



Your Land Buying Criteria Worksheet

This worksheet is designed to guide you through establishing your land-buying criteria. These criteria include zoning, location, parcel size, utilities, access, special features, and budget. Use this worksheet as a tool to clarify your goals and match them with appropriate properties.

I. Define Your Purpose

(Check all that apply for each question)

1. What is your primary goal for buying land?

- Long-term investment
- Recreational use (RV/camper)
- Residential development
- Commercial development
- Agricultural use
- Other:

2. Describe the type of property you envision:

- Standard single-family home
- Mobile or manufactured home
- Tiny home
- Container home
- Barndominium
- Accessory dwelling unit (ADU)
- Other:

3. What features or amenities are important to you?

- Water access
- Nearby recreational activities
- Privacy and seclusion
- Scenic views
- Proximity to urban areas, schools, or transportation
- Other:



II. Establish Your Land Buying Criteria

Zoning

4. What are the zoning requirements for your intended use?

- Zoning classification:
- Are there restrictions for your intended use?
 - Yes / No
 - If yes, describe:

Location

5. What is your ideal location?

- City/County:
- Proximity to key amenities or areas:
- Climate and environment considerations:

Size of Parcel

6. What is the minimum and maximum size of the parcel you are considering?

- Minimum size (acres):
- Maximum size (acres):

Utilities

7. What utilities are required on the property?

- Electricity Internet/Telecommunications
- Water Other:
- Sewer/Septic

Access

8. What type of access is available to the property?

- Paved road
- Limerock road
- Dirt road
- Other:

Special Features

9. What special features are important to you?

- Waterfront (e.g., lake, river, beach) Eligible for USDA Financing
- Proximity to natural features Other:
- Clear or Mostly Clear Land

Budget

10. What is your budget for purchasing the land?

- Minimum budget: \$
- Maximum budget: \$



III. Evaluate Potential Properties

11. Evaluate potential properties against your criteria:

Criteria	Property 1	Property 2	Property 3
Zoning			
Location			
Parcel Size			
Utilities			
Access			
Special Features			
Budget			
Meets Criteria?	Yes / No	Yes / No	Yes / No

12. Additional notes or considerations for each property:

- Property 1:
- Property 2:
- Property 3:

Resources

- Local Zoning Office: Reach out to the local zoning office for specific information on zoning classifications and restrictions in your area.
- FEMA: Visit www.fema.gov for information on zoning, flood zones, and environmental considerations.

By completing this worksheet, you should have a clearer understanding of your land-buying criteria and how to match them with available properties. Remember, if it's not written down, it doesn't exist. Use this worksheet as a reference throughout your land-buying journey to ensure you stay on track and make informed decisions.