

THE ULTIMATE SIMPLE GUIDE TO BUYING LAND FOR YOUR OASISBIOHOME



<https://wonderfulstructures.com/oasis-bio-homes/>

<https://oasisbiohome.com/>



OasisBioHome

Land Buying Checklist:

Step 1 Define Your Vision and Requirements

- Decide on your setup: Off-grid, hybrid, or connected to utilities.
- Identify location preferences: Remote, suburban, or urban.
- **Timeline: 1-3 Days**
- **Completion Date:** _____

Notes:

Step 2 Search for Potential Lots

- Use online platforms (e.g., Zillow, Realtor.com, Landwatch.com) to find land.
- Contact real estate agents for local expertise.
- Compile a list of 5-10 properties that fit your budget, size, and location needs.
- **Timeline: 3-5 Days**
- **Completion Date:** _____

Notes:

Step 3 Choose Between Raw Land vs. Developed Lots

- Decide if raw land (lower cost, no utilities) or developed lots (higher cost, utilities in place) better suit your vision.

- 
- Narrow your shortlist to 2-3 top properties.
 - **Timeline: 1-2 Days**
 - **Completion Date:** _____

Notes:

Step 4 Research Zoning and Land Use Regulations

- Confirm residential zoning and compatibility with off-grid or hybrid setups.
- If applicable, review HOA guidelines for restrictions.
- **Timeline: 2-5 Days**
- **Completion Date:** _____

Notes:

Step 5 Evaluate the Land for Key Features

- Visit properties to assess:
- Topography (flat or sloped).
- Sunlight exposure (for solar panels).
- Water sources (streams, ponds, or wells).
- Take photos or videos of each property for comparison.
- **Timeline: 1-2 Weeks**
- **Completion Date:** _____

Notes:



Step 6 Verify Road Access

- Physically inspect the property to confirm clear, drivable access.
- Contact the county assessor's office to verify legal "right of way" access.
- Speak with neighbors to understand any shared or informal access agreements.
- **Timeline: 3-5 Days**
- **Completion Date:** _____

Notes:

Step 7 Make an Offer and Negotiate

- Work with a real estate agent to submit an offer.
- Include contingencies (e.g., soil test, survey approval) in the offer.
- Negotiate terms with the seller and sign the purchase agreement.
- **Timeline: 1-2 Weeks**
- **Completion Date:** _____

Notes:

Step 8 Explore Land Financing Options

- Research land loans or contact Oasis BioHome's financing partner.
- Apply for pre-approval to confirm your budget.

- 
- 
- **Timeline: 1-2 Weeks**
 - **Completion Date:** _____

Notes:

Step 9 Conduct Due Diligence: Inspection and Surveying

- Schedule a soil test to confirm foundation stability.
- Hire a surveyor to mark boundaries and prevent disputes.
- Contact environmental offices to confirm no restrictions (e.g., wetlands).
- **Timeline: 2-3 Weeks**
- **Completion Date:** _____

Notes:

Step 10 Close the Sale

- Review all documents with your real estate agent or attorney.
- Confirm the final purchase price and fees.
- Sign the closing documents and receive the deed.
- **Timeline: 1 Week**
- **Completion Date:** _____

Notes:

Step 11 Plan for Land Preparation

- Arrange for land clearing and grading, if needed.
- Confirm foundation dimensions with OasisBioHome.
- Coordinate with contractors for site preparation.
- **Timeline: 2-4 Weeks**
- **Completion Date:** _____

Notes:



Resources and Contacts

- Zoning Office Contact: _____
- Local Real Estate Agent: _____
- Surveyor: _____
- Soil Tester/Engineer: _____
- Lender/Financing Partner: _____



Budget Tracker

- Estimated Budget for Land: \$_____
- Actual Cost for Land: \$_____



Additional Costs

- Soil Testing: \$_____
- Surveying: \$_____
- Other Fees (e.g., closing, legal): \$_____

Total Spent: \$_____

Remaining Budget: \$_____



Timeline Overview

Week 1: Define vision, search for potential lots, and begin financing applications.

