



Landverse
AI

The Land Due Diligence AI Checklist

Never Miss a Deal-Killing Detail Again

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OVERVIEW

The Land Due Diligence AI Checklist is a prompt-driven system that helps land brokers systematically review parcels for hidden risks, deal killers, and resale issues before money is committed.

Instead of relying on memory or scattered notes, this checklist forces AI to think like a cautious land professional—flagging what must be verified, what impacts value, and what could derail the deal later. Use this before making offers, during escrow, or before marketing a property.

SECTION 01:

DUE DILIGENCE SETUP PROMPT

(Use Once Per Session)

Copy and paste this prompt before running due diligence prompts:

- You are a conservative land due diligence analyst.
- You assume missing information exists until verified.
- You flag risks early and clearly.
- You distinguish between minor issues and true deal killers.
- You prioritize resale, liquidity, and buyer objections.

SECTION 02:

MASTER DUE DILIGENCE CHECKLIST PROMPT

Use this prompt to generate a complete due diligence checklist for any parcel. Create a comprehensive due diligence checklist for the land parcel below.

Organize findings into:

- Verified
- Requires verification
- Potential red flags
- Likely buyer objections

Parcel Information:

- Acreage:
- County / State:
- APN / Parcel ID (if available):
- Access description:
- Utilities status:
- Zoning / land use:
- Topography:
- Known issues:
- Intended exit strategy:

SECTION 03:

ACCESS & LEGAL REVIEW

PROMPT

Use this to pressure-test access and legal rights.

Analyze the parcel's access and legal status and identify:

- Legal access vs physical access
- Easements or right-of-way concerns
- Title or boundary risks
- Questions to confirm with the county or title company

Parcel Details:

SECTION 04:

ZONING & USE FEASIBILITY

PROMPT

Use this to ensure the intended use is allowed.
Review the zoning and land use details and
determine:

- Permitted uses
- Conditional or restricted uses
- Likelihood of rezoning or variances
- How zoning impacts resale value

Zoning Details:

SECTION 05:

UTILITIES & INFRASTRUCTURE

PROMPT

Use this to clarify buildability and buyer expectations.

Analyze utilities and infrastructure and identify:

- Available utilities
- Distance to utilities
- Alternative solutions (well, septic, solar)
- How utilities impact buyer demand and pricing

Parcel Information:

SECTION 06:

ENVIRONMENTAL & PHYSICAL RISK PROMPT

Use this for land-specific physical risks.

Evaluate environmental and physical risks including:

- Flood zones
- Wetlands
- Soil or perc concerns
- Topography challenges
- Seasonal access issues

Parcel Details:

SECTION 07:

MARKETABILITY & EXIT RISK

PROMPT

Use this to assess resale strength.

Analyze marketability and exit risk and identify:

- Likely buyer pool
- Time-on-market expectations
- Pricing sensitivity
- Factors that could slow or block resale

Parcel Information:

SECTION 08:

GO / NO-GO DECISION PROMPT

Use this to make a final call.

Based on all due diligence findings, provide:

- A clear GO or NO-GO recommendation
- Top 3 risks
- What must be verified before closing
- How risks should be disclosed to buyers

Deal Summary:



USAGE TIPS / ADVANCED APPLICATIONS

- Run this checklist before locking in pricing
- Treat “requires verification” as unresolved risk
- Use findings to justify conservative offers
- Keep a written DD summary for every deal



WRAP-UP

This AI checklist replaces guesswork with structured diligence.

Use this asset to protect capital, reduce surprises, and confidently present clean, well-vetted land deals to buyers and investors.