

The Land Viewing Checklist

MILLWOOD LAND COMPANY
Escape the HOA®

Print it. Bring it to every property you walk. Feeling and facts work together.

PROPERTY _____ DATE _____

BEFORE YOU GO — FROM HOME

- ☐ Check the county zoning on the county GIS map. Know what the land is zoned for before you walk it.
- ☐ Check the FEMA flood map at msc.fema.gov. Confirm no portion of the land sits in a floodplain.
- ☐ Check the National Wetlands Inventory at fws.gov. Wetland designations restrict what you can build.
- ☐ Study the topography on Google Earth. Look for low areas, steep grades, and nearby structures.
- ☐ Check county tax records. Confirm the acreage, the legal owner, and that taxes are current.
- ☐ Research the road. County-maintained is a different thing from private and maintained by nobody.

ON ARRIVAL — WALK IT

- ☐ Note the road: paved, gravel, or dirt? Wide enough for concrete trucks and heavy equipment?
- ☐ Check the entrance: driveway cut, culvert in place, drainage working.
- ☐ Walk the full boundary. Look for posts or markers on every property line.
- ☐ Find the high and low points. Low areas collect water; high areas drain and build better.
- ☐ Look for signs of water: standing water, saturated soil, channels, nearby streams.
- ☐ Find the best homesite, not the easiest one. Think drainage, sun, views, access, and privacy.
- ☐ Note the treeline. How much clearing would your build actually require?
- ☐ Look for existing infrastructure: power on or adjacent to the lot, utility connections visible.
- ☐ Note the neighbors on all sides, and what sits downhill from the lot.

QUESTIONS TO ASK — GET IT IN WRITING

- ☐ Has the land been surveyed, and is the survey recorded with the county? Ask for the plat.
- ☐ Has the perc test been completed and passed? Ask for the written results.
- ☐ Has a septic permit been applied for or issued? Ask to see the documentation.
- ☐ Is power available, and where is the nearest connection point? Verify with the power company.
- ☐ Is there a deeded easement or direct road frontage? Ask for proof of legal access.
- ☐ Is the property in an HOA, or subject to covenants or deed restrictions? Get it in writing.
- ☐ Are timber, mineral, and water rights included in the sale? Confirm in writing.
- ☐ Any liens, unpaid taxes, or pending rezoning nearby? Request a title search before closing.

NOTES — WHILE IT'S FRESH

On a Millwood lot, every box in the last section is already checked before it goes to market.