

FAQs for Kennedy/Sitler Trust Land Sales

Thank you for considering purchasing this trust owned land. After generations without development, it's become time for the trust to liquidate this historic property, rich with legacy and stewardship. We've done our best to prepare it for new stewards and provide some basic information below to assist you.

Please feel free to contact the selling Realtor or our office as needed for additional assistance. As trustees, we of course may be biased, but believe this property's location, features, views and heritage are especially uncommon, and so are grateful to be associated with it.

General Information

Q: How are the properties priced?

A: Upon comparable market sales in the area; please refer to individual listings for pricing.

Q: What was the prior use of the land?

A: Initially owned by pioneer families, there have been occasional cattle leases, but none currently. Stewardship has been provided by professional land Surveyors and contractors - who provide the parceling, land maintenance, and other improvement recommendations.

Q: Restrictions, zoning, mineral rights?

A: There were no restrictions historically, but if parcels are or have been sold separately, minimal appropriate restrictions will be recorded, which the selling Realtor can provide. Zoning is Agricultural (AG) - which generally allows for future lot splits, home/barn construction, livestock, etc. The trust does not own any mineral rights to the properties.

Q: Easements and utilities?

A: Utility and access easements already of or to be of record, are generally included in the survey. Any shared private roads will require a basic common use maintenance agreement which the selling Realtor can provide, along with general utilities information available.

Due Diligence

Q: What has been completed?

A: Detailed surveys have already been completed and title has been pre-examined by FirstTitle Commercial, who will issue buyers a standard title insurance commitment.

Q: Can I inspect the property?

A: You may inspect the land by walking it (only upon your own risk) anytime during daylight hours. For vehicle access, please inquire for an access code to any gate and or schedule.

Q: What if I want a parcel different from what's offered?

A: Requests for different parcels than the Surveyor has already prepared, or has been offered, must be proposed in a written offer.

Q: How do I purchase a property?

A: Parcels are generally listed with a selling Realtor, and the trustees must approve the sale. Use the standard [Vacant Lot/Land Contract](#) to present an offer, referencing the legal description(s) described in the survey.

Q: Is seller financing available?

A: Seller financing may be available upon request. Terms are up to a 15-year amortization with a 3-year balloon payment. Interest rate (typically between 7-9%) is usually determined with amount of downpayment.

Q: How is the closing handled?

A: FirstTitle Commercial will issue the title exam and insurance to the buyer, and handles closing for the seller. If buyer also uses FirstTitle, they will not be charged a closing fee. All other closing costs are handled as is customary.

Disclaimer: FAQs are for general informational purposes only. All sales are subject to final contract terms and conditions. Buyers are encouraged to conduct their own due diligence and seek professional advice as needed.