

LAND PURCHASE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Name: _____
Government ID / Driver License No.: _____
Address: _____
Phone/Email: _____

Buyer Information:

Full Name: _____
Government ID / Driver License No.: _____
Address: _____
Phone/Email: _____

Property Information:

Legal Description of Property: _____

(Insert full and complete legal description of the land including boundaries, parcel numbers, and other identifying information.)

Address / Location of Property: _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD
Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the Property described herein on the terms and conditions set forth in this Agreement.

Clause 2 – Property Condition and Inspection

Buyer acknowledges the opportunity to inspect the Property and accepts it in its present condition, AS IS, WHERE IS, with all faults and defects, whether known or unknown, without any warranties or representations except as expressly stated herein.

Clause 3 – Title and Survey

Seller shall convey good and marketable title to the Property by duly executed and recordable deed free and clear of all liens, encumbrances, and defects, except those expressly disclosed and accepted by Buyer. Buyer may obtain a survey at Buyer's expense.

Clause 4 – Closing

Closing shall take place at a mutually agreed location and time. At Closing, Seller shall deliver all documents necessary to transfer title and possession of the Property to Buyer, and Buyer shall pay the Purchase Price as specified herein.

Clause 5 – Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing. If material damage occurs prior to Closing, Buyer may terminate this Agreement or proceed with Closing subject to agreed adjustments.

Clause 6 – Representations and Warranties

Seller represents that Seller is the sole owner of the Property, has full authority to sell it, and that except as disclosed, the Property is free of all liens, assessments, and legal claims.

Clause 7 – Prorations and Adjustments

Taxes, assessments, rents, and other charges shall be prorated as of the Closing date in a customary manner.

Clause 8 – Default and Remedies

If Buyer defaults, Seller may retain deposits as liquidated damages. If Seller defaults, Buyer may seek specific performance or legal remedies.

Clause 9 – Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized overnight courier to the addresses set forth herein or as updated by the parties.

Clause 10 – Governing Law and Venue

This Agreement shall be governed by the laws of the State of _____ without regard to conflicts of law principles. Venue for any legal proceedings shall be exclusively in _____ County, _____.

Clause 11 – Entire Agreement and Amendments

This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations. Amendments must be in writing and signed by both parties.

Clause 12 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 13 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic signature, each deemed an original and all constituting one agreement.

Clause 14 – Additional Documents

The parties agree to execute such further documents as may be reasonably necessary to effectuate the purposes of this Agreement.

Clause 15 – Brokers

Each party represents that it has not engaged any broker or agent who might be owed a commission or fee in connection with this transaction except as disclosed in writing.

Clause 16 – Environmental Matters

Seller makes no representation regarding environmental conditions. Buyer acknowledges responsibility for conducting any environmental assessments.

Clause 17 – Fixtures and Personal Property

Unless otherwise agreed in writing, only fixtures permanently attached to the land are included in the sale; personal property is excluded.

Clause 18 – Taxes and Assessments

All real property taxes and assessments shall be prorated as of the Closing date.

Clause 19 – Possession

Possession of the Property shall be delivered to Buyer upon Closing unless otherwise agreed.

Clause 20 – Signatures

The parties have executed this Agreement as of the date first written above.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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