

# A Consumer Awareness Guide to Land Buying

*A 28 Pt. Checklist to Help You  
Avoid Fatal Land Buying Mistakes*



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Hello, my name is Craig Kahn, Esq. and I am the Principal owner of TruDream Properties, LLC. We specialize in selling undeveloped land to end users and investors at below market prices.

What makes raw land so great is that it is basically a blank canvas and minor improvements can add enormous value and when I'm talking minor, I mean things like:

- 1) Having someone walk the property and take pictures from each corner
- 2) Having the land surveyed
- 3) Adding a well
- 4) Adding a septic tank
- 5) Bring power to the site
- 6) Adding a fence
- 7) Building a cabin, placing a mobile home on this site or even a tiny home or place to stay

All of these minor investments can have a huge impact on the land's value. Additionally, with raw land it's also possible to easily split the parcel into 2 or more, selling off the extras and keeping one for yourself.

While raw land by itself as an investment is an awesome vehicle for wealth generation, it's also something that can be enjoyed and used while it increases in value. Because while it's gaining in value, you can use it recreationally, while you work on your long-term development plans. But in order to ensure you realize the upside to this investment, you need to make sure you avoid land buying mistakes that can turn your dream investment into a nightmare.

At TruDream Properties, we want to make land-buying an enjoyable and rewarding experience for you. To help with that, we have designed this 28-point checklist to help you avoid making fatal mistakes when buying your ideal property.

# Land Buying Checklist

## PROPERTY

### MISCELLANEOUS

- Size - How many acres do I need?
- Location - How far/close is it from neighbors or the nearest town?
- Access – Is there legal and physical access or doesn't it matter?
- Topography – Is it flat, rolling hills or mountainous?
- Terrain – Is the land desert, grassy, brush, trees or clear?
- Soil – Will it support what you need, do you need to do a perc test?
- Surveying – Do you need or want to have the boundary lines professionally surveyed?
- Title – Is the title chain clean, will you be getting clean title to the property?

### UTILITIES

- Water / Sewer
  - Is it available through the city/county? How far away is it to tie into it? What is the cost?
  - If not, what alternative/other off-the-grid solutions may work (e.g. septic system, drill well, truck in water, etc.)
- Power
  - Is it available through the local utility company? How far away is it to tie into it? What is the cost?
  - If not, what alternative/other off-the-grid solutions may work (e.g. natural gas, propane, solar, etc.)
- Phone / TV / Internet
  - How will you get access to this if needed?

## **ZONING LAWS / HOA (or POA) BY-LAWS**

Land use is controlled by local zoning and HOA or POA laws (Home or Property Owners' Association). You must confirm you can do what you want on and with the land. For example, zoning controls:

- The size and square footage of a home.
- Whether mobile or non-traditional homes are allowed (e.g. RVs, log cabins, tiny homes, manufactured homes, container homes, yurts, etc.).
- What ancillary buildings (e.g. sheds/barns) are allowed.
- What crops or animals can or cannot be raised?
- Whether hunting or camping is allowed?

## **TAXES / COSTS / FEES**

- Permit Fees – What permits are needed for what you want to do, if any? How much are they?
- Property Taxes – What are the annual property taxes?
- HOA or POA – What are the association dues, if any?
- Closing Costs / Recording Fees – Is the seller paying these or are you responsible for them?

## **SELLER**

You will also want to ensure that the seller you are dealing with is honest, trustworthy, easy to work with and will stand behind what they say they will do. For example:

- Honest/Trustworthy – Does the seller have a good rating with the BBB? Good Google reviews? Customer testimonials?
- Clean Title – Has the seller done a title search and will they show it to you?
- Seller Financing – Does the seller offer it?
- Property Trade – Can you return or exchange your property for another if you are unhappy?

- Prepayment Penalty – Is there a fee to pay off financed property early?
- Cancellation Penalty – Is there a deficiency balance due if you are unable to continue making payments?
- References – Will the seller provide references if you request?
- Promptness - Is the seller prompt to respond to your requests or do you see warning signs already?

It's important to verify with the appropriate third party, such as the county, city, utility provider, etc., all relevant due diligence items. Remember, the city/county/HOA has final say in what can or cannot be done on any property, not the seller.

We hope this checklist is a useful guide for you when doing your due diligence.

### 3 Ways to Get More Information

If you have any questions about this Consumer Guide or any of our properties, please contact us using any of these methods:

**Email:** [info@trudreamproperties.com](mailto:info@trudreamproperties.com)

**Call/Text:** 216-925-5125

**Visit:** [www.trudreamproperties.com](http://www.trudreamproperties.com)

To your successful land acquisition efforts!

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Kahn', with a long horizontal flourish extending to the right.

Craig A. Kahn, Esq.  
Founder and President

# Top Reasons to Buy Land from TruDream Properties, LLC

**TruDream Properties, LLC** specializes in purchasing and selling raw land at unbelievable prices allowing ordinary people to obtain property for person use, recreation or for creating wealth. Here are some reasons to buy your land from us:

- **100% Satisfaction Guarantee** – If you're not satisfied with your land for any reason, we will exchange your parcel for another one within 365 days – no question asked!
- **Charity** – For every property sold, a donation will be made to charity.
- **Cancel Anytime with No Penalty Guarantee** – If you decide to utilize our seller financing and you are unable to continue making payments for any reason, let us know and you won't owe us anything further.
- **No Prepayment Penalties** – Pre-pay anytime with no penalty!
- **No Credit Checks** – EVERYONE QUALIFIES!! No Credit Checks!
- **Hassle-Free Guarantee** – We handle all the paperwork to make your transaction as easy and painless as possible.
- **Affordable Payment Options** – Pay on Terms or by Cash. . . Your choice!!!
- **Bi-Lingual Phone Support** – We provide fast and friendly customer support via email, text and phone, with people who live in America and speak fluent English. We also speak Spanish – Hablamos Espanol.
- **Better Business Bureau** – TruDream Properties has an A+ Rating with the Better Business Bureau. We have a reputation to uphold, a promise of quality to our customers.
- **Take it From Our Customers** – Since 2015 we continue to post a growing list of real-world testimonials from our happy clients who give us permission to use their actual first and last names, city and state of residence.
- **No Brokers, No Commissions** – One of the benefits of working with TruDream Properties, LLC is that you're dealing with the actual owner of the property, not some developer or broker. No delays in getting the answers you need. No commissions also means lower prices for you!



Have more questions? Contact us!

- Phone/Text: 216-925-5125
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