

Buying Land or a Home on Acreage? Top Things to Consider



Purchasing a home on land/acreage provides privacy and seclusion than a home in a densely populated area. Living outside a major city like Denver allows for more room to spread out, both inside and outside of the home. This can be particularly appealing for those with large families or who enjoy outdoor activities.

Our clients purchase acreage for a variety of reasons, like future development if looking to add structures or subdivide, scenic and natural views, self-sufficiency and growing their own food, lower stress levels, future appreciation in value, and a sense of ownership of the American Dream.

For whatever reasons you are

considering purchasing a home on land, we recommend you consider the following:

Zoning and land use: Research the zoning and land use regulations of the area to ensure that the property can be used for the purpose you have in mind (residential, farming, commercial, etc.)

[Zoning Map Douglas County Colorado](#)

[Zoning Map Elbert County Colorado](#)



Access to utilities: Check if the property has access to all necessary utilities (water, electricity, gas, internet, etc) and if there are any additional costs to install them.

Topography and soil: Look into the topography and soil of the property, this can affect the building and landscaping possibilities, and also potential issues such as flooding or erosion. Also consider the cost of road/driveway access to future structures.

Wildlife and natural hazards: Research the potential risks of natural hazards in the area, such as flooding, wildfires, and

landslides. Also, check if the area is prone to any wild animals that could be a problem. If you've identified a potential property, make sure to contact your insurance agent and have them run an estimate on what insurance will cost and what, if any, issues to consider.

Maintenance and upkeep: Keep in mind that owning acreage comes with additional maintenance and upkeep responsibilities, such as mowing, landscaping, and maintaining any buildings or structures on the property. Estimate the cost of purchasing any equipment that will be necessary for maintenance.



Privacy and boundaries: Make sure to check the property's boundaries and ensure that there are no issues with neighbors or any other potential issues with privacy. The seller may provide a survey, but you will also want to consider a new survey or [ILC \(Improvement Location Certificate\)](#).

Future development: Research any potential future developments in the area that could affect your property, such as new roads or housing developments.

Taxes: Investigate the property taxes and any other additional costs that may come with owning acreage. The best place to search on tax questions is your local County Assessor's

office/website

[Douglas County Assessor](#)

[Elbert County Assessor](#)

[Arapahoe County Assessor](#)

Water rights: Understand if the property has any water rights, and how much water is available for the property, this is important if the property is intended for farming or other water-dependent activities.

In Colorado, the [Division of Water Resources](#) administers water rights, issues water well permits, monitors streamflow and water use, issues licenses for well drillers and assures the safe and proper construction of water wells, and maintains numerous databases of Colorado water information



Mineral rights: Research if the property has any mineral rights and if there is any potential for mining activities.

Flood zone: Check if the property is located in a flood zone, it can affect the cost of insurance, and also the building and development possibilities.

[US Flood Zone Map](#)

By considering these factors, you can make an informed decision and ensure that you find a property that meets your

needs and is suitable for your lifestyle.

Elbert County Colorado REALTOR®, Andrea Richardson, specializes in land, acreage, farm and horse properties. With an office on Main Street in Elizabeth, she is available to discuss your land and home aspirations. Have more questions? Call/Text her at 720.628.3339 or [email](#)



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