

Georgia Vacant Land Seller Checklist

Mark items only when supported by evidence. Use V = verified, U = unknown, N/A = not applicable. Record the source and date; a checked box is not an approval.

Parcel / address: _____
County / parcel ID: _____ Date: _____

1 / Identity and ownership

- ☐ Match the parcel ID, county, legal description, acreage and recorded deed. A GIS outline is not a survey.
- ☐ List all owners and the capacity of anyone signing. Ask the closing attorney to resolve estate, trust or co-owner authority.
- ☐ Collect the survey, recorded easements, covenants, leases, tax notices and association statements.

2 / Access and permitted use

- ☐ Confirm the zoning jurisdiction and district, permitted use, lot width, setbacks, frontage and lot-of-record status.
- ☐ Verify public frontage or recorded access rights; identify private-road maintenance and use restrictions.
- ☐ Ask about driveway approval, culverts, sight distance, slope and emergency or construction access.

3 / Utilities and wastewater

- ☐ Ask each provider for service availability, capacity, tap charges, extension costs and necessary easements.
- ☐ If septic is needed, gather soil reports and discuss the intended use and required approvals with county environmental health.
- ☐ Map house, driveway, well, septic and any reserve area together; a nearby successful system does not prove suitability.

4 / Physical constraints and tax records

- ☐ Screen current FEMA information, wetlands, drainage and slopes; ask the relevant authority or professional to resolve material issues.
- ☐ Distinguish county fair-market value from assessed value. Georgia generally uses a 40% assessment ratio, with exceptions.
- ☐ If preferential agricultural or conservation treatment applies, verify transfer conditions and consequences before pricing net proceeds.

Evidence and next steps

5 / Value and offer comparison

- ☐ Collect recent closed land sales with similar use, location, access, utilities and site readiness; separate asking prices.
- ☐ Record abnormal site costs and distinguish verified estimates from assumptions. Do not value every gross acre as a homesite.
- ☐ Compare price, net proceeds, earnest money, diligence, financing, assignment terms and closing conditions.

6 / Closing preparation

- ☐ Have the closing professional verify title, required signatures, payoffs, tax balances and recorded restrictions.
- ☐ Disclose known material conditions and label missing or outdated reports. Confirm who pays for each remaining study.
- ☐ Independently verify buyer identity and payment instructions through a known closing-professional contact.

7 / Open-item log

- ☐ Issue / evidence needed: _____
- ☐ Responsible authority or professional: _____
- ☐ Estimated cost / target date / decision: _____

Use this worksheet to organize a conversation. It is not an appraisal, survey, title opinion, permit, engineering report or buildability guarantee. Local requirements vary; confirm the proposed use with responsible authorities and qualified professionals.

Next step: [Review Georgia seller information](#) or [request a direct cash offer](#).

REFERENCE DESK

[Georgia DOR: Property Tax Valuation](#)

[Georgia DPH: Onsite Sewage](#)

[FEMA: Flood Maps](#)