



Finding and Buying Your Place in the Country

Les Scher

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Here's some of their advice... here's their TOP 10 things To Know Before Closing: "1 - Remember, the seller's real estate agent works for the seller and does not get paid without making a sale. 2 - The price and terms are always negotiable. 3 - Never buy land without a proven source of adequate water, which includes recorded water rights if it is from somebody else's land. Test the water for potability. 4 - Never buy land without first securing the necessary permits for installing your own sewage disposal system, or insuring that you can hook up to a public sewage system if one is available. 5 - Be certain of where your boundary lines are located by conducting a survey of the property. 6 - Don't buy land that does not have deed easement rights from the public road to the property. 7 - Be sure the zoning will permit you to use your property as you intended to use it. 8 - Determine the legal status of any uses being made of the property by other person. Investigate any sign of roads, grazing, or the taking of water. 9 - Review all documents referred to in a preliminary title report or abstract of title! . Hire a lawyer to review and interpret these documents if you are unable to do so yourself. 10 - Avoid partnerships if at all possible."

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