

5 Tips When Buying or Selling An Acreage Property

By: The Kinzli Team at RE/MAX Alliance

Buying or selling an acreage requires careful consideration and planning. Proper research and due diligence can help avoid costly mistakes and ensure a smooth transition. The Kinzli Team can help you every step of the way.

1) Know your water source for acreage properties:

- Full-use domestic wells: These are wells that can be used for both household and irrigation purposes. Colorado has regulations regarding the number of wells allowed per property and the amount of water that can be withdrawn.
- Household use only wells: These are wells that can only be used for indoor household purposes such as drinking, bathing, and cooking. These wells typically have lower permit requirements and lower withdrawal limits.
- District water tap: It is important to know your water tap structure. How many gallons are you allowed for your tap and are there penalty fees for going above that.

2) Knowing the exact boundary of your acreage is important. What type of survey do you need?

- Land Survey Plat: This survey determines the exact boundaries of the property and identifies any easements that may affect its use. A surveyor will also mark all property pins.
- Improvement Survey Plat: This survey provides more detailed information on the location of improvements on the property such as buildings, driveways, and utilities.
- Improvement Location Certificate (ILC): This certificate or drawing prepared by a surveyor provides a general layout of the property and identifies improvements and any potential encroachments. It is not a survey but often needed by the title company as a requirement of sale.

3) Does the property have the appropriate building permits for the home and all outbuildings?

- Building permits are required for most buildings, any new construction, additions, or major renovations to existing structures.
- Permits ensure that the construction meets safety and building code standards.
- Failure to obtain a permit may result in action from the county and could potentially impact the resale value of the property.

4) Know the regulations and requirements for septic systems.

- It is important to determine the type and condition of the septic system and whether it complies with state regulations. The septic permit of record should be provided.
- The size and type of septic systems are based on the number of bedrooms. If you are planning on expanding or finishing the basement to add bedrooms you may also need to expand the septic system.
- While it is customary for a seller to have a septic system pumped and inspected, it is a requirement in Larimer County along with additional paperwork.

5) Legal Documents and Title Work:

- Legal documents such as deeds and title insurance are necessary to ensure that the buyer has clear ownership of the property.
- Title work is conducted to determine if there are any liens or encumbrances on the property that could impact the sale or use of the property.
- The title commitment will provide all the legal documents that pertain to the property including mineral reservations, easements, covenants, etc. It is important to review and understand these documents.

