

LAND PURCHASE AGREEMENT

This Land Purchase Agreement ("Agreement") is made and entered into on [DATE], by and between:

Seller: [SELLER FULL NAME], with a mailing address of [SELLER ADDRESS] ("Seller")

and

Buyer: [BUYER FULL NAME], with a mailing address of [BUYER ADDRESS] ("Buyer")

Collectively referred to as the "Parties."

1. Property Description

Seller agrees to sell, and Buyer agrees to purchase, the vacant land described as follows:

Property Address: [PROPERTY ADDRESS] Legal Description: [LEGAL DESCRIPTION OF LAND] Parcel/Tax ID Number: [PARCEL/TAX ID NUMBER] Approximate Size: [LOT SIZE / ACREAGE] County/State: [COUNTY, STATE] (the "Property")

2. Purchase Price

The total purchase price for the Property is [TOTAL PURCHASE PRICE] (\$[AMOUNT]), payable as follows:

2.1 Earnest Money Deposit of \$[DEPOSIT AMOUNT] due upon signing of this Agreement, to be held by [ESCROW AGENT/TITLE COMPANY NAME].

2.2 Remaining balance of \$[REMAINING BALANCE] due at closing, payable by [PAYMENT METHOD, e.g., wire transfer, certified check].

3. Closing Date and Location

The closing of this transaction ("Closing") shall take place on or before [CLOSING DATE], at [CLOSING LOCATION], or at another time and place mutually agreed upon in writing by the Parties.

4. Title and Conveyance

4.1 Seller shall convey the Property to Buyer by [TYPE OF DEED, e.g., General Warranty Deed], free and clear of all liens and encumbrances, except as disclosed in this Agreement.

4.2 Buyer shall have the right to obtain a title search and title insurance at Buyer's expense. Any objections to title must be raised in writing within [NUMBER] days of receiving the title report.

4.3 Seller shall cooperate in resolving any title defects prior to Closing.

5. Inspection and Due Diligence Period

5.1 Buyer shall have [NUMBER] days from the date of this Agreement ("Due Diligence Period") to inspect the Property, review zoning and land use restrictions, conduct surveys, and perform any other due diligence.

5.2 If Buyer determines the Property is unsuitable for Buyer's intended use, Buyer may terminate this Agreement in writing before the end of the Due Diligence Period and receive a full refund of the earnest money deposit.

6. Property Condition

6.1 The Property is sold in an "as-is" condition, with no warranties expressed or implied by Seller regarding the condition, suitability, or use of the Property, except as otherwise stated in this Agreement.

6.2 Seller represents that Seller has no actual knowledge of any undisclosed environmental hazards, easements, or legal encumbrances affecting the Property, other than: [LIST ANY KNOWN ISSUES OR WRITE "NONE"].

7. Zoning and Land Use

Buyer is responsible for verifying that the Property's current zoning designation of [ZONING DESIGNATION] permits Buyer's intended use of [INTENDED USE]. Seller makes no representation regarding future zoning changes.

8. Taxes and Assessments

8.1 Property taxes for the current year shall be prorated between Seller and Buyer as of the Closing Date.

8.2 Any outstanding special assessments or liens shall be paid by Seller prior to Closing unless otherwise agreed in writing.

9. Closing Costs

Closing costs shall be allocated as follows:

- Seller shall pay: [LIST SELLER'S CLOSING COSTS]
- Buyer shall pay: [LIST BUYER'S CLOSING COSTS]

10. Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing. If the Property is materially damaged before Closing, Buyer may terminate this Agreement and receive a full refund of the earnest money deposit.

11. Default

11.1 If Buyer fails to perform under this Agreement without legal justification, Seller may retain the earnest money deposit as liquidated damages.

11.2 If Seller fails to perform under this Agreement without legal justification, Buyer may seek return of the earnest money deposit and/or pursue other remedies available under law.

12. Entire Agreement

This Agreement constitutes the entire understanding between the Parties regarding the purchase and sale of the Property and supersedes all prior discussions, negotiations, or agreements, whether written or oral.

13. Amendments

This Agreement may only be modified by a written amendment signed by both Parties.

14. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the State of [STATE].

15. Notices

All notices required under this Agreement shall be delivered in writing to the addresses listed above, by [DELIVERY METHOD, e.g., email, certified mail].

16. Additional Terms

[ANY ADDITIONAL TERMS OR CONDITIONS AGREED UPON BY THE PARTIES]

Signatures

By signing below, the Parties agree to the terms and conditions set forth in this Land Purchase Agreement.

Seller

Signature: _____ Printed Name: [SELLER FULL NAME] Date: [DATE]

Buyer

Signature: _____ Printed Name: [BUYER FULL NAME] Date: [DATE]

Witness (if required)

Signature: _____ Printed Name: [WITNESS NAME] Date: [DATE]