

FARM BY 50 - FREE VIEWING CHECKLIST

Farm Viewing Checklist

Photograph it. Test it. Ask for the document. Use this at a rural-property viewing.

See beyond the listing price.

Water, buildings, land and services: note what is confirmed and what still needs proof.

PROPERTY NOTES

Property / listing

Location

Viewing date / asking price

Water and buildings

Tick what you inspected. Keep a separate list of questions and documents to request.

☐ **Turn on taps and check pressure.**

Test what works at the viewing; ask where the water comes from.

☐ **Identify the source and storage.**

Record mains, well, borehole, spring, tanks and seasonal reliability.

☐ **Photograph wells, boreholes, tanks and meters.**

Ask which installations and uses have documentary approval.

☐ **Ask for permits, tests and recent bills.**

Check quality, permitted abstraction and ongoing costs locally.

☐ **Ask whether supply lasts through the dry season.**

Seek evidence rather than relying on a verbal assurance.

☐ **Photograph every structure and extension.**

Include sheds, cabins, outbuildings and apparent ruins.

☐ **Compare buildings with registry and cadastral plans.**

Ask a qualified local adviser to explain any discrepancy.

☐ **Look for cracks, damp, roof movement and drainage.**

Budget for a survey where an issue could be expensive.

☐ **Ask which structures are legally residential.**

A visible building does not prove permission to occupy it.

☐ **Check what renovation is actually permitted.**

Confirm the proposed works and intended use with the authority.

Land, access and intended use

Use this sheet at every property so you can compare what you actually verified.

☐ **Walk or map the boundaries.**

Compare the site with the documented parcel and access route.

☐ **Test vehicle access in ordinary weather.**

Ask for documented legal access, not just a visible track.

☐ **Check slope, erosion, flood and fire exposure.**

Use relevant local records and a suitable inspection.

☐ **Note neighbouring uses, noise and spraying.**

Visit at different times if the surroundings matter to your plan.

☐ **Test mobile signal and internet options.**

Check availability and installation costs, not just coverage maps.

☐ **Locate electricity, solar, gas and backup systems.**

Record condition, capacity, permissions and likely connection costs.

☐ **Inspect the septic or wastewater location.**

Ask for approval, maintenance records and any compliance work.

☐ **Ask what zoning and land classification allow.**

Confirm restrictions for buildings, farming and business use.

☐ **Ask specifically about your intended use.**

Cabins, guest accommodation and living off-grid may need separate approval.

☐ **Record every answer that still needs a document.**

Keep photographs, questions and responses with your property notes.

A tick records an inspection, not legal status. Verify permissions, rights, boundaries and costs with the relevant local authority and qualified professionals.