

Land Due-Diligence Checklist

NEW WORLD SURVIVAL • FIELD CHECKLIST

newworldsurvival.com/self-reliance/land/before-you-buy

Twenty questions to answer before making an offer on rural or semi-rural property. Print this, take it to viewings, and fill it in on site. The questions you answer before closing save you money after.

WATER

Done	Item	Notes
☐	1. Where does the water come from?	Municipal, well, spring, surface, or hauled
☐	2. What is the well yield in gallons per minute?	Request a 4-hour sustained pump test. You need 3 to 5 GPM minimum.
☐	3. What is the water rights framework?	Prior appropriation, riparian, or hybrid. Do the rights transfer with the sale?
☐	4. Can you legally collect rainwater?	Check the current state statute. These laws change frequently.

ZONING AND USE

Done	Item	Notes
☐	5. What is the zoning classification?	Agricultural, residential, rural residential, or mixed-use
☐	6. Can you keep livestock?	Species, count limits, setback requirements, minimum acreage
☐	7. Does the county have right-to-farm protections?	Shields agricultural operations from nuisance complaints
☐	8. What does the cottage food law allow?	Allowed products, revenue cap, sales channels, labeling

ACCESS AND INFRASTRUCTURE

Done	Item	Notes
☐	9. Is there deeded road access?	A deeded easement, not a handshake. Who maintains the road?
☐	10. What is the septic status?	Last pump-out and inspection report. Undeveloped land requires a perc test.
☐	11. What utilities are available?	Power and the cost of any line extension, gas, internet, cell coverage
☐	12. Distance to hospital, fire station, grocery?	Drive the routes. Summer road times are not winter road times.

SOIL AND GROWING

Done	Item	Notes
☐	13. What is the soil type?	USDA Web Soil Survey plus a county extension soil test, \$15 to \$30
☐	14. USDA hardiness zone and frost window?	The zone determines perennials. The frost window is your growing season length.
☐	15. What is the slope and drainage?	Walk it after rain. Check USGS topo maps. Low areas mean problems.
☐	16. Existing timber, pasture, or cleared area?	Clearing costs \$1,500 to \$5,000 or more per acre. Walk every acre.

LEGAL AND FINANCIAL

Done	Item	Notes
[]	17. Easements or CC&Rs; on the property?	A title search reveals all of them. Read every exception.
[]	18. Flood zone, WUI, or other hazard designation?	FEMA flood maps and state fire agency WUI maps
[]	19. Property tax classification and rate?	An agricultural assessment can cut taxes by 50 to 90 percent. Know the requirements to keep it.
[]	20. What will insurance cost?	Get binding quotes before closing. Ask about fire district surcharges.

RED FLAGS - WALK AWAY IF YOU SEE THESE

- ☐ Seller will not allow a well yield or water quality test
- ☐ No deeded road access, handshake only
- ☐ Failed or missing perc test on undeveloped land
- ☐ Undisclosed flood zone or wildfire interface
- ☐ CC&Rs; that prohibit agricultural use
- ☐ Power line extension quoted over \$25,000

NOTES

Property

Date

Asking price

Agent or seller