Week 2: Visit land options, confirm zoning, check road access, and narrow down to top choices.

Week 3: Submit an offer, negotiate terms, and finalize the purchase agreement.

Week 4-5: Conduct soil testing, surveying, and due diligence.

Week 6: Close the sale and start land clearing preparation.



1. Define Your Vision and Requirements

Your first step is to get clear on what you want from your **OasisBioHome**. Think about both practical needs and lifestyle preferences.

- **Choose Your Setup:**

- **Off-Grid:** Fully self-sufficient, independent of utilities. Create your own paradise on remote land where utilities aren't available or save on their installation.
- **Hybrid:** A mix of independence and convenience. For example, you might connect to a city sewer but rely on solar power.
- **Connected:** Fully plugged into the matrix & forever paying it.

- **Define Your Location Preferences:**

- **Remote Land:** Offers privacy, tranquility, and access to nature.
- **Urban/Suburban Land:** Brings convenience, amenities, and potential for higher resale value.

This decision will guide your property search and help you evaluate what's important.

2. Search for Potential Lots

Once you know what you want, it's time to find land that meets your needs. Leverage online tools and local resources. Compile 15-20 properties to evaluate.

- **How to Search:**

- Use websites like Zillow, Realtor.com, or Landwatch.com or even social media marketplaces to browse available lots.
- Reach out to local real estate agents for personalized recommendations and insight into the area.

Ask local developers or community boards about land sales not yet online.

- **What to Include in Your Shortlist:**

- Properties that fit your budget, size, and location preferences.
- Lots with features aligning with your vision
- (e.g., sunlight for solar, proximity to amenities).

3. Choose Between Raw Land vs. Developed Lots

Now, if you haven't yet, decide whether raw or developed land suits your goals and budget.

- **Raw Land:**

- **Pros:** Lower cost, more flexible for off-grid setups.
- **Cons:** Might require additional planning for utilities, access, and preparation.
- **Best for:** Buyers seeking off-grid independence or more affordable land.
-

- **Developed Lots:**

- **Pros:** Utilities like water, sewer, and electricity are already available.
- **Cons:** Higher cost, potentially more restrictions (e.g., in subdivisions).
- **Best for:** Buyers wanting a hybrid setup or easier connections to utilities.

Weigh these factors and narrow your shortlist to 2-3 top options.

4. Research Zoning and Land Use Regulations

Before falling in love with a property, make sure it's legally suitable for building your **OasisBioHome**.

- **Zoning Confirmation:**

- Contact your city or county zoning office to verify that the land is zoned for residential use.

- **Subdivision Rules:**

- If the property is part of a subdivision, request and review HOA guidelines.
- Ensure there are no rules that conflict with your plans (e.g., landscaping requirements, design aesthetics).

5. Evaluate the Land for Key Features

A site visit is crucial to ensure the land meets practical requirements for building.

- **What to Check During a Visit:**

- **Topography:** Flat or slightly sloped land is ideal for building. Steeper slopes may require expensive grading.
- **Water Sources:** Even if you plan to use rainwater collection, having a nearby well or stream can be a backup.
- **Sunlight Exposure:** Ensure there's enough direct sunlight for solar panels. Avoid lots surrounded by tall trees or buildings that block light.

Document your findings with photos and videos to compare options.

6. Verify Road Access

Even if the property looks accessible, confirm both physical and legal access.

- **Physical Access:**

- Drive to the property to ensure there's a drivable road or path.
- Check for gates, fences, or obstacles that might block access.

- **Legal Access:**

- Contact the county assessor to confirm the property has a "right of way" (legal access to a public road).
- Speak with neighbors to understand any shared access agreements or informal arrangements.



7. Make an Offer and Negotiate

Once you've chosen your ideal property, it's time to initiate the purchase.

- **Submitting an Offer:**
 - Work with your real estate agent to draft an offer that includes contingencies (e.g., subject to passing a soil test or survey).
- **Negotiating Terms:**
 - Be prepared to negotiate on price, closing costs, and contingencies. Your agent can guide you through this process.
- **Sign the Purchase Agreement:**
 - Once terms are agreed upon, finalize the deal by signing the agreement.

