

**BWH - Sistas, when buying raw land**, it's important to take several precautions and conduct various tests to ensure that the property meets your needs and doesn't come with unexpected issues. Here's a checklist of considerations and tests:

### 1. Legal and Zoning Research

- **Zoning Laws:** Verify the zoning regulations to ensure the land can be used for your intended purpose (residential, commercial, agricultural, etc.).
- **Land Use Restrictions:** Check for any easements, rights of way, or covenants that might limit how you can use the land.
- **Permits and Approvals:** Understand what permits are required for building or developing the land. This includes any environmental impact assessments.
- **Property Boundaries:** Hire a surveyor to clearly define the property boundaries and ensure there's no encroachment.

### 2. Environmental Tests

- **Soil Testing:** Conduct soil tests to determine the suitability for construction, agriculture, or other intended uses. This includes testing for soil composition, contaminants, and drainage.
- **Percolation Test:** If you plan to install a septic system, a percolation test will be necessary to evaluate how well the soil absorbs water.
- **Environmental Assessment:** Check for any environmental hazards, such as flood zones, wetlands, or protected wildlife habitats.

### 3. Utilities and Infrastructure

- **Water Source:** Determine if there is access to a public water supply or if you will need to drill a well. Test the water quality if a well is required.
- **Sewage and Septic:** If the land is not connected to a municipal sewer system, you'll need to plan for a septic system and ensure the land can accommodate it.
- **Electricity and Gas:** Check the availability and cost of connecting to the electrical grid and natural gas lines, if needed.
- **Road Access:** Ensure the land has legal and practical road access and check the condition of the access roads.

### 4. Financial and Market Considerations

- **Land Valuation:** Have the land appraised to ensure you're paying a fair price. Compare it with other properties in the area.
- **Taxes and Fees:** Understand the property taxes and any other fees associated with the land.
- **Financing:** If you're financing the purchase, confirm that lenders are willing to offer loans for raw land, as it may differ from financing for developed properties.

## 5. Physical Characteristics

- **Topography:** Assess the land's topography to determine how it may impact construction, drainage, and access.
- **Natural Hazards:** Investigate potential natural hazards like landslides, earthquakes, or erosion.

## 6. Community and Surroundings

- **Proximity to Amenities:** Consider the distance to schools, hospitals, grocery stores, and other amenities.
- **Future Development Plans:** Research future development plans in the area that could impact your land, such as new roads, commercial developments, or zoning changes.

## 7. Legal Consultation

- **Title Search:** Have a title company or attorney perform a title search to ensure there are no liens or legal issues with the property.
- **Consult with an Attorney:** It's wise to have a real estate attorney review any contracts or agreements before you commit.