Farm Lands

When buying farm land, it's crucial to perform thorough checks to ensure a secure and valuable investment. Here are the checks to be done, along with their relative importance expressed as a percentage:

| **Check** | **Percentage Importance** | **Description** | **Yes/No** |
| --- | --- | --- | --- |
| **Legal Clearances** | 30% | Verify the title deed, encumbrance certificates, and necessary approvals from local authorities. |  |
| **Soil Quality and Water Availability** | 20% | Test soil quality for farming suitability and verify reliable water sources such as wells or irrigation systems. |  |
| **Location and Accessibility** | 15% | Assess proximity to markets, transportation facilities, and essential amenities; ensure good road access. |  |
| **Land Use and Zoning Regulations** | 15% | Verify zoning status and permitted land use; check for any government acquisition plans or restrictions. |  |
| **Price Verification** | 10% | Compare the price of the land with similar farm lands in the area to ensure it aligns with market rates. |  |
| **Topography and Drainage** | 5% | Check the topography for farming suitability and ensure proper drainage to prevent waterlogging or soil erosion. |  |
| **Climate and Environmental Conditions** | 5% | Assess local climate conditions for crop suitability; check for any environmental restrictions or protected areas. |  |

**Legal Clearances (30%):**

Verify the title deed for clear ownership.

Obtain encumbrance certificates to confirm the land is free from legal dues.

Ensure all necessary approvals from local authorities are in place.

Check for agricultural land conversion approvals if you plan to use it for non-agricultural purposes.

**Soil Quality and Water Availability (20%):**

Test the soil quality to ensure it is suitable for farming.

Verify the availability and reliability of water sources, such as wells, boreholes, or irrigation systems.

**Location and Accessibility (15%):**

Assess the proximity to markets, transportation facilities, and essential amenities.

Ensure the land has good road access for transporting crops and supplies.

**Land Use and Zoning Regulations (15%):**

Verify the land’s zoning status and permitted land use.

Ensure there are no restrictions or plans for land acquisition by the government.

**Price Verification (10%):**

Compare the price of the land with similar farm lands in the area to ensure it aligns with market rates.

**Topography and Drainage (5%):**

Check the topography for suitability for farming activities.

Ensure proper drainage to prevent water logging or soil erosion.

**Climate and Environmental Conditions (5%):**

Assess the local climate conditions and their suitability for the crops you plan to grow.

Check for any environmental restrictions or protected areas.