

*Jay Phillips*

REALTOR

DELIVERING A COASTAL LIFESTYLE

# LAND BUYER'S GUIDE



## FINDING YOUR FOOTING

Land is the foundation for all that grows, thrives, and lies underneath the lives we live.

Therefore, it is extremely important that a buyer fully understand the ever-changing aspects of what it takes to buy land in this day and age, such as

- land regulations
- land uses
- zoning requirements
- values
- easements
- critical areas
- building requirements
- environmental issues,
- sewer and water allocations
- comprehensive planning
- soil types
- densities
- surveys
- storm water management
- leases & utilities
- planning and zoning
- utility easements
- conservation easements
- buffers

Sounds complicated, right? Don't get overwhelmed.

**Jay Phillips is the local land expert, and your personal assistant in finding that perfect place to lay the groundwork.**

## YOUR LOCAL LAND MAN



In the land & acreage industry today, it takes an expert in this field; one that has experience in every single aspect involved in helping a purchaser find and settle on a property that fits and compliments their needs. In order to get the process completed

smoothly, it takes a wealth of understanding and contacts to get the job done. **There are only a handful, at best, of land consultants and agents that have acquired the knowledge necessary to provide this level of service in our area.**

Growing up in a family of farmers, land developers, large property owners, and having had my feet in the dirt since I was a small child...this has proved invaluable to my clients.

**With over 5,000 acres sold just in the past two years, from recreational hunting lands, equestrian farms, to waterfront lots, my clients have had access to unsurpassed knowledge and wealth of contacts to make the best possible decision. Locals call me **The Land Man** for a reason!**

**A great dream can only start on a great foundation.**