Do I Need Land?

A practical guide to land, communities, and home placement

You do not always have to buy land to purchase a manufactured home. Some buyers own property already, some are shopping for land, and some may choose a community. Use this guide to organize the questions that will shape your next steps.

Start with where you want the home to go

You may already own property, be considering a land purchase, or be looking at a manufactured-home community. The right path depends on your plans, the property, local requirements, and financing.

If you already own land

Gather the property address, ownership information, any survey, and details about access and existing utilities. Ask whether the property can accommodate the home you are considering and what must be verified before delivery.

If you are considering a land purchase

Before committing, ask about zoning and land-use rules, deed restrictions, access, drainage, utility availability, permits, and any site work. Confirm these details with the appropriate local authorities and qualified professionals.

If you are considering a community

Ask what home sites are available, which home types are accepted, what monthly site or community fees apply, and what is included. Review the written rules and terms before making a decision.

Before you move forward, check:

[ ] Property address and ownership or purchase status are clear.

[ ] Access, site dimensions, drainage, and utility options have been discussed.

[ ] Local placement rules, restrictions, permits, and inspections have been checked.

[ ] Any community fees, rules, availability, and included services are understood.

[ ] The lender and installation professional know where the home will be placed.

Next step: Tell Fairfield Home Center where you hope to place your home and what you know about the property. Our team can help you identify the questions to ask next. Call 903-403-5305.

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This guide is for general educational purposes. Requirements, availability, costs, and responsibilities vary. Confirm your specific project details with your home center, lender, qualified professionals, and local authorities.