

SELLING LAND

What is it Worth?

The most important service we can provide for you is to ensure that you receive the top dollar for your property based upon recent comparable sales and current market conditions. We have the experience and background to determine your properties value and target who will be the potential buyer.

Before the Sale:

We will meet with you to discuss the proper pricing, strategy and its highest and best use. A personalized marketing plan will also be developed to promote your property.

During the Sale:

We will develop the appropriate marketing material or brochure. Our advertising department will determine the proper newspaper median, direct mailing lists, virtual tours, telemarketing and personalizing signage for your property.

After the Sale:

We will coordinate all aspects of the transaction through our closing department. Communication between attorneys, lenders title companies and surveyors are very imperative to making your sale run smooth.

BUYING LAND

Think of us a your land resource:

The key to success in acquiring land is aligning yourself with professionals who have the background, knowledge and experience to guide you properly. Be it a working farm, transitional land, land for subdividing, a 10 acre tract of ground or a lot to build your dream home on. Harding Real Estate can help you. We have literally sold thousands of acres and lots to our satisfied customers over the last 35 years.

And if you want to buy in:

McHenry, Lake, Kane, DeKalb, Boon, Winnebago, Will or DuPage Counties or Souther Wisconsin we have a parcel of ground for you.

We will help you determine:

- ❖ What the property is zoned
- ❖ What the land use plan for the property is
- ❖ Availability of utilities
- ❖ Soil types
- ❖ Soil productivity
- ❖ Investigate to see if the property has wetlands or flood plain on it

When we find the parcel of land you are looking for, we will assist you in:

- ❖ Negotiating the best price
- ❖ Arranging necessary financing
- ❖ Obtaining required building permits or governmental entitlements
- ❖ Coordinating any 1031 tax free exchanges