

5 Mistakes To Avoid When Buying Land

A Land-Buyers Guide

Presented By

LowCostLand.com

*"Your Premier Source for
High-Value, Low-Cost Land"*



Mistakes to Avoid and Other Helpful Things to Know

Who doesn't want a blank canvas to create your very own masterpiece?

There are many reasons to buy vacant land - whether to hold for the future, or to immediately put to use. When you embark upon this process, we suggest you review the following items to avoid the common mistakes below when buying raw land. In addition to these mistakes, read on to learn other suggestions we have for acquiring a vacant tract of land.

Mistake #1: Talking to the neighbors.

When you are house shopping and exploring new neighborhoods, it is advisable to seek out existing residents and get a feel for the area. Conversely, discussing your plans to build on a vacant lot with residents from the adjacent area may not be as wise.

Consider the neighbor's perspective: they have been enjoying the raw land near their home for years and may not be excited about the changes that you may be seeking. At a minimum, they may be opposed to losing the wide-open area they've enjoyed. Or worse, they could be more deliberate in their actions with their response.

Either way, it is best to hold off on these discussions and communicating your plans until you've broken ground or moved in. Then you can put out the welcome mat.

Mistake #2: Not checking the current zoning on the property. It is important to understand what the property can be used for. The seller should have this information and you can also call the local planning and zoning department

to confirm the classification. Once you know the classification, you will know the type of structures that would be allowed under the particular zoning classification. Zoning classifications and usage restrictions are designed to help support the value of properties in the area.

Mistake #3: Assuming you can have the property rezoned. As discussed above, the local governing body will have zones, codes or ordinances that may limit what can be built on any property or require certain steps to build a structure.

For example, there may be required setbacks from the edge of the property. Generally speaking, obtaining an exception to these rules is not a given and there's always a chance it will be denied.

Rather than trying to rezone property, it's best to keep your vision within existing limits. Seek land that will allow the type of home you or building want, but know the plot's restrictions before finalizing the plans.

Mistake #4: Assuming you can finance the land.

While obtaining a loan for a house purchase is quite common, obtaining a loan for raw land is a different process. With raw land, there are no improvements or structures on the property so, from a lender's perspective, there is less for them to leverage in the case of payment default. In this case, you may have to pay cash if there's no structure on the property. Note that when purchasing a manufactured home, many manufactured home dealers offer financing programs that allow you to bundle a land parcel with the loan for the manufactured home.

Mistake #5: Buying land that is too far away from amenities.

Most people would agree it is best to have grocery stores, hardware stores, restaurants, etc. within a reasonable drive from where they live. You don't want to be too far away from basic needs and amenities.

About LowCostLand.com:

LowCostLand.com was founded to provide you with a quick and easy way to purchase low-cost land. We cut out third parties, unnecessary steps, and red tape, allowing you to go from seeing the land to owning land as quickly as possible.

We offer inexpensive, yet desirable land for sale in size parcels ranging from individual building lots to multi-acre tracts. We purchase at wholesale

prices, and then pass on substantial savings to you.

Our scenic properties include a wide range of rolling hills, wooded areas, access to water and beautiful vistas. Most of the low-cost land deals we offer are just a short drive away from towns or major cities.

Whether you are looking for a home site, vacation site, buildings site, a recreational property, or you're seeking land to develop or hold as an investment... **LowCostLand.com**, with our experienced team, is here to help.

Frequently Asked Questions About Buying Land from LowCostLand.com:

Q. Should I visit the property before buying?

A. Yes, we recommend that you inspect the property before buying. You should verify the zoning and approved uses of the property. Particularly, the city or county Planning and Zoning Department will also be able to tell you about the plans for the area. While we will do our best to tell you everything we know about each property, nothing replaces the value of doing your own research and due diligence.

Q. How does LowCostLand.com acquire their properties?

A. Contrary to other land sellers, we only purchase properties from private

parties and DO NOT engage in purchasing through tax sales or foreclosure sales. All properties are bought with Special Warranty Deeds. Basically, we acquire high-quality properties and then offer them to you at bargain prices.

Q. Are the mineral rights guaranteed for the properties?

A. We make no guarantees concerning mineral rights or the lack thereof. If we are aware of the lack of mineral rights, disclosure will be made in the disclosure statement of each of the properties. However, buyers should do their own research to find out if the property has mineral rights or lack thereof.

Q. What GUARANTEES does LowCostLand.com offer?

A. As we always use a title company or attorney to handle the transaction and closing, the title company can insure that the property is free and clear of any governmental or private liens other than recurring assessments. At the point of ownership transfer to you, the property is free and clear and has a marketable title.

Q. Can I step back from a sale?

A. No. All sales are final. Make sure you do your research and due diligence before you purchase one of the properties from LowCostLand.com.

Q. Can I buy more than one property?

A. Yes, you can buy as many properties as you want. We have a number of repeat buyers who purchase to add to their portfolios or resell.

Q. What are the benefits of buying land from LowCostLand.com?

A. There are several:

1. You will not find a quicker and easier way to buy land.
2. You will receive a substantial discount off market value on the land parcel you purchase from us.
3. We save you time and money. Usually, there are no Realtors involved, but if a Realtor does represent us on the transaction, we pay the real estate commissions, not you.
4. If you are serious about buying quality land, you will not find a more courteous seller than our organization.

Q. When I purchase land from LowCostLand.com, will I need to travel anywhere to complete the transaction?

A. No. The entire transaction can be handled remotely. When it's time to close, a Mobile Notary can meet with you at your home, office, or any other location you chose... or the closing can be scheduled at the Title Company. When the final documents are signed and funds have been paid to the title company, they will file the deed to your new property!

At LowCostLand.com, we strive to make the entire buying process quick, easy, and convenient for you.

Who do I contact if I have questions about a specific property?



Call our office at: (512) 416-9288. Calls are answered during normal business hours. However, you can call anytime 24 hours a day, 7 days a week and leave your information with one of our operators.



Or, email: associate@LowCostLand.com



To see our current offerings, visit:
www.LowCostLand.com