

### 1. What is your budget?

\$ \_\_\_\_\_

### 2. What are your non-negotiables? (need to haves)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 3. What are your negotiables? (nice to haves)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### 4. What do you want to use your property for?

- Residential home
- Timber
- Farming
- Livestock
- Hunting
- Nature appreciation
- Investment
- Other \_\_\_\_\_

### 5. How many acres do you want?

- Under 1
- 1-3
- 3-5
- 5- 10
- 10+

**Note:** Be clear on your goals for your property, each increase in size increase upkeep costs and time.

### 6. How far from town do you want to be?

- In Town
- 5 Min from town
- 5- 10 min from town
- 10-20 min from town
- More than 20 min from town
- Other \_\_\_\_\_

### 7. What services do you need in the Community?

- Stores
- Gas Stations
- Healthcare
- Churches
- Schools
- Other \_\_\_\_\_

### 8. What Communities are you open to?

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

### 9. What type of home do you want?

- New construction
- Newly built
- Fixer upper
- Other

### 10. How far in min are services?

	<5	5-10	10-20	>20
Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ambulance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food Store	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Stations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medical care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardware	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertainment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Churches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 11. What schools are available?

What district is it in?

\_\_\_\_\_

If you prefer another school do, they offer open enrollment?

\_\_\_\_\_

Is there bussing?

\_\_\_\_\_

**12. Find a Realtor that specializes in acreages, in the you are you are considering.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**13. Look at multiple properties.**

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

**14. Look up property values on Assessors website.**

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

**Note:** What are the values? Any changes in assessment value? Any changes in tax assessment?

**15. Who are the neighbors?**

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_  
5. \_\_\_\_\_

**Note:** You can locate the neighbors on many county assessors' websites.

**16. Have you seen the property in all season?**

- Spring
- Summer
- Fall
- Winter

**17. Are there any negatives about the property?**

- Neighbors nearby
- Railroads nearby
- Manufacturing nearby
- Busy road
- High voltage powerlines
- Inquire about environmental factors
- Other \_\_\_\_\_

**18. Is there access to a public road?**

- Yes, its paved
- Yes, its gravel
- No
- Unsure

**19. Are the driveway and public roads passable during all weather conditions?**

- Flooding
- Mud
- Snow

**20. What utilities does the property have access to?**

- Public water
- Well water
- Public Sewer
- Septic System
- Electrical
- Natural Gas
- Propane
- Cable TV
- High speed internet
- Trash
- Recycling

**21. If property is accessed by private road, who maintains it?**

- Property owner
- HOA
- Unsure

**22. Does the property need improvement?**

- Lawn
- Fencing
- Tree removal
- Old building demolition
- Old tire cleans up
- Old equipment cleans up
- Other

**Note:** Cleanup of old equipment and tires can be costly.

**23. Does the property have out buildings?**

- Yes
- No

Do they need improvements?

- Yes, major improvements
- Yes, cosmetic improvements
- No

**24. Has the home been previously remodeled?**

- Yes
- No
- Don't know

Does it need improvements?

- Yes, major improvements
- Yes, cosmetic improvements
- No

**25. What is included in the sale?**

- Outbuildings
- Fence
- Equipment
- Other

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**26. Is the propane tank owned or rented?**

- Owned
- Rented

If propane tanks are rented it may lock you into higher fuel costs.

**27. Is the property part of an HOA?**

- Yes
- No
- Don't know

**28. Is the property in a Flood Zone?**

- Property is not in a flood zone
- Areas of the property are in a flood zone, but the house is not
- The house is in a flood Zone

**29. What is the property zoned and permitted for?**

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**30. Does your intended use of the property match the current zone and permitting?**

- Yes
- No
- Don't know

**31. Are there any liens on property?**

- None
- Unpaid taxes
- Unpaid construction bills
- Court judgments

**32. Are there any easements on the property**

- None
- Yes, but acceptable
- Unacceptable

**33. Is the property enrolled in any special government program that provides tax relief but restricts us?**

- None
- Farmland Conservation Reserve
- Managed Forest Law
- Other

**34. Are there any unauthorized uses of the property?**

- None
- Unrecorded right-of-way
- Timber cutting or farming
- Camping
- Unsurveyed fence lines

**Note:** Check that nobody has common law right to continue to use the property by claiming title under adverse possession

**35. Are there any township covenants that will restrict the use of your property?**

- None
- Yes, but acceptable
- Unacceptable

**36. Are there any DNR restrictions?**

- Property does not have DNR restrictions
- Property has DNR restrictions

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**37. Are there any restrictive covenants on the deed?**

- None
- Yes, but acceptable
- Unacceptable

**38. Are there public utilities located near the property that will restrict your ability to have a well or septic**

- No
- Yes, but acceptable
- Unacceptable

**39. Home Inspection checking that it is free of major is issues with**

- Mold
- Asbestos
- Radon
- Roof
- Windows
- Siding
- Electrical
- HVAC
- Plumbing
- Other water problems

**Note:** All major systems should be functioning properly.

