

LAND PURCHASE AND SALE AGREEMENT

Location: _____ Date: _____

Seller Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

Government ID / Driver License No.: _____

Address: _____

Phone/Email: _____

Property Information:

Legal Description / Parcel Number: _____

Physical Address / Location: _____

Lot Size / Acreage: _____ Zoning Classification: _____

Improvements (if any): _____

Purchase Price and Payment Terms:

Purchase Price: _____ USD

Earnest Money Deposit: _____ USD

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Purchase

Seller agrees to sell and Buyer agrees to purchase the real property described above (the “Property”) on the terms set forth in this Agreement. Seller represents that Seller is the sole owner with full right, title, and authority to convey the Property and that the Property is free from undisclosed liens or encumbrances.

Clause 2 – Property Condition and Inspections

Buyer acknowledges having the opportunity to inspect the Property and accepts it in its current condition, subject only to the terms of this Agreement. Seller makes no warranties regarding the condition of the Property except as expressly stated herein.

Clause 3 – Title and Closing

Seller shall deliver marketable title to the Property at Closing, free and clear of all liens, encumbrances, and defects except those disclosed and accepted by Buyer. Closing shall occur at a mutually agreed time and place. Seller shall provide all necessary documents to effectuate the transfer.

Clause 4 – Earnest Money and Default

Buyer shall deposit earnest money as specified above, to be held in escrow by a mutually agreed escrow agent. If Buyer

defaults, Seller may retain the earnest money as liquidated damages. If Seller defaults, Buyer may seek specific performance or return of the earnest money and any other remedies available at law or equity.

Clause 5 – Prorations and Taxes

Real estate taxes, assessments, rents, and other costs shall be prorated as of the Closing date. Buyer shall be responsible for all taxes and assessments accruing after Closing.

Clause 6 – Risk of Loss

Risk of loss or damage to the Property shall remain with Seller until Closing. In the event of substantial damage before Closing, Buyer may terminate this Agreement or instruct Seller to repair at Seller's expense.

Clause 7 – Representations and Warranties

Seller represents and warrants that there are no pending actions, claims, or proceedings affecting the Property that have not been disclosed to Buyer. Seller further warrants compliance with all applicable laws, regulations, and ordinances.

Clause 8 – Environmental Matters

Seller represents that to the best of Seller's knowledge, the Property is free from hazardous materials and environmental violations. Buyer may conduct environmental inspections prior to Closing.

Clause 9 – Notices

All notices under this Agreement shall be in writing and deemed given upon personal delivery, certified mail, or electronic transmission to the parties' addresses specified herein.

Clause 10 – Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of _____ without regard to conflict of laws principles. The parties consent to the exclusive jurisdiction and venue of courts located in _____ County, _____.

Clause 11 – Entire Agreement

This Agreement constitutes the entire agreement between the parties with respect to the sale of the Property and supersedes all prior negotiations, understandings, and agreements. Amendments must be in writing and signed by both parties.

Clause 12 – Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

Clause 13 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one agreement. Electronic signatures shall be binding and enforceable.

Clause 14 – Closing Deliverables

At Closing, Seller shall deliver all necessary documents including, but not limited to, a duly executed deed, affidavits, title insurance commitments, and any other documents required to convey title.

Clause 15 – Brokerage

Each party represents that no real estate broker or agent's commission or fee is due except as disclosed. The responsible party shall indemnify the other against claims by brokers or agents.

Clause 16 – Survival

All representations, warranties, and covenants shall survive the Closing to the extent permitted by law.

Clause 17 – Further Assurances

Each party agrees to execute such further documents and take such further actions as may be necessary to consummate the transactions contemplated by this Agreement.

Clause 18 – Waivers

No waiver of any breach shall be deemed a waiver of any other breach. Waivers must be in writing.

Clause 19 – Time is of the Essence

Time is of the essence in the performance of all obligations under this Agreement.

Clause 20 – Signatures

The parties have executed this Agreement as of the date first written above, intending to be legally bound.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

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