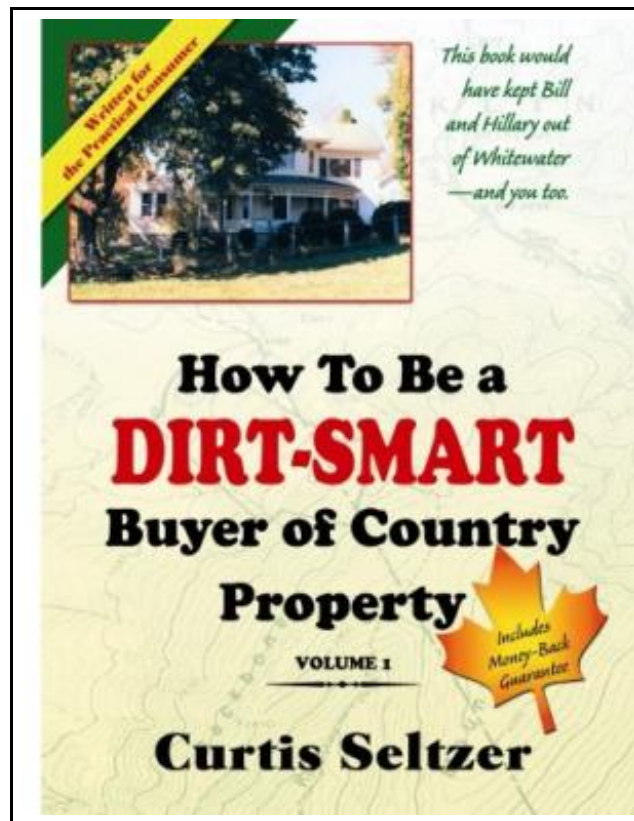


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Reviews


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(Flo Welch)

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Createspace, United States, 2014. Paperback. Book Condition: New. 279 x 216 mm. Language: English . Brand New Book ***** Print on Demand *****.How To Be a DIRT-SMART Buyer of Country Property is a comprehensive, how-to book for everyone interested in buying rural real estate. Its 730 pages are divided into two volumes. DIRT-SMART shows a buyer how to find, research and purchase these properties in a way that strips out risk and protects both your heart and your pocketbook. Nothing is worse than being surprised or disappointed after a new purchase. DIRT-SMART shows you how to avoid both. Among the points discussed are: Setting goals for your purchase Screening in and screening out candidate properties Farms and agricultural lands Farming, conventional and non-conventional Tax considerations for farmers Fitting in to a rural community Farm equipment Recreational land for hunting Infrastructure for undeveloped property and a building site Second homes-different types, different considerations Building from scratch and fixer-uppers Environmental issues-water, air, soils, toxics, endangered species, wetlands, aesthetics, conservation, light, noise, odors, viewsheds, floodplains, archeological resources, climate, agricultural wastes, etc. Minerals-resources, leases, royalties, issues Dealing with sellers-FSBOs, brokers, auctions Negotiating strategies and tactics Surveys and boundaries Getting knowledgeable about timber-how to determine value, beware of seller-supplied inventory and valuation, how to sell timber and manage timberland, financing, taxation, model timber-sale contract for landowner, etc. Country lawyers and other consultants Common messes-legal descriptions, acreage discrepancies, easements, leases, encumbrances, trespass etc. Tricks that sellers use Bargaining and resolving disputes Writing a purchase-offer contract-strategies and tactics, model contract Finding purchase money-13 sources Borrowing money Sellers are interested, in DIRT-SMART, because it shows them how to present their property honestly and effectively to facilitate a sale without complications. DIRT-SMART is written in a non-academic, conversational manner. A huge amount of material is included, because I wrote...

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