

10 Questions to Ask When Evaluating Land

1. Has the land been surveyed?

A proper survey is critical to any land purchase. Be sure it includes an exact identity of all lot corners and survey pin locations.

2. Are there protective covenants and/or restrictions in place? What are they?

Protective covenants and restrictions outline what can be done with the land. They are important protections to help maintain the quality and value of your property, and even prevent certain types of improvement or limited use thereof. These covenants, conditions or restrictions are in addition to those of the local governmental agency that issues building/use permits.

3. How is water supplied?

Water supplies vary greatly. Find out if you have to provide your own well or water supply, or if you can tap into a city/county/township supply.

4. Is there physical access to the land?

Be sure the land has good access to it with roads that have adequate clearance and support for contractor vehicles.

5. In the event there is not physical access, Is there legal access to the land?

Be sure that the easements allow clear, legal access to the land.

6. Who maintains the roads?

Find out who is responsible for maintaining upkeep of roads that lead to the land. Some roads are maintained by counties, others are maintained by private landowners.

7. Is the land approved for a septic system?

Costs of septic systems can vary depending on soil type. Be sure soil tests have been run in the area to determine the composition of the soil, and find out what type of septic system can be put on the lot you're considering.

8. Are you able to build on the property?

If you plan to build, check with local governmental agencies to determine if the property is buildable and is suitable for the intended use.

9. Is the title clear?

A clear title confirms that the selling party has clear and legal right to sell it and provides information critical in the purchase decision. Always ask if title insurance is provided before entering into the purchase process.

10. Is power available?

If you require power, ensure it's there before you buy, or know in advance the cost to provide it.