



**Land Brokers, Inc.**

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**LAND ACQUISITION CHECK LIST**

This checklist is provided to help you be aware of potential land issues and to allow you to gather in one place information you may need . Close attention should be given to septic system and well requirements. Unfavorable soils report or perk test may result in denial of building permit.. If a soil test report is not available, you should consider making the purchase contingent upon acceptable soils for intended purpose.

Many of the questions on the checklist are applicable to potential building sites. The overall topography and accessibility is less important on large tracts of land than it is on land where you plan to build. Get information from utility providers to determine the cost of bringing utilities to the building site. In some cases land features may greatly influence the cost of development and adjusting building site selection may save hundreds or even thousands of dollars.

**GENERAL INFORMATION**

Acres \_\_\_\_\_

Zoning \_\_\_\_\_

School District \_\_\_\_\_

Fire Dept \_\_\_\_\_

Distance \_\_\_\_\_

Hospital \_\_\_\_\_

Distance \_\_\_\_\_

Restrictions \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BUILDING PERMIT AUTHORITY**

County \_\_\_\_\_

Contact \_\_\_\_\_

Phone \_\_\_\_\_

**WELL PERMIT AUTHORITY**

County \_\_\_\_\_

Contact \_\_\_\_\_

Phone \_\_\_\_\_

**SEPTIC PERMIT AUTHORITY**

County \_\_\_\_\_

Contact \_\_\_\_\_

Phone \_\_\_\_\_

**LAND DETAILS**

Setbacks \_\_\_\_\_

Front \_\_\_\_\_

Sides \_\_\_\_\_

Rear \_\_\_\_\_

Drainage/floodplain \_\_\_\_\_

Easements required  
for access \_\_\_\_\_

Easements to access  
other property \_\_\_\_\_

Utility \_\_\_\_\_

Width \_\_\_\_\_

**SURVEY**

Recent survey \_\_\_\_\_

Date \_\_\_\_\_

Surveyor \_\_\_\_\_

Contact \_\_\_\_\_

Phone \_\_\_\_\_

**ACCESS**

Direct to public road \_\_\_\_\_

Easement req'd \_\_\_\_\_

Culvert or bridge req'd \_\_\_\_\_

**Notes:**

**TOPOGRAPHY**

Slope

Steep \_\_\_\_\_

Moderate \_\_\_\_\_

Flat \_\_\_\_\_

Orientation – building

slope direction \_\_\_\_\_

**VEGETATION**

Open \_\_\_\_\_

Partially wooded \_\_\_\_\_

Fully wooded \_\_\_\_\_

**TYPE**

Deciduous \_\_\_\_\_

Evergreen \_\_\_\_\_

Mixed \_\_\_\_\_

**UTILITIES**

Public water \_\_\_\_\_

Access fee \_\_\_\_\_

Sewer \_\_\_\_\_

Access fee \_\_\_\_\_

Well \_\_\_\_\_

Electricity \_\_\_\_\_

Distance \_\_\_\_\_

Telephone \_\_\_\_\_

Cable \_\_\_\_\_

Natural gas \_\_\_\_\_

**DRAINAGE**

Flowing water

Drainage channels

Potential pond sites

**ANIMAL RESTRICTIONS**

**HORSES - LIVESTOCK**

\_\_\_\_\_

**NOISE** (are noise sources present?)

\_\_\_\_\_

**EXISTING STRUCTURES**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SURVEYORS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SOIL SCIENTISTS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CLOSING ATTORNEY / TITLE AGENCIES**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**BUILDERS/CONTRACTORS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FINANCIAL/LENDERS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**OTHERS**

\_\_\_\_\_

\_\_\_\_\_

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|                             |                           |
|-----------------------------|---------------------------|
| <b>Land Brokers, Inc.</b>   |                           |
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