

5 Costly Mistakes First Time Land Buyers Make

(And How to Avoid Them Before You Sign a Contract)

Introduction

Buying raw land is one of the most exciting investments you can make, but it can quickly turn into a financial nightmare if you don't know what you are looking at. Many people think buying land is just like buying a house, but without the walls. This mistake costs first time buyers thousands of dollars. This short guide will show you exactly what to look out for so you can protect your hard earned money.

Mistake 1: Ignoring the Zoning Laws

Just because a piece of land is beautiful doesn't mean you can build your dream home, park an RV, or launch a business on it.

- **The Risk:** Every piece of land is governed by city or county zoning laws. If a parcel is zoned strictly for agricultural use, the county will not grant you a permit to build a residential house or a commercial building.
- **The Fix:** Before you hand over any money, call the county planning and zoning department. Give them the parcel ID number and ask exactly what is allowed to be built on that property.

Mistake 2: Missing the Utility Trap

A cheap piece of land is usually cheap for a reason. Often, it is because it is completely disconnected from utility lines.

- **The Risk:** Bringing electricity, water, and sewage lines out to a remote piece of land can cost anywhere from \$5,000 to over \$50,000 depending on how far away the nearest connection point is.
- **The Fix:** Never assume utilities are "at the street." Ask the utility companies for a written estimate to bring power and water directly onto the lot before you buy.

Mistake 3: Buying Land Without "Legal Access"

Believe it or not, it is entirely possible to buy a piece of land that is completely surrounded by other people's private property, leaving you with no legal way to drive onto your own land. This is called being **landlocked**.

- **The Risk:** If you try to drive through a neighbor's property to get to your land without a formal agreement, you are trespassing.
- **The Fix:** Ensure the land deed explicitly includes a "legal easement" or direct access to a public, county maintained road.

Mistake 4: Skipping the Soil "Perc" Test

If the land does not have access to a city sewer system, you will have to install a private septic system to handle waste when you build.

- **The Risk:** In order to install a septic tank, the soil must pass a professional "percolation" (perc) test to see how quickly it absorbs water. If the soil has too much clay or is too rocky, it will fail the test. A property that cannot pass a perc test legally cannot be built on.
- **The Fix:** Make your purchase contract contingent on the land passing a certified soil perc test.

Mistake 5: Not Checking for Hidden Liens or Back Taxes

When you buy a piece of land, you aren't just buying the dirt you are buying its financial history.

- **The Risk:** If the previous owner owed \$3,000 in back taxes or had a legal judgment against them from a contractor, that debt stays attached to the land. If you buy the property, you become responsible for paying off their old debts.
- **The Fix:** Always hire a professional title company to do a complete title search before closing to ensure the deed is completely clean.

These are just a few mistakes to lookout for. If you didn't sign up for the land buying class November 8th at 2:30 pm cst you can send us an email and you can still purchase it for \$99. Come learn EVERYTHING you need to know before you buy them acres. info@naloventuresgrp.com

Thank you,
Nalo Ventures Group