



**BORROWED TIME  
REAL ESTATE**

# FARMLAND BUYER CHECKLIST

**SOUTHEAST MISSOURI EDITION**

*Avoid the most expensive mistakes  
— when buying land —*



**KNOW WHAT  
TO CHECK**

Don't overlook  
important details



**SPOT RED  
FLAGS EARLY**

Protect your investment  
and your future



**BUY WITH  
CONFIDENCE**

Make informed decisions  
every step of the way

# YOUR COMPLETE CHECKLIST

*The smart buyer's guide to Southeast Missouri land.*



## 1. BEFORE YOU FALL IN LOVE WITH THE PROPERTY

*Check these BEFORE you get emotionally attached.*

- Verify parcel number & acreage
- Confirm boundaries clearly
- Check for recent survey
- Confirm legal road access (NOT landlocked)
- Review easements
- Verify electricity access (don't assume)
- Confirm water source & septic feasibility



## 2. UNDERSTANDING THE LAND

*These determine what you can actually DO with the land.*

- Verify zoning & building permissions
- Check restrictions (mobile homes, livestock, etc.)
- Review soil quality & drainage
- Evaluate terrain (flat vs steep)
- Check flood zone status (especially near rivers)



## 3. VALUE & DECISION

*This is where buyers either win—or regret it.*

- Compare price per acre
- Evaluate land / timber value
- Consider long-term potential
- Watch for red flags: no access, no utilities, flood risk



### THE BIGGEST MISTAKE WE SEE?

Buyers fall in love with land before checking the details—and pay for it later.



### READY TO FIND THE RIGHT PROPERTY?

Tell us your budget, acreage, and goals—and we'll help you:



Find available land



Identify hidden opportunities



Access off-market properties



Avoid costly mistakes



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**POPLAR BLUFF & SOUTHEAST MISSOURI LAND EXPERTS**

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