

# Buying Land? First, Ask Yourself These Questions.

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**Location:** 1. Does the location align with my lifestyle and needs? 2. What are the development plans for the surrounding area? 3. Are there any environmental factors to consider?

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**Use:** 1. What are my short-term plans for utilizing the land? 2. What are my long-term objectives for the land's use? 3. What is the primary purpose or intention behind buying the land?

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**Property Details:** 1. What is the quality of the soil on the property, and is it suitable for my intended use? 2. How is the water availability on the land, and does it meet the requirements for irrigation or other needs? 3. What is the condition of the current fencing, and what is the situation with neighboring properties?

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**Zoning:** 1. Can future development happen around this land? 2. Is there restrictive zoning that hurts my long-term goals? 3. Do the choices my neighbors can make affect my goals, scenery, or make things difficult if this is my homestead?

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**Permitting:** 1. Are there any existing permits or approvals for well and septic systems on the property? 2. What are the local zoning regulations and permit requirements for the type of development I have in mind? 3. Have there been any past challenges or issues with obtaining permits for similar projects on neighboring properties?

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**Restrictive Covenants:** 1. Have you thoroughly read and understood all the restrictive covenants associated with the property? 2. Do the existing covenants impose any limitations on future construction or development plans you have in mind? 3. Are there any restrictions that could impact the land's potential use or hinder your desired future activities on the property?

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**Utilities and Roads:** 1. What existing utilities are available on the property (e.g., electricity, water, sewer, gas), and are the roads already established and in good condition? 2. If certain utilities are not currently available, what are the options for obtaining and connecting them, and what would be the associated costs? 3. Similarly, if there are no existing roads, what are the requirements and costs involved in constructing roads and entrances to access the property?

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**Easements:** 1. Are there any existing easements on the property, and if so, what are their stated purposes and restrictions? 2. What kind of easements might be needed for your future plans or development of the land, and what do you need to do to obtain them? 3. Could the existing easements cause any potential problems in the future, such as affecting resale value, building sites, or neighbor relations?

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**Surveys:** 1. When was the property and improvements last surveyed, and is it still valid and accurate? 2. How crucial is it to have a comprehensive understanding of boundary locations and any required setbacks for potential improvements or development on the property? 3. Are there any specific survey-related concerns or issues that need to be addressed before proceeding with the purchase?

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**Next Steps:** 1. Have you selected a reliable and experienced realtor to assist you with the land purchase process (Not a friend w/out experience in this type of transaction)? 2. How will you secure funding or financing for the land purchase? 3. Before making a final decision, do you need to ask yourself any other critical questions?