



## RURAL PROPERTY INSPECTION CHECKLIST

Finance & Property  
 Research Pty Ltd  
[www.property-buyers-research.com](http://www.property-buyers-research.com)

<u>ITEM</u>	<u>EXPLANATION</u>
Property Name & Address	
Inspection Date	
Agents Contact numbers	
Vendors Contact Numbers	
Purchase Price- items given in	
Title particulars	
Crown Rental & debt	
Road Permits & costs	
Title conversion costs	
Council	
Council Web site & LEP	
Residential entitlements	
Subdivision allowable	
Legal Access (Location)	
Land Board District	
Rural Lands Protection Board	
Topographical Map Name	
Utility	
Services & distances - Towns	Electricity      Telephone      Broadband      Mail
Towns -                      km.	School
km.	Rail Station & Silo
km.	Airport
km.	Saleyards
km.	Feedlot
km.	Other produce delivery points
Soil Types and areas	(List overleaf)
Topography & Aspect	
Timber types	
Climatic	Rainfall, Elevation, Property rainfall records
Pastures	
Fertiliser History	
Carrying Capacity	Rural Lands Protection Board numbers, Shearing numbers, Tax returns

Buildings	(List overleaf)
Fencing	
Water	
Weeds & Pests	
<b><u>Irrigation-</u></b> as below	
Licences	
Flood liability	
Bore pumping capacity	
Pump capacity on storage	
Storage Size	
Number of lifts	
Supply Reliability	
Layout, Grades, Tail water	
Levees approved	
Copies of Licences	
Rectification Costs	
Development potential	
Irrigable area calculations	
Flood Liability - General	
Soil Erosion	
Environmental Factors	Registers with Statutory bodies – dip sites etc
Potential Economic Develop.	Subdivision
	Irrigation
	Intensive Grazing
Checks	Share Farming Agreements, Leases, Agistment, Forward produce contracts, Livestock Quarantines, Weed orders, Shared water agreements, Give & take fencing lines, Underground Silage, Quarries, Quality Assurance or Organic status.
Plant & Equipment included	Pumps, water points, generators etc
Capital Expenditure Required	
Taxation Schedule	Flexibility re new schedules.
Brands & Livestock Ident.	
Existing Management Consult.	
Insurance cover required	List against buildings
Neighbours arrangements	Right of way or access arrangements. Unpaid fencing costs.

