

Things You Should Know...



...Before Buying Land In Montana

Here's the top 5 questions/answers you need to know & understand to ensure your purchase of bare land in Montana turns out to be the best decision you've ever made.

What Are You Looking For?

This is a basic question, yet it's essential to know before you dive into the endless lists of properties for sale. Are you looking for recreational or residential property? Do you want to have year-round access to your property? Don't know the difference? Here is what we mean at www.buy-montana-land.com

Year-round property is that which you have a reasonable ability to access year-round with some snow plowing in the winter. Typically, the properties we designate as year-round are also not far from a county road or another road that someone already plows and maintains as well. Year-round properties are also typically not high elevation and not as remote as those that are recreational.



Recreational properties are those that do get snowed in during the winter and are located at higher elevations where winters are longer and with heavier snow depths on average. Depending on the property, recreational properties can become accessible again mid-to-late May through Thanksgiving. Recreational properties may also have longer more difficult access on gravel or dirt roads, narrower roads, and rougher or steeper roads.

Recreational properties are perfect for a cabin or base camp for summer activities, fishing, hiking, hunting, or even snow sports such as cross-country skiing or snowmobiling. Many great weekends and vacations can be planned and enjoyed.

Recreational properties can be great for bringing in your camper too, especially those that are smaller. However, please ask if you are interested in bringing in a 5th wheel trailer or longer camper as some property access is simply too rough, steep, narrow or lack the turning radius to accommodate larger campers.

We aren't saying you can't live year-round on recreational properties, however we are certainly not recommending it. Snow and road conditions are the limiting factor for sure. Recreational properties also don't generally have a road system in place to accommodate a drill rig for drilling a well, hauling in materials for a large home, and are a long way from power.

Some recreational properties have great cell coverage due to their location and high elevation. However, it's good to ask if this is important to you as some simply don't have cell service even with a booster.

We sell a lot of recreational properties. Recreational properties provide you with a unique get-a-way and piece of the Montana dream. This, of course, makes them perfect for those of you in the market to snatch up before they are too hard to find or cost too much to afford.

What Is the Access to The Property?

Access isn't a given and you need to know what the road access is to your property. Is access via a public road, county road, Forest road, or private? Is it a combination of several types of roads? Are these roads paved, hardened gravel surface, dirt, narrow four-wheel drive road, or a road that hasn't been maintained and is grown in? Not all properties have legal access, so you need to find this out. Determine what easements have been established for your access or for others through your property.

Find out if access is insurable or not as the answer will greatly affect the value of the property. Insurable access means that a Title Company will insure that the property has legal road access. This can be through recorded easements or if the property adjoins a public roadway. Just because there is a road leading to a parcel does not mean it has insurable access.



The issue of access is a factor when determining property values. Banks are more hesitant lending on a property without insurable access. Even if you are a cash buyer, it is important to understand this issue as it affects property values.

All of our properties for sale at www.buy-montana-land.com can be found on our website where the access is described. If you have further questions, please don't hesitate to ask.

What Other Opportunities Are in The Area?

What do they say about buying property? It's all about location, location, location. Certainly, choosing property in Montana means you've done a good job with location already! But there are other considerations for you to think about, especially if the property is desirable for a specific reason or more than one reason.





Public land in Montana is highly valued by those that live here because it is managed to allow public use for things like hiking, horseback riding, hunting, and more. There are many types of public land in Montana such as federal including National Forest (or Forest Service, USFS), Bureau of Land Management (BLM), U.S. Fish & Wildlife, National Wildlife Refuge, and a few others. Public land that is in state management includes Department of National Resources (State lands or DNRC), Fish Wildlife & Parks (FWP), and State Parks. Being adjacent to public lands means you can recreate right out your back door, which is

highly sought after. However, if you are close to public lands by a few miles this is also quite desirable. It all depends how close you want to be and as such, something to consider when you look at property.

When it comes to location, open space and good wildlife habitat means you may very well likely have deer, elk, and other wildlife visit your property too. Wouldn't it be great to wake up and drink your coffee while watching the deer outside your window?

For many buyers, it's all about how close you are to great hunting and fishing. How close do you want to be to some of the best blue-ribbon trout fishing in the state? How close do you want to be to take your boat out to fish multiple lakes in a weekend? How close do you want to be to an area with a late rifle season for elk hunting? How close do you want to be to an unlimited mule deer tag area which means you can get a permit every year and it grows more and bigger bucks than a general hunting district?



And lastly, buyers enjoy having the remoteness of their property yet still being near enough to drive into town for a nice dinner, groceries, and maybe to catch a flight. Location is important for all the various reasons you might have, so consider these carefully.

Our website at www.buy-montana-land.com lists all the information about location for you so you can determine what property fits your needs and desires. You are also always welcome to call and ask questions too.



What Are the Additional Costs?

Have you ever bought a car, a home, or even a cell phone? There are always additional costs before the final price tally. As "For Sale By Owner", we feel it's right to pay for ALL THE ADDITIONAL closing costs so you don't have to. You should get a deal when you buy "For Sale By Owner", and so you will! We don't like paying hidden fees or extra costs either, so they won't be passed on to you.

What does this mean for you? The price agreed upon is the TOTAL price you pay.

That's right! No closing costs means:

- No title company fees,
- No recording fees,
- No title insurance fees
- No realtors commissions,
- No hidden fees of any kind.



What Is the Process to Purchase?

The process of purchasing land from www.buy-montana-land.com is very easy too. Here are the steps:

1. We agree to a purchase price, and I'll have a buy-sell agreement drawn up which we both sign. This document will also include a closing date.
2. I'll work with the title company to get all the paperwork and legal documents in order. You will be emailed a preliminary title commitment produced by the title company. You can continue to sit back and relax knowing the closing documents will be emailed to you for closing. You'll also get personal service through this process to ensure any questions you may have are answered and the process is communicated to you along the way.
3. We close with signatures on the closing documents. This is typically done via email and scanning documents. There's no need to go in to the title company to sign unless you want to.

Yes, it really is as simple as 1-2-3. That's the beauty of buying "For Sale By Owner". AND, it includes the bonus of free closing costs. You can't go wrong buying your Montana dream!



Let us help you find your dream Montana property!

Visit www.buy-montana-land.com to see all our
properties for sale.

Call or email: (406)461-6779 or 12kamps@gmail.com