

WHITETAIL PROPERTY **BUYERS GUIDE**



W H I T E T A I L
P A R T N E R S

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REALTY

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Send in your offer and purchase your dream whitetail property!



Hello!

This guide is designed to help you along your search for the perfect whitetail property. Fueled by a lifelong love for whitetails, I've turned my passion into a dedicated profession.

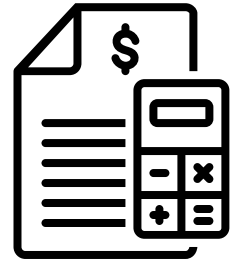
As a licensed realtor associated with eXp Realty in Ohio, coupled with my role as a habitat specialist at Whitetail Partners, I've gathered valuable insights to support you in your pursuit of purchasing the perfect piece of land.

Greg Kazmierski



Deer Steward 1

SETTING YOUR BUDGET



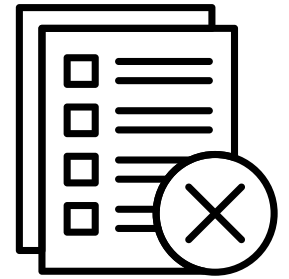
Have a clear understanding of what you can comfortably afford. This will help you narrow down things like property size and location.

KEY CONSIDERATIONS

- Loans for land usually have higher interest rates.
- Loan terms vary based on land type
 - **Raw Land:** Undeveloped land, with no easy access to utilities or electricity.
 - **Unimproved Land:** Land with access to basic infrastructure, with no utilities installed.
 - **Improved Land:** Land with access to basic infrastructure, with utilities installed.

WHAT'S YOUR BUDGET?

NON-NEGOTIABLES



What are the must-haves for your whitetail property? This list is the foundation for what you will base your land search on.

KEY CONSIDERATIONS

- Keep this list short. Think of all of the things you want in a property and narrow it down to what you can't live without.
- Having trouble narrowing down your list? Try writing out your top 10 things that make up a great whitetail property and circle the top 3.

WHAT ARE YOUR MUST-HAVES?

BUILD YOUR TEAM



With your budget and dream whitetail property in mind, now is the time to find the right lender and real estate agent.

KEY CONSIDERATIONS

- It is important to work with a real estate agent who has the knowledge and experience of what makes up a good whitetail property.
- Not all lenders provide financing for vacant, recreational land.
- Obtain a pre-approval amount from your lender to confirm you are able to finance the property you have in mind.

LAND LENDER LIST (UPDATED 09/23)

- **Ohio University**

- **Credit Union:**

- [Land Loan Info](#)

- [Contact Info](#)

- **Cleveland Mortgage**

- **Corporation:**

- [Land Loan Info](#)

- [Contact Info](#)

- **Rural 1st:**

- [Land Loan Info](#)

- [Contact Info](#)

- **Woodsfield Savings**

- **Bank:**

- [Land Loan Info](#)

- [Contact Info](#)

WHITETAIL PROPERTY CHECKLIST



Performing due diligence individually or with your realtor to ensure the property is what you expect and you are left with no surprises

FINANCIAL

- Land Improvements:** Priorities, costs, timeline
- Income Potential:** Tillable land, timber value, etc.
- Resale Value:** Return on investment (ROI)

REGION

- Deer Potential:** Record book entries, social media, etc.
- Local Knowledge:** Game Warden, Biologists, etc.
- Topography:** Key features that attract deer
- Vegetation:** Mix of agriculture and timber in the area
- Value:** Comparable local land values
- Public Land:** Proximity to public hunting areas
- Neighborhood:** QDM standards, trespassing issues, etc.

PRE-EXISTING CONDITIONS

- Easements:** Accessing the property or through the property
- Government Programs:** Land use restrictions
- Tillable Lease:** Is the tillable ground under contract?
- Zoning:** How it affects future plans for the property
- Utilities:** Any improvements or completely undeveloped
- Cell Coverage:** Cell cameras, remote work, etc.

WHITETAIL PROPERTY CHECKLIST



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HABITAT & HUNTING

- Perimeter Access:** Can you access the property from every direction?
- Interior Access:** Are there interior access roads or a template to install them?
- Existing Deer Sign:** Trails, rubs, scrapes, etc.
- Timber Quality:** Recent cuts, age of timber, etc.
- Vegetation:** Edges, food, security cover, etc.
- Topography:** South facing slopes, funnels, etc.
- Water:** Streams, rivers, ponds, etc.
- Food Plots:** Established plots, ability to install, etc.
- Soil Testing:** Quality of soil, drainage, etc.
- Useable Land:** How many acres can be improved?



MAKE YOUR OFFER



With your finances in order and proper due diligence completed, you are ready to purchase your dream property!

KEY CONSIDERATIONS

- Don't overlook the issues. Justify your purchase with the logic that this indeed is the right property.
- **ENJOY!** Purchasing a whitetail property is a dream come true for many hunters. Don't forget to enjoy the moment!

