

BUYER'S GUIDE

BUYING AN ACREAGE

Everything you need to know before purchasing rural property. From water sources and septic systems to property lines and the equipment you'll need to thrive.



💧 WATER SOURCE

UNDERSTANDING WELL WATER

Many acreage properties source their water from a private well rather than a municipal system. A well is a hole drilled deep into the ground to access a natural underground water supply called an aquifer. The water is then pumped up to the home for everyday use.

1

HOW DEEP DO THEY GO?

Wells are typically drilled anywhere from 100 to 400+ feet deep, depending on where the water table sits in your area. Depth directly affects the cost of drilling.

2

COST TO DRILL A NEW WELL

Drilling a new well can range from **\$5,000 to \$15,000 or more**, depending on depth, rock conditions, and local drilling rates. Always budget for this when buying acreage without an existing well.

3

GET YOUR WATER TESTED

If a property has well water, **always get it tested before closing**. Water can contain bacteria, nitrates, arsenic, or other contaminants that aren't visible to the naked eye. Testing is inexpensive and provides critical peace of mind.



Important: Never assume well water is safe simply because it looks or tastes fine. A professional water quality test is a must-have step in your due diligence process.



 WATER SOURCE

RURAL WATER SYSTEMS

Not all acreages rely on a private well. Some rural properties are connected to a **rural water district**. It is a system that delivers treated water to homes in rural areas, similar to how city water works.

WHAT IS RURAL WATER?

Rural water districts pipe treated, tested water from a central source directly to your property. You pay a monthly utility bill, just like in town. No private well maintenance required.

PROS OF RURAL WATER

No drilling costs, no pump maintenance, and consistent water quality testing handled by the district. It's a reliable, low-maintenance option for rural homeowners.

HOW TO FIND OUT

Ask me or the county if the property is within a rural water district. This detail is often noted in the property listing or can be confirmed with a quick call to the local district office.

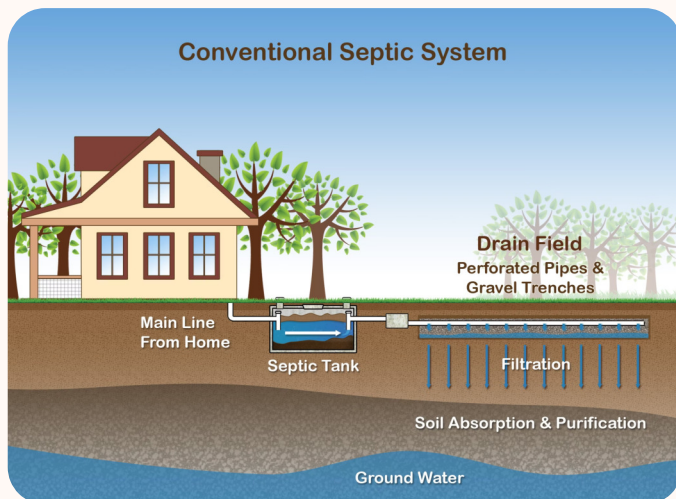
SEPTIC SYSTEMS EXPLAINED

Acreage properties are typically not connected to a city sewer system. Instead, they use a **private septic system** to treat and dispose of household wastewater on-site. Understanding how your septic works, and what it costs to maintain or replace is essential before buying.

HOW A SEPTIC SYSTEM WORKS

Wastewater flows from your home into an underground septic tank, where solids settle and liquid effluent moves into a drain field (also called a leach field), where it is naturally filtered by the soil.

Key fact: Replacing a failing septic system can cost anywhere from **\$15,000 to \$30,000** or more, depending on the system type and site conditions. This is a major expense to be aware of before purchasing.



INSPECTION AT CLOSING

By law, a septic system must be pumped and inspected within **two years of the close date** when a property transfers ownership.



MUST PASS CODE

The inspection must confirm the system is functioning properly and meets **current code requirements**. If it doesn't pass, it must be repaired or replaced *before closing* can occur.



ONGOING MAINTENANCE

Even after purchase, you should have your septic pumped every **3–5 years** to prevent backups, extend its life, and avoid costly repairs down the road.

PROPERTY LINES & FARM GROUND

When purchasing an acreage, knowing exactly where your property begins and ends is critically important, especially when neighboring farm ground, fence lines, or outbuildings are involved. Boundaries that seem obvious aren't always legally accurate.

