are boundaries marked? **YES NO**

Can I get a clear title to the property with title insurance? **YES NO**

Are there any easements, liens or encroachments on the property? **YES NO**

Are there any improvements on the property that encroach on neighboring properties? **YES NO**

Are there any known environmental concerns or latent defects with the property? **YES NO**

Have the owners received notice from any governmental agency about possible assessments or actions in the near future that would affect this property? **YES NO**

Is the property buildable? **YES NO**

Are there any water features on the property? **YES NO**

Are there internal roads and trails? **YES NO**

Do all of the improvements to the property convey with the sale, such as gates and fences, shooting houses, out buildings, etc.? **YES NO**

If I had to sell this property again in a year, is it desirable to other potential buyers? **YES NO**

Will I have the level of privacy I want? **YES NO**

What kind of access does the property have?

Paved frontage _____ Dirt road frontage _____
Deeded easement _____ Other _____

What are the annual property taxes? _____

Are the taxes up to date? _____

Which utility companies will service this property, and what is the fee to connect?

Electric _____ Fee _____
Water _____ Fee _____
Sewer _____ Fee _____
Cable _____ Fee _____
Internet _____ Fee _____

If septic and well are required, what permits and corresponding fees are required? _____

Who are the neighbors surrounding the tract? Is there any information available regarding future plans for their properties? _____

What rights convey with the sale?
(i.e. timber, mineral, water) _____

How is the property zoned? Will that allow me to use it the way I plan to? _____

Are there any other restrictions on how the land is used?
(i.e. due to wetlands, endangered wildlife, etc.) _____

Will the property be conveyed subject to covenants and restrictions? If so, what are they? _____

How does the land lay?
(i.e. slopes, bottomland, elevation change, etc.?) _____

If there is timber on the land, what is it like?
(i.e. stand types, age, planted or natural) _____

Does the land drain well or does it stay wet for much of the year? _____

Are there any pending legal actions on the estate?
(i.e. lawsuit, foreclosure, etc.) _____

Add additional notes on back.

