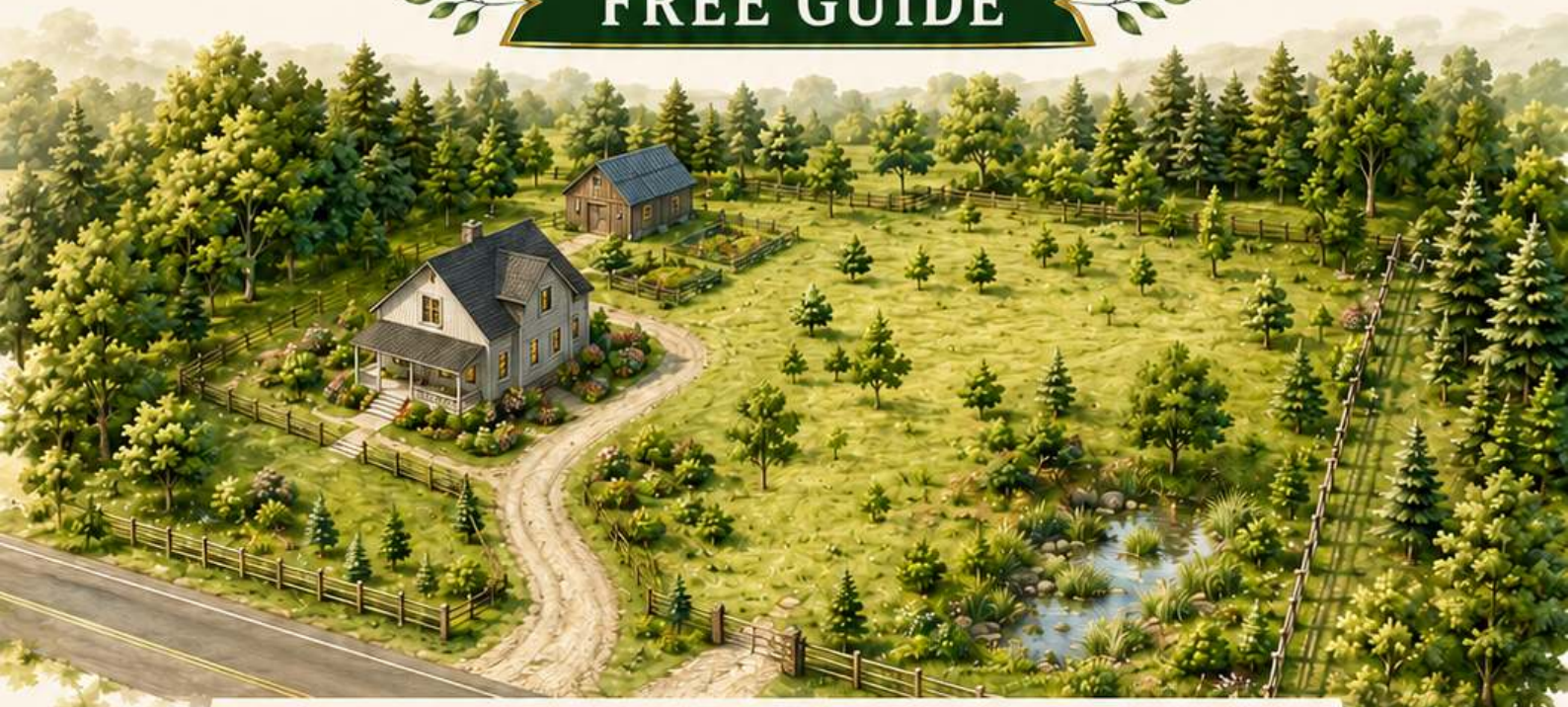
KFarm

KFARM DIGITAL GUIDE

FREE HOMESTEAD LAND BUYING CHECKLIST

Includes 15 essential checks before you buy rural land

FREE GUIDE



CHECK FIRST

- Access
- Drainage
- Sun exposure
- Buildable area

WATCH FOR

- Wet spots
- Hidden costs
- Deep shade
- Poor layout

BEST FOR

- First-time buyers
- Rural land shoppers
- Future homesteaders

INCLUDES

- 15-question checklist
- Site evaluation notes
- Next steps
- Buying decision aid

KFARM • FREE CHECKLIST

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KFARM DIGITAL GUIDE

FREE HOMESTEAD LAND BUYING CHECKLIST

15 questions to ask before you fall in love with the property.

Score the land before you make the offer.

A | A = 3 points — Confirmed / Strong

B | B = 2 points — Mostly good / Verify one detail

C | C = 1 point — Significant concern

D | D = 0 points — Red flag

Answer all 15 questions. Add your points. Then check your result on Page 6.

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PAGE 3 • QUESTIONS 1–5

LEGAL + LAND BASICS

Use the A–D scoring system from Page 2.

