

Sample report for demonstration purposes only. Information shown does not represent a real, current parcel.

ExploreMyLand Due Diligence Report - Summit Tier

www.exploremyland.com | exploremyland@gmail.com

PARCEL OVERVIEW

Owner(s) Name	<i>{Sample A. Sample}</i>
APN	<i>{Sample APN}</i>
Address/County	<i>[TBD Land Street, County, State 01234; Sample County]</i>
Acreage/Square Footage	<i>{1 Acre / 43,560 Sq. Feet}</i>
Legal Description (per public record, abbreviated)	<i>{Legal Description Here.}</i>
Center Coordinates	<i>[00.0123, -00.1234]</i>
Corner Coordinates	<i>NW 00.0123, -00.1234, NE 00.0123, -00.1234 SW 00.0123, -00.1234, SE 00.0123, -00.1234</i>
Dimensions (Approx.)	<i>{420ft x 505ft x 420ft x 560ft}</i>
Road and Access Summary	<i>[Public Gravel Road, County Maintained]</i>
Assessed Value	<i>\$123,450 (per county assessor records)</i>
Taxes (Annual)	<i>{\$00.00 - Per County Record}</i>
Nearest Town/City	<i>{City, State — approx. 6.4 miles southeast}</i>

Disclaimer: All information in this report has been obtained from public sources and is believed to be accurate but is not guaranteed. Buyers are responsible for verifying all facts, regulations, and property conditions with the appropriate county and state offices before purchase.

ZONING SUMMARY

Zoning District/Description	<i>[R-2 Residential - Low-density residential district allowing single-family homes and accessory uses.]</i>
Permitted Uses	<i>{Single-family dwellings, seasonal cabins, accessory buildings, limited agriculture}</i>
Manufactured/Mobile Homes Allowed	<i>{Allowed with zoning approval}</i>
Minimum Lot and Dwelling Size	<i>[1 Acre, 900 sq. Feet]</i>
Setbacks/Dimensional Standards (w/ HOA guidance included if applicable)	<i>[Front 50 ft, Side 15 ft, Rear 25 ft, Max Height 35 ft]</i>
Short Term Rentals	<i>{Permitted subject to county ordinance}</i>
Zoning Link	<i>{Zoning Link}</i>

UTILITIES

Electric	<i>[Power Lines along Land Street Rd]</i>
Water	<i>[Private Well required (no municipal service)]</i>
Sewer	<i>[Private Septic Required]</i>
Gas	<i>[Propane Service Available locally]</i>
Utility Notes:	

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TOPOGRAPHY AND ENVIRONMENT

Elevation Range	<i>[450 - 520 Feet]</i>
Terrain/Slope	<i>[Gently Rolling]</i>
Vegetation/Land Cover	<i>{Mixed hardwood forest with dense tree cover}</i>
Wetlands (Proximity/Type/Source)	<i>{None identified at parcel location -Source: U.S. Fish and Wildlife Service - National Wetlands Inventory (NWI)}</i>
FEMA Flood Zone Label	<i>[Not in FEMA flood hazard zone]- Source: FEMA National Flood Hazard Layer (NFHL)</i>
Additional Notes (if applicable):	

Map 1. Parcel Outline on Satellite Base Map



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Map 2. Topography Base Map



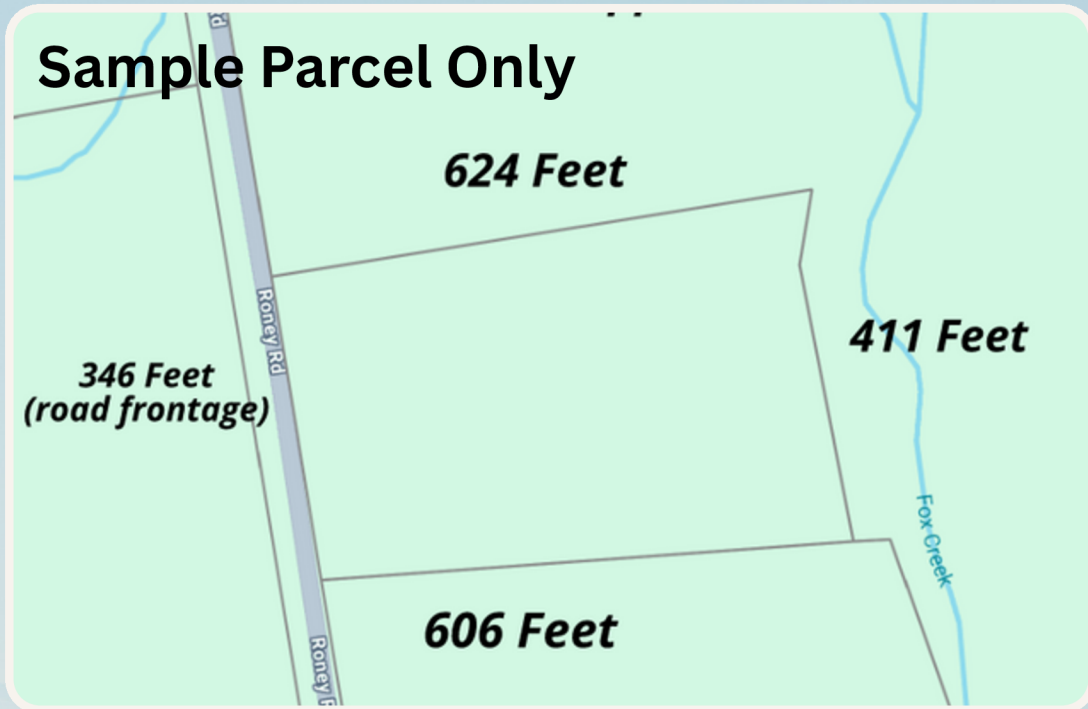
Map 3. National Wetlands Inventory (NWI)



Source: U.S. Fish and Wildlife Service - National Wetlands Inventory (NWI)

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Map 4. Approximate Parcel Dimensions (Not a Survey)



Source: LandGlide (measure tool) and public parcel data)

Map 5. Street View (When Available)



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