

Agricultural Property Evaluation Guide

A Practical Checklist for Farmers & Ranchers

Use this guide when visiting farms, ranches, or acreages for sale. Check off items, take notes, and compare properties side-by-side.

Operation Goals & Suitability

- ☐ Property aligns with my production goals
- ☐ Acreage is adequate
- ☐ Room for future expansion

Soil & Water Resources

- ☐ Soil test completed (pH, nutrients, organic matter)
- ☐ Topography supports intended use
- ☐ Drainage adequate / no major erosion issues
- ☐ Reliable water source (wells, surface water, irrigation rights)
- ☐ Water rights verified and transferable

Infrastructure & Improvements

- ☐ Fencing, corrals, facilities in good condition
- ☐ Buildings usable or the cost to repair is known
- ☐ House or housing available if needed
- ☐ Roads and access are reliable year-round
- ☐ Power, utilities, and internet available

Notes:



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When evaluating properties, bring soil test kits, a notebook, and even a trusted advisor, such as an *AGPROfessionals Real Estate Agent or Land Consultant*.

Location & Market Access

- ☐ Reasonable distance to markets (sale barns, elevators, processors)
- ☐ Proximity to feed stores, equipment dealers, vet services, labor
- ☐ Transportation routes available for hauling commodities/livestock
- ☐ Community services nearby (schools, medical, business support)

Legal & Regulatory Considerations

- ☐ Zoning allows intended agricultural use
- ☐ Water rights, mineral rights, easements reviewed
- ☐ No unexpected restrictions (conservation easements, leases, etc.)
- ☐ Property boundary survey verified

Long-Term Potential

- ☐ Expansion possibilities (neighboring land, additional leases)
- ☐ Land value/resale potential evaluated
- ☐ Climate and water outlook realistic for long-term use
- ☐ Fits succession/transition plans for future generations

Notes:

