



Land Buyer's Guide

5 Must Know Secrets to Buying Land With Confidence!

Contents.

- Introduction. 3
- Secret #1: Confirm The Seller Actually OWNS The Property. 5
- Secret #2: Understand The Different Deed Types. 6
 - 1. Quit Claim Deed 6
 - 2. Special Warranty Deed 6
 - 3. Warranty Deed 6
- Secret #3: Confirm That The Taxes Are Paid Current. 7
- Secret #4: Confirm The Land Use. 8
- Secret #5: Understand The Topography Of The Land. 9
- You should be confident and feel safe when investing in land!***
- Here are 5 ways we aim to accomplish that from Sanctuary Abode Land: 10

Introduction.

Hello, my name is Steve Kish and I am the one that makes HavensLand.com run. My hope in writing this is to help you avoid some of the biggest mistakes people tend to make when investing in land. With a little bit of knowledge you can purchase the land of your dreams with confidence!

Think about raw land like a blank canvas. Whatever you can dream of, you can do with it. Maybe you want place for your family to retire. Maybe it's a hunting get away. Or maybe it's something you want to hold as a long-term investment. Whatever the case may be, buying raw land is awesome! The best part is as you add a few minor improvements you can instantly add value.

Adding value can be as easy as:

1. Adding a well
2. Having the land surveyed
3. Having someone walk the property and take pictures from each corner
4. Bring power to the site
5. Adding a septic tank
6. Building a cabin, placing a mobile home on this site or even a tiny home or place to stay
7. Adding a fence

All of these minor investments can have a huge impact on the land's value. Additionally, with some parcels of raw land it's also possible to easily split the parcel into 2 or more, selling off the extras and keeping one for yourself.

While raw land by itself, as an investment, is an awesome vehicle for wealth generation, it's also something that can be enjoyed and used while it increases in value.

All of which make buying/investing in land so great!

Just like any investment you make in life, you will be better served by doing your research to ensure you avoid as many mistakes as possible. Why make the same mistakes that others have made in the past?

You don't have to!

That's why our goal at Havens Land is to make you aware of the 5 biggest mistakes people make when buying raw land, so YOU can buy land with confidence!

Secret #1: Confirm The Seller Actually OWNS The Property

When people are selling land online it can sometimes be a phishing scam! A phishing scam is when someone has taken a picture from someone else's ad and has created a fake PayPal and escrow account.

In order to avoid this scam, you must confirm that the seller owns the property. Here are some ways to do that:

- 1. Call the county recorder.** You want to get a clue on how long the seller has even owned the property. When was it recorded? To get this information, find out what county the property is in, then go to www.naco.org (This is an awesome, free site where you can easily find the county information and official government websites.)
- 2. Email the seller asking for a copy of the recorded deed.** If it takes time for them to get it to you, that could be a little sketchy. If they don't send you a copy at all, **DON'T BUY THE PROPERTY!**

Secret #2: Understand The Different Deed Types.

There are 3 main types of deeds; each type is listed below with an explanation:

1. Quit Claim Deed

This deed transfers the property with no guarantee that the title is free and clear. It's basically the lowest of the 3 deed types. It transfers to the buyer whatever rights to the property the seller had. So if the seller didn't have the right to transfer the property, then it transferred no rights to the buyer.

2. Special Warranty Deed

This deed provides 2 warranties to the buyer:

- a. The seller warrants that they own the property
- b. The seller warrants that during their ownership period there have been no liens or encumbrances placed on the property. So basically, the seller is saying that they warrant the property during their ownership only and not during any time outside of their control.

3. Warranty Deed

Warrants to the buyer that the title is clean not only during the current owner's period but that the deed is clear of liens and encumbrances from the very beginning. (This deed is especially important when buying larger parcels of land.)

Secret #3: Confirm That The Taxes Are Paid Current.

Time and time again this will bite people as they buy land only to find out there are loads of back taxes. Once again you can go to www.Naco.org to get the county treasurer's information.

Then you will want to email the county treasurer with the legal description and parcel number of the land and confirm that the taxes are **paid current**.

If they are not, contact the seller and ask, "Who is responsible for these back taxes".

Secret #4: Confirm The Land Use.

It's easy to get super excited about your new land and not think to confirm that what you want to use the property for is allowed.

You can avoid this by contacting the county Planning and Zoning Commission and asking questions about your intended use(s), potential restrictions, and if there are any time limits to build.

Can I put an RV on it? Build a house? Etc. You want to determine if your use for the property is allowed BEFORE you buy it.

Don't invest thousands of dollars, only to be disappointed because the property will not fulfill your expectations.

If the seller gives a satisfaction guarantee, that is a big plus, and Havens Land gives a 100 day money back "Happy Customers Guaranteed" pledge.

Secret #5: Understand The Topography Of The Land.

Aside from looking into some of the basics, like does the property have road access, is there water, electric, sewer, gas available, etc. It is very important to consider the topography of the property, especially when buying vacant land that is out-of-state. A great tool to use is Google Earth Pro (which is a free tool). After downloading the software, you can search for your property using either the address or the property's GPS coordinates. By zooming in, you can look for unpredictable elevations; mountains, valleys, cliffs, ravines and whatever else would have an impact on the buildability of your property! You can also tilt the earth on its side so you can see all of the valleys and hills.

Understanding what you will be working with and getting a feel for the “lay of the land” can save you from potential huge disappointments and ensure you will be very satisfied with your purchase.

And finally, here at Havens Land, we understand that sometimes, despite even your best effort to prepare and make a good decision, you just need to hit the rewind or “undo” button.

When you purchase land from Sanctuary Abode you are protected by a 100% 100 day, money back guarantee. If you are not satisfied that this land is what we told you it was, we will refund your money in full or exchange it for any other like king land in our portfolio. We want to ensure you are completely protected when you purchase rural land through Havens Land, which is why we have this 100% “Happy Customers Guaranteed” satisfaction guarantee.

You should be confident and feel safe when investing in land!

Here are 5 ways we aim to accomplish that from Havens Land:

1. We guarantee a free and clear title (or will point out to upfront any title issues that you need to be aware of).
2. You will be dealing directly with us, the owners! You will not be dealing with brokers or customer service reps to give you the run around.
3. 100% Satisfaction Guarantee.
4. Easy owner financing on many of our parcels. Low down payments and low monthly payments. We make it easy for everyone to qualify for zero percent interest financing! Every payment goes 100% to building your equity in the property.
5. We strive to make the buying process as easy and painless as possible by handling all of the paperwork.

So what are you waiting for? Take the next step, check our Inventory at www.HavensLand.com/property/ and buy your dream land today!