1 Is your intended homestead use allowed here?

- **A** Zoning and intended uses are confirmed in writing. **3**
- **B** Generally allowed; one permit or detail remains. **2**
- **C** Rules are unclear or restrictive. **1**
- **D** Your intended use is prohibited. **0**

2 Does the property have documented legal access?

- **A** Public or deeded year-round access. **3**
- **B** Legal private access with clear maintenance terms. **2**
- **C** Access exists, but easement or maintenance is unclear. **1**
- **D** No confirmed legal access, or the parcel is landlocked. **0**

3 Are boundaries, title and easements clear?

- **A** Survey and title information is current and clear. **3**
- **B** Minor verification remains. **2**
- **C** Survey is old or missing, or easements are unclear. **1**
- **D** A major title, boundary or easement problem exists. **0**

4 Is there a practical buildable area?

- **A** Good homesite, slope and drainage. **3**
- **B** Buildable with moderate site preparation. **2**
- **C** Significant grading, clearing or drainage work is likely. **1**
- **D** No practical or legal buildable area for your plan. **0**

5 Is septic or sewer feasible?

- **A** Approved septic/sewer system exists, or site approval is confirmed. **3**
- **B** Conditions look suitable; final testing is pending. **2**
- **C** An expensive alternative may be required. **1**
- **D** No feasible wastewater solution is identified. **0**

WATER + SITE FUNCTION

Use the A–D scoring system from Page 2.

6 Is there a reliable water source?

- **A** — Public water or a verified well with records/testing. **3**
- **B** — Water source exists; testing or capacity still needs verification. **2**
- **C** — A new well/source is needed and the cost is uncertain. **1**
- **D** — No reliable or legal water source is identified. **0**

7 What is the flood, wetland and drainage risk?

- **A** — Planned use areas show no major known issues. **3**
- **B** — Some affected areas exist, but the core site remains usable. **2**
- **C** — Significant risk requires professional verification. **1**
- **D** — Homesite or access is seriously affected. **0**

8 Are essential utilities realistically available?

- **A** — Power and required services are already available. **3**
- **B** — One reasonable extension or setup is needed. **2**
- **C** — Multiple costly connections are required. **1**
- **D** — Essential service cannot reasonably be provided. **0**

9 Is year-round road and driveway access practical?

- **A** — Good year-round road and driveway conditions. **3**
- **B** — Minor gravel, drainage or maintenance is needed. **2**
- **C** — Major driveway, culvert or grading work is likely. **1**
- **D** — Access or permitting is a serious problem. **0**

10 Does the usable land support growing food?

- **A** — Good sun, drainage and usable growing area. **3**
- **B** — Mostly suitable with manageable limitations. **2**
- **C** — Shade, slope, drainage or soil creates major limits. **1**
- **D** — The land does not realistically support your intended production. **0**

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PAGE 5 • QUESTIONS 11–15

HOMESTEAD FIT + REAL COST

Use the A–D scoring system from Page 2.

11 Are livestock and farm structures allowed?

- **A** — Animals, fencing and structures are confirmed allowed. **3**
- **B** — Allowed with manageable permits/setbacks. **2**
- **C** — Restrictions significantly reduce your plan. **1**
- **D** — Intended animals/structures are prohibited. **0**

12 How much useful infrastructure already exists?

- **A** — Useful fencing/buildings/storage are in good condition. **3**
- **B** — Several useful assets need minor repairs. **2**
- **C** — Major infrastructure must be added. **1**
- **D** — Existing structures create expense or liability. **0**

13 Are taxes, insurance and restrictions acceptable?

- **A** — Costs and restrictions are verified and acceptable. **3**
- **B** — Mostly understood; one item remains. **2**
- **C** — Important costs/restrictions remain unclear. **1**
- **D** — Costs or restrictions make the property impractical. **0**

14 Can you afford the real cost of making the land usable?

- **A** — Yes, including contingency. **3**
- **B** — Probably; several quotes remain. **2**
- **C** — Costs are approaching your budget limit. **1**
- **D** — Required development clearly exceeds your budget. **0**

15 Does this property actually fit your homestead plan?

- **A** — Supports your core 3-year plan with no major compromise. **3**
- **B** — Supports it with reasonable trade-offs. **2**
- **C** — Requires changing several major goals. **1**
- **D** — The property and your homestead plan do not match. **0**

TOTAL SCORE: _____ / 45

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PAGE 6 • YOUR RESULT

YOUR HOMESTEAD LAND SCORE

Add your points from all 15 questions.

TOTAL POSSIBLE: 45 POINTS

36 – 45 POINTS	**STRONG CANDIDATE**	This property looks like a very good match for your homestead plan. **Proceed with confidence.**
26 – 35 POINTS	**GOOD POTENTIAL**	There are some concerns, but they may be manageable. **Verify key items and negotiate.**
16 – 25 POINTS	**RISKY CHOICE**	Several important issues exist. Costs or challenges may be high. **Proceed only after major verification.**
0 – 15 POINTS	**POOR MATCH**	Too many problems or high costs. This property is unlikely to work for your homestead plan. **Walk away or rethink your plan.**

HARD STOPS – VERIFY BEFORE MOVING FORWARD

If you answered D (0 points) to any of these questions, do not move forward until the issue is resolved or professionally verified.

1	2	4	5	6	7	11	14
Intended Use / Zoning	Legal Access	Buildable Area	Septic / Sewer	Water Source	Flood / Wetland / Drainage	Livestock / Structures	Real Cost

A hard stop issue can make the property a poor match, even if your total score is high. ⚠



WHAT'S NEXT?

Use your score to focus on the right properties.
Then plan your land the smart way.

Get the *American Homestead Atlas*
1 / 2 / 5 Acres • Layouts • Systems • & More
Available now on Etsy!

FIND IT ON ETSY