ARIZONA LAND · A BUYER'S GUIDE

Buying Arizona Land

What to check before you buy — the homework that protects your money.



Land is not like buying a house. No inspection report covers the things that actually decide what a parcel is worth — or whether you can use it at all. Start here:

- **Water**
  Well, shared well, or hauled water? No city water out here — verify the source in writing.
- **Legal Access**
  A recorded easement or public road must reach the parcel. Landlocked land is a real risk.
- **Zoning & Use**
  County zoning decides what you can build, split, or park. Confirm it with the county.
- **Septic Feasibility**
  Most rural parcels need septic. A perc test shows if the soil will take one — and the cost.
- **Survey & Boundaries**
  Get the corners pinned. In ranch country, fences rarely sit on the true property line.
- **Flood & Washes**
  Washes cross high-desert land. Check floodplain maps and walk it with water in mind.
- **Power & Utilities**
  How far is the nearest pole? Off-grid works — but price the whole system first.
- **Title & Restrictions**
  Read the title report: CC&Rs, HOAs, or split histories can change what you can do.

Take the Free Land Buyer Quiz

Tell us what you are looking for at arizonalandssale.com —
we will match your answers against the land on the market today.



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