



JRV Realty of North Georgia

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Considerations when buying raw land for a horse farm

1. How does the land lay? (Slopes, Bottomland, Floodplain, Timber vs. Pasture, etc.)
2. Are there creeks, streams, ponds on the property?
If so, will the animals have access to water and are these year round waters?
3. How is the property accessed? (Public Road, Private Road, Easement)
If a private road, is there a signed agreement for maintenance?
If an easement, what are the restrictions? (Access, Development Capability, etc.).
Is the easement recorded on both Deed and survey?
4. Does the property have any easements or recorded rights to others? (Access, Conservation, Utility)
5. Are there any covenant and restrictions on the property?
6. How is this property zoned and what are the implications?
7. Are there any mineral rights issues?
8. What Utilities are on the property?
If none, what is the availability of utilities? (Electricity, Water, Telephone, Sewage)
9. If property will need a well, what assurance is there that well water is available at a reasonable cost?
10. If a septic system is required, consider a contract contingency based on a Level 3 Soil Test.
11. What are the property taxes and what is the county valuation on the property? Compute possible taxes based on purchase price.
12. What are the uses and future plans, if any, of the surrounding tracts?
13. Do you need a new survey?
14. What is the proximity to desired destinations such as farm supply store, grocery stores, hospitals, etc.?
15. What are the financing options?