NORTHMONT
LAND

FREE CHECKLIST

Don't Let Missing Paperwork Kill Your Sale

Inherited-land deals fall apart at closing more often than sellers expect — almost always over missing paperwork, not a bad offer. Here's exactly what to gather first, so nothing catches you off guard later.

1. Confirm Your Ownership Path

- [ ] Death certificate of the previous owner
- [ ] Will, if one exists
- [ ] Letters Testamentary or Letters of Administration (if the estate is in probate)
- [ ] Trust documents, if the land was held in a trust

2. Title & Property Records

- [ ] Current deed (or the deed showing the previous owner's name)
- [ ] Property tax bill or parcel/APN number
- [ ] County assessor record printout
- [ ] Any known liens, judgments, or back taxes

3. If There Are Multiple Heirs

- [ ] List of all heirs with current contact information
- [ ] Written agreement among heirs on how to proceed (sell, buyout, etc.)
- [ ] Notes on any existing disagreement between heirs, if applicable

4. Financial & Tax Prep

- [ ] Estimate of the property's fair market value on the date of death (for stepped-up basis)
- [ ] Records of any property tax payments made since inheriting
- [ ] Contact information for the estate's CPA or attorney, if any

5. Ready to Sell

- [ ] Basic parcel details: county, state, approximate acreage
- [ ] Your contact information
- [ ] Any photos or notes on the land's condition or access

Have this checklist filled out? We can review your parcel and send you a written cash offer within 24 hours — no obligation. Call or text (888) 568-0937, email offers@northmontland.com, or visit northmontland.com/contact.