



# PLANNING GUIDE

## The Barndominium Process

### Section 2: Land Acquisition

[www.mrpostframe.com](http://www.mrpostframe.com)

# LAND ACQUISITION

In this section we will cover:

**Finding Land: Options + Ideas**

**What Should I Pay for my Land?**

**Family Land + Inherited Property**

**Legal Assistance**

## Property Shopping

Where you are geographically will dictate what type of property you have access to purchase.

Understanding your personal goals for your land will help professionals narrow down the search for you. Scan the code for our latest listings of land and individuals to assist in your search.



# FINDING LAND

---

## Options + Ideas

### Real Estate Agents

A real estate agent can help you find property with an existing barndominium, out building(s), or lots that are barndominium friendly. Their specialty will lie in smaller acreages, neighborhood options, etc.

### Land Broker

Land brokers are agents who specialize in land transactions. They might focus on recreational and hunting lands, farms, or other large pieces of property.

### Website Research

Some good tools to look into would be your County Assessor's website or apps like OnX Maps. This might be considered the good ole' fashioned way of buying land. It is not unheard of that someone finds their dream property while driving through the countryside and writes a letter to the owner asking if they'd sell.

Whoever you use in your search for property should be able to help you answer your questions about whether or not you can build what you want to build, if you can have animals, restrictions, and more.

Because they spend their time in the real estate industry they also bring value by knowing about properties coming for sale before they hit the market. In many places the best pieces of property are never officially listed for sale.

## WHAT SHOULD I PAY FOR MY LAND?

Price per acre is a term that you should become familiar with. This will help you understand if property is in line with what other listings are selling at. The cost of land drastically changes based on your geographic location, proximity to a city, condition of the road it's on, and more.

The larger the piece of land, the lower your price per acre will normally be. Small acreages that are lots in developments will have the highest cost per acre, but sometimes offer more. You might have utilities to your build site, etc. as you're paying for the convenience of a "ready to build" site.



This is where working with a professional to find land can be invaluable. They should be able to educate you on what your expectations should be and help you form the budget for land that you need to have.

What is the average price per acre for land in the area I'm looking at?

---

How many acres do I plan to shop for?

---

What is my budget for land acquisition?

---

# FAMILY LAND or Inherited Property

If you are planning to build on land that is being sold/gifted to you by a related party, inherited, or any other type of personal relationship with the current owner it is imperative that you wait to begin construction until it is in your name.

This will minimize unknown tax implications, disputes over responsibilities, etc.

**What is the process for taking legal ownership of this property?**

*Write in and check off steps when complete:*

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## LEGAL ASSISTANCE

An attorney who specializes in real estate transactions will be a good choice for “ironing out” anything when it comes to your property.

They will make sure that the right parcels of land are titled, assist with lien searches, and make the process of owning your property go smoothly.

Attorney Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_

Surveyor Name: \_\_\_\_\_

Company Name: \_\_\_\_\_

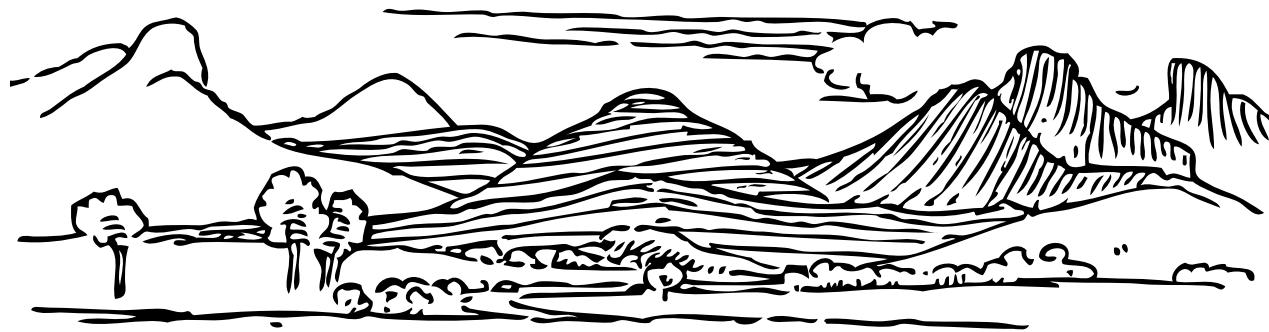
Contact Phone: \_\_\_\_\_

Contact Email: \_\_\_\_\_



# PROPERTY NOTES

## Leads + Notes on Properties



Price: \_\_\_\_\_

Acres: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

County: \_\_\_\_\_

What I like: \_\_\_\_\_

Concerns: \_\_\_\_\_

Price: \_\_\_\_\_

Acres: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

County: \_\_\_\_\_

What I like: \_\_\_\_\_

Concerns: \_\_\_\_\_

Price: \_\_\_\_\_

Acres: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

County: \_\_\_\_\_

What I like: \_\_\_\_\_

Concerns: \_\_\_\_\_

# ADDITIONAL NOTES

- |                          |       |
|--------------------------|-------|
| <input type="checkbox"/> | _____ |

---

---

---