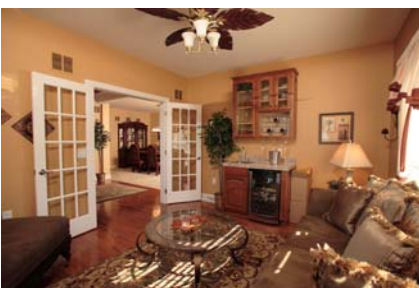


10 Things to Think About When Buying Land



Buying land for your dream home is a big investment for you and your family. While you might use a real estate professional to help you find just the right piece of land, there are 10 things you want to take into consideration when looking at each property.

1. Location, Location, Location!

How much do you have to spend on land? Is it the quality of the schools and the activities you will be close to that matter the most? Do you want to be in a more rural location? Are you looking for a lot that is already developed?

2. Can You Build On It?

While all land may seem to suit the construction of your dream home, it is essential that you determine how much of the lot can be built upon. Topography and soil conditions are two vital issues. Poor soils can affect the concrete footing size and cost of construction.

3. Types of Land

There are two types of property. There is land that is developed, which has the utilities brought to the site and roads built. The second is underdeveloped land. If you buy this type of land, you will be responsible for bringing the utilities to your home, and in many cases, you must build and maintain the roads into your property.

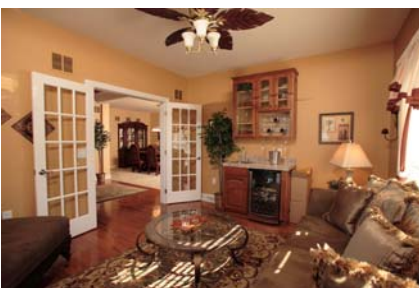
4. Zoning

When looking at a piece of land, talk with your real estate professional and your local zoning board regarding factors you might need to take into considerations before you build. Environmental factors could restrict where you place your home on your land. Future community development could increase or decrease the value of your property. Also, check for setbacks. This is the minimum distance that your home can be built from the property line.

5. Permitting

What types of permits will be needed in the country or city where your prospective property is located? Some jurisdictions have very limited requirements for permitting, perhaps just for a well or septic system. Others are more comprehensive, requiring multiple permits for all aspects of your project.

10 Things to Think About When Buying Land



6. Restricted Covenants

There can be restrictive covenants associated with the land that you buy. A restrictive covenant is a legal obligation on a property deed that is imposed upon the buyer. A typical example might be: "no fence may be built on the property except a dark wood and not more than six-feet high." Ask your real estate professional. They should have them available for you or can readily access them.

7. Utilities and Roads

Before you buy, be sure to know what utilities have been brought to the property. Frequently, underdeveloped land has few, if any, utilities coming onto the property. Contact the local utilities in your area to determine what it will take to do this.

8. Liens & Easements

These elements may or may not be a factor in every property you are thinking of buying. A lien is a monetary claim against the property to secure an obligation of debt of the current property's owner. An easement is someone's right to use your property for a stated purpose, and like a restrictive covenant, it "runs with the land" and transfers with an ownership change.

9. Surveys

When looking at a piece of land, look for the iron pins at the corners of your property, or whenever the property line makes a turn. Some iron pins are also found in the center of the road. If you are at all unsure as to the boundaries of the property, look at an existing survey or have the current one updated.

10. Costs to Develop Land

Once you know the land you want to buy, taking in to consideration the costs involved to develop it before you make an offer.