



# Off-grid land evaluation/checklist

Brooke Whipple

**Girl in the Woods on YouTube**

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In the excitement to find and purchase off grid land, there are some things that should be seriously considered before you make that offer.

Use this template to help you make a thorough evaluation of each piece of property you are considering.

Remember, it may or may not be your dream property, but you definitely don't want it to become your nightmare!

Good luck!

- Brooke Whipple

- Evaluate access: Is it on a maintained road? Is it seasonal access only? Do you need an easement?
  
- Can you afford it? Keeping your search narrowed to what you can actually afford will go a long ways in building up your future homestead. Are you paying cash? Can you get a land loan? Do your homework.
  
- What is the zoning? Discover the local zoning restrictions before making an offer. Ideally, less zoning is more desirable. (Stay away from land incorporated in associations- yes this exists in even rural properties and remote areas!)
  
- What is nearby this piece of land? I like to look at google maps, or drive around in a 5-10 mile perimeter (if possible), I don't want to be surprised by a highway, airport, dump, gravel business, logging business, etc. (We once looked at a great property that we would have purchased, but about 1-1/2 miles away was a logging business where they processed and staged logs/wood. You could hear it working non-stop. BUMMER! Better to find that out NOW!)
  
- Do you have cell service? Check your phone. What are your alternatives for internet/phone if that is important to you or necessary for remote work.
  
- What kind of resources does the land have? Pond, stream, timber, etc. that can be useful for providing self-sufficiency.
  
- What kind of soil? What is the slope of the land? Will building be easy with flat, solid ground, or is there a slope with wet, frozen (permafrost), or unsettled soils? Check to make sure there are no wetland restrictions for building. (Remember- that will also impact your driveway and access!)

What is the climate like and how will that impact how you build and live? Lots of snow? How will you take care of clearing your driveway and/or road? How will you heat your home? Hot and sunny? How will you provide shade and keep cool?

WATER. Do you have access to water and how do you intend to get water for drinking, bathing, cooking, livestock/pets, etc.? Water is a HUGE deal. Make sure you have a plan. (And make sure the climate is conducive for collecting rain water if that's your plan). Can you punch your own well? How deep are the wells in the area?

Solar. Is there adequate sun exposure for collecting solar energy? Will you need to cut a lot of trees? Is the climate conducive for collecting solar energy? What will your alternatives be for energy production? Generator?

BONUS: How does this piece of land make you FEEL? If you keep coming back to it, and it checks all the boxes, this may be a good sign! You want to ENJOY this piece of land for a long time. Pay attention to how it makes you feel.

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# Want to watch a free video of me evaluating off-grid land?

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It will take you to my YouTube channel.

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