

LAND SALE CONTRACT 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:

Property Address: _____

Legal Description: _____

Parcel Number / Tax ID: _____

Lot Size / Acreage: _____

Zoning Classification: _____

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 real property described above (the “Property”) on the terms and conditions set forth in this Agreement.

Clause 2 – Condition of Property

Buyer acknowledges that Buyer has had the opportunity to inspect the Property and accepts it in its current condition, AS IS, WHERE IS, without any warranties or representations by Seller, except as expressly set forth herein.

Clause 3 – Title and Survey

Seller shall deliver to Buyer marketable and insurable title to the Property by general warranty deed, free and clear of all liens, encumbrances, and claims, except as disclosed in this Agreement. Buyer may obtain a survey at Buyer’s expense.

Clause 4 – Closing

The closing of the sale (the “Closing”) shall occur at a mutually agreed location. At Closing, Seller shall deliver the deed and other instruments necessary to transfer title, and Buyer shall pay the Purchase Price.

Clause 5 – Prorations and Adjustments

Real estate taxes, assessments, rents, and other items shall be prorated as of the date of Closing, in accordance with customary practices.

Clause 6 – Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing, at which time risk shall pass to Buyer.

Clause 7 – Representations and Warranties of Seller

Seller represents that Seller is the sole owner with full authority to sell the Property; that there are no pending actions, liens, or claims affecting the Property; and that there are no violations of applicable laws or ordinances of which Seller is aware.

Clause 8 – Environmental Matters

Seller makes no representations or warranties regarding environmental conditions of the Property. Buyer acknowledges sole responsibility for any environmental due diligence.

Clause 9 – Default

If Buyer fails to perform, Seller may terminate this Agreement and retain any deposits as liquidated damages. If Seller fails to perform, Buyer may seek specific performance or damages.

Clause 10 – Notices

All notices shall be in writing and deemed delivered when personally delivered, sent by certified mail return receipt requested, nationally recognized overnight courier, or email with confirmation.

Clause 11 – Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____, without regard to its conflict of law principles. Venue for any disputes shall be in the appropriate state or federal court located in _____ County, _____.

Clause 12 – Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes all prior negotiations, representations, or agreements, whether written or oral.

Clause 13 – Amendments

Any amendments or modifications to this Agreement must be in writing and signed by both parties.

Clause 14 – Severability

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

Clause 15 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and electronic signatures shall have the same legal effect as originals.

Clause 16 – Brokerage

Each party represents that no broker or agent has been engaged except as disclosed, and each shall indemnify the other for any claims by undisclosed brokers.

Clause 17 – Further Assurances

Each party agrees to execute and deliver any documents and take actions reasonably necessary to consummate the transactions contemplated herein.

Clause 18 – Confidentiality

The terms of this Agreement and any related negotiations shall be kept confidential except as required by law or agreed in writing.

Clause 19 – Waiver

No waiver of any breach or default shall be deemed a waiver of any other breach or default.

Clause 20 – Signatures

The parties have executed this Agreement as of the date set forth above.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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