

The Ultimate Land Purchase Due Diligence Checklist

Financial Due Diligence

- Compare Land Values:** Use sites like Zillow, [LandWatch](#), and Realtor.com to compare prices of similar properties nearby.
- Check Property Taxes:** Visit the county tax assessor's website or use [PropertyShark](#) to get detailed tax records.
- Financing Options:** Explore financing through your bank or specialized lenders like [Farm Credit](#) or USDA Rural Development.

Legal Due Diligence

- Verify Ownership:** Request a title search from [First American Title](#) or [Fidelity National Title](#).
- Check for Encumbrances (Liens, Easements):** Search public records for liens or easements via [County Records Websites](#).
- Land Survey:** Hire a licensed surveyor using [HomeAdvisor](#) or [Angi](#) to confirm property boundaries.

Environmental Due Diligence

- Flood Zones:** Check the flood risk of the property on FEMA's Flood Map Service Center.
- Environmental Hazards:** Investigate potential environmental issues via [Envirofacts by the EPA](#).
- Soil Quality:** Assess soil health using SoilWeb or contact your local Cooperative Extension Office.

Zoning and Regulatory Due Diligence

- Zoning Laws:** Review zoning regulations with your local City or County Planning Department.
- Future Land Use Plans:** Research long-term development plans via local government websites or tools like [MyLocalGov](#).
- Permits and Approvals:** Use [PermitPlace](#) to check for required permits for development or construction.

Physical Due Diligence

- Visit the Land:** Inspect the property's terrain, slopes, or obstacles by visiting in person.
- Road Access:** Confirm road access using county maps or [Google Maps](#).
- Utilities Availability:** Check water, electricity, and sewage access via local utility companies or [OpenStreetMap](#).