CONSIDER GETTING A SURVEY

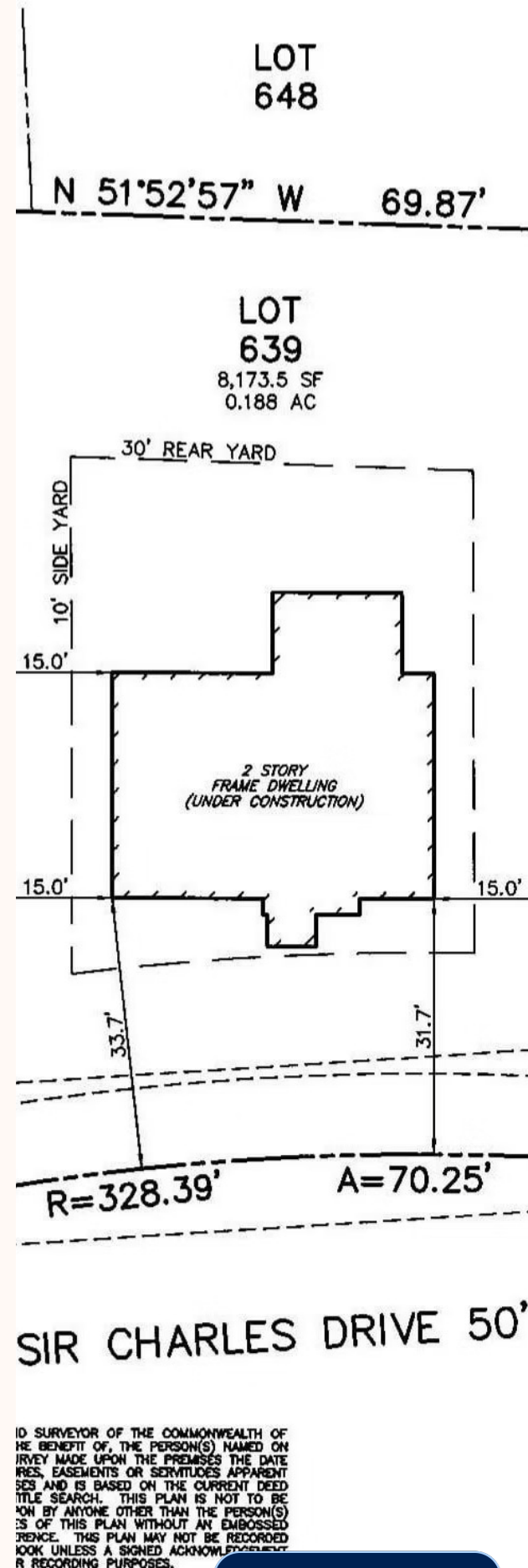
A professional land survey establishes the exact legal boundaries of the property. This is especially valuable on rural acreages where old fences, tree lines, or informal agreements may not reflect the true legal lines.

FARM GROUND BOUNDARIES

If the acreage borders or includes tillable farmland, a survey helps clarify what is included in your purchase and prevents future disputes with neighboring landowners or crop farmers who may lease adjacent ground.

KNOW WHAT YOU'RE BUYING

A survey gives you confidence and legal documentation of what you own. It can also reveal encroachments — such as a neighbor's fence or structure crossing onto your land — before you close.



EQUIPMENT YOU MAY NEED

Owning an acreage is rewarding, but it comes with maintenance demands that you simply don't face in town. Before you buy, think carefully about the size and features of the property and what equipment you'll realistically need to maintain it year-round.



LONG DRIVEWAY? YOU NEED A TRACTOR

A long gravel driveway is a hallmark of rural living, but after a heavy snowfall, it needs to be cleared. A tractor with a front blade or blower is often essential. Budget for the equipment itself as well as fuel and maintenance costs.



TREES & BRUSH MANAGEMENT

Acreages often have tree lines, shelter belts, or wooded areas that need periodic trimming or clearing. A chainsaw, brush hog attachment, or chipper may be needed depending on your property's landscape.



LARGE YARD? A RIDING MOWER IS A MUST

Mowing several acres with a push mower isn't realistic. A quality riding mower or zero-turn mower is a standard necessity for acreage owners. The larger the lawn area, the more powerful the mower you'll want.



GENERAL PROPERTY UTILITY

Many acreage owners find a utility ATV or side-by-side invaluable for checking fence lines, hauling materials, or navigating large properties. Think about how you'll get around your land efficiently.



Tip: Factor equipment costs into your overall acreage budget. A beautiful property with a long driveway and large yard could require \$15,000–\$50,000 or more in equipment to maintain properly.

THE GOOD LIFE

THE PROS OF LIVING ON AN ACREAGE

For all the extra considerations that come with rural property, the lifestyle rewards are hard to match. Here's why so many people make the move to acreage living and never look back.

SPACE & PRIVACY

No close neighbors, no shared walls, and room to breathe. Acreage living offers a level of peace and quiet that suburban life simply can't replicate.

ROOM FOR ANIMALS

Want horses, chickens, dogs, or livestock? An acreage gives you the land and freedom to raise and care for animals on your own terms.

GARDENING & SELF-SUFFICIENCY

Large gardens, fruit trees, and even small-scale farming become possible. Many acreage owners enjoy growing their own food and living more sustainably.

FREEDOM TO BUILD

Outbuildings, shops, barns, and additions are far more feasible without tight city zoning restrictions. Build the shop or garage you've always wanted.

CONNECTION TO NATURE

Sunsets over open fields, wildlife in your backyard, and the rhythm of the seasons — acreage living offers a genuine connection to the natural world that enriches daily life.

LONG-TERM VALUE

Rural land and acreage properties have historically held strong value. With the right property, you're not just buying a home, you're making a lasting investment.

SUMMARY

KEY TAKEAWAYS FOR ACREAGE BUYERS

Buying an acreage is one of the most exciting and rewarding real estate decisions you can make. Going in informed makes all the difference. Keep these essentials top of mind:

→ KNOW YOUR WATER SOURCE

Well or rural water? If it's a well, always get the water tested before closing.

→ UNDERSTAND THE SEPTIC SYSTEM

Budget for potential replacement (\$15K–\$30K+), confirm the required pump and inspection at closing, and maintain it every 3–5 years.

→ SURVEY THE PROPERTY

Consider a professional land survey to confirm exact boundaries, especially near farm ground or fence lines.

→ PLAN FOR EQUIPMENT

A long driveway, large yard, or wooded areas all require tools and machinery. Budget accordingly before you buy.

- ✓ **Ready to buy?** Work with a real estate agent experienced in rural and acreage properties like me! I'll help you navigate inspections, local regulations, and the unique due diligence that comes with rural land.

