

Acreage Buying Checklist

For Residential, Equestrian or Land Development Properties in Kittitas County

We specialize in:

- ♦ Residential Real Estate
- ♦ Vacant Land/Acreage
- ♦ Equestrian Property
- ♦ Land Development
- ♦ Cabins & Off-grid

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Contact:

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office@plogrealestate.com

Designated/Managing Broker:

Mark X. Plog, PE, PLS

(206) 501-8930

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The thought of buying acreage can be daunting and complex. This checklist might make that task seem even more so. But don't let that thwart your dreams and plans for the future. We are here to help it all make sense.

We are providing this checklist as a starting point and a learning tool. When you work with us we can help it all make sense. Our knowledge and expertise is unique in the real estate industry and that is a huge benefit to our clients.

We will be there with you during the search, closing and also after the sale to answer questions and help make your dreams and plans a reality.

So relax, read and absorb some of what is in this checklist and then give us a call and we can start the search together!

Let's get this done!



Extraordinary Knowledge, Extraordinary Results

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Acreage Buying Checklist

Legal & Basic Concerns

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- ☐ If there are existing structures or a home, what is their condition or usefulness for your intended purposes and desires?
- ☐ Has the site passed a perc test that is still valid? Is there a preliminary septic design available? Is it suitable for a conventional septic system, or for an expensive alternative system?
- ☐ Are the boundaries clearly and accurately marked? Is there a survey available for this or adjacent properties?
- ☐ Can the seller provide clear title for the property?
- ☐ Is it zoned for the proposed use and/or the type and size of house you are planning?
- ☐ Where can you build on the site? Does the proposed house plan violate any rules: setbacks or other zoning restrictions, septic rules, rights-of-way, covenants, wetlands, or other regulations?
- ☐ Is there legal access by road or right-of-way? Who maintains the road? Are there costs associated with its maintenance or winter plowing?
- ☐ Are there any liens, rights-of-way, easements, covenants, or other deed restrictions or encroachments on the property?
- ☐ Are there building restrictions due to wetlands, water frontage, water rights and availability, historical or cultural sites, or other local, state, or federal regulations?
- ☐ Was the land formerly used to store old vehicles, farm chemical, industrial chemicals, or other toxins that you will need to clean up?
- ☐ Does all or part of the lot lie in a floodplain?
- ☐ Will you own the mineral rights?
- ☐ Are there any endangered or protected species on the property?

Design, Construction and Cost Factor Issues

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- ☐ Is there adequate access for construction equipment?
- ☐ Are there problem soils, un-compacted fill, or excessive rock that may require blasting.
- ☐ Is the area prone to high radon readings?
- ☐ Is there a high seasonal water table, seasonal streams, or low areas subject to flooding?
- ☐ Are there steep slopes or unstable land that requires special engineered foundations.
- ☐ Will large areas of cut and fill be required to level the land?
- ☐ Are there areas subject to erosion that will need stabilization?
- ☐ Is the land too flat or too sloping for your use?
- ☐ Is it wooded or open and how does that affect your proposed use?
- ☐ Do you want a shaded or sunny exposure?
- ☐ If you are considering solar power, consider the solar exposure
- ☐ Some parts of the county are windy! Have you considered the wind exposure/buffering?
- ☐ Availability of a boundary and/or topographic survey
- ☐ Water and sewer connection fees (for municipal systems) – is there a group well charge?
- ☐ Connection fees for other utilities: phone, electric, cable, gas,
- ☐ Septic system: perc testing, system design, and installation
- ☐ What are the well installation costs? Including drilling, pump, plumbing to house, pressure tank, and water treatment, if needed
- ☐ Land clearing and logging
- ☐ Excavation, cut and fill, and final grading
- ☐ Road/driveway construction or upgrade
- ☐ Permits and fees: well, septic, building, driveway, variances, other



Acreage Buying Checklist

Also Think About

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- ☐ Are there nearby nuisances such as unwanted noises, smells, or hazards: farmers' silage, hunters, snowmobile trails, a firing range, or blasting at quarry just beyond the trees?
- ☐ Find out who your neighbors are and whether their lifestyle (collecting dead pickup trucks, e.g.) are compatible with yours
- ☐ Have any neighbors been granted a special exception or zoning variance and for what use –a pig farm perhaps?
- ☐ What school district?
- ☐ Distance to work, shopping, restaurants, etc.?
- ☐ Property taxes
- ☐ Fire protection – what is available and are you in a high-risk area? Is the property “fire-wise”?
- ☐ Future development nearby: houses, commercial development, roads, highways
- ☐ Insurance rates – may be higher near water, in flood plain, in high-wind zones, a higher snow load or far away from a water source or pressurized hydrant for fire protection.

Keep in mind that this is just a short list and that there will be other factors that need to be considered. Our experience in real estate, land surveying, civil engineering and raw land development will be brought to bear when you work with us to find and evaluate the right property for you.

Give us a call at (509) 852-3066 and together we can find you that perfect property!