8. Explore Land Financing Options

If you're not paying in cash, securing financing is your next step.

- **Types of Financing:**
 - **Land Loans:** Offered by banks or credit unions; ideal for raw land purchases.
 - **Owner Financing:** Some sellers may offer financing directly, which can simplify the process.
- **Get Pre-Approved:**
 - Apply for pre-approval to confirm your budget and strengthen your position when making an offer.

9. Conduct Due Diligence: Inspection and Surveying

Before finalizing the purchase, ensure the property is suitable for building.

- **Soil Test:**
 - Hire a professional to test soil stability, especially on sloped or forested land.

- **Survey:**

- Confirm property boundaries and prevent future disputes by hiring a surveyor.

- **Environmental Check:**

- Contact local authorities to confirm no restrictions like wetlands or protected areas.

10. Close the Sale

This is the final step to officially owning the property.

- **What to Do:**

- Review all closing documents with your real estate agent or attorney.
- Confirm the final purchase price, closing costs, and any additional fees.
- Sign the necessary documents and receive the deed.

11. Plan for Land Preparation

Once the land is yours, prepare it for construction.

- **Site Prep:**

- Hire contractors to clear trees, rocks, or debris and grade the land.
- Ensure the foundation area is ready according to **OasisBioHome** specifications.

This step sets the stage for a smooth construction process.



Quick-Start Tips

- **Visit and Research:** Visit the land, and don't be afraid to ask questions from multiple sources (neighbors, county officials, and local experts).
- **Think Long-Term:** Consider future growth, utility options, and resale value. Your **OasisBioHome** offers flexibility, so choose a location that benefits from this independence.
- **Work with a Local Real Estate Agent:** A knowledgeable agent can guide you through local land-buying practices, zoning questions, and assist with any negotiations.



WHAT IF? TROUBLESHOOTING COMMON LAND-BUYING CHALLENGES



1. What If the Land Fails the Soil Test?

- **Solution:** Consult a geotechnical engineer to assess potential solutions like soil stabilization or alternative foundation designs.
- If the costs are too high, consider moving on to another property on your shortlist.

2. What If Zoning or HOA Rules Conflict with My Plans?

- **Solution:** Contact your zoning office or HOA to request variances or exemptions. Be prepared to present your plans and their alignment with local development goals.
- If rules are inflexible, explore nearby properties outside of restrictive zones or associations.

3. What If Road Access is Blocked or Unclear?

- **Solution:** Speak with neighbors or the local government to resolve access issues. Secure written easements if needed to guarantee legal and physical access.
- If access cannot be secured, prioritize other properties with clearer rights-of-way.

4. What If I Struggle to Find Financing?

- **Solution:** Reach out to local credit unions, which are often more flexible for land loans or community development projects.
- Explore owner financing directly from sellers or reduce the loan amount by saving for a larger down payment.



5. What If the Seller Rejects My Offer?

- **Solution:** Review your offer terms and consider increasing the offer price or adjusting contingencies to make it more competitive.
- Work with your real estate agent to negotiate or move on to other properties on your shortlist.

6. What If Environmental Restrictions Limit Building?

- **Solution:** Consult with environmental authorities to explore permissible alternatives, like relocating the build site within the property.
- If restrictions are severe, consider properties that have been previously developed or cleared for residential use.

7. What If Closing Takes Longer Than Expected?

- **Solution:** Stay in close communication with your real estate agent, lender, and title company to address delays proactively.
- Ensure all required documents and funds are ready well in advance to avoid bottlenecks.

8. What If Unexpected Costs Arise During Preparation?

- **Solution:** Build a contingency buffer of 10-15% into your budget for unforeseen expenses.
- Get multiple quotes for any site preparation work to avoid overpaying.

By addressing these common challenges with actionable solutions, you'll navigate the land-buying process confidently and smoothly, even if you're a first-timer.

This section empowers you to think ahead, troubleshoot effectively, and stay on track toward building your **OasisBioHome**.