

*Free Special Report...*

# **"How to Sell Your Land 'as is' For CA\$H on the Date of Your Choice, Guaranteed"**

**If you want to sell your land in the fastest, easiest,  
and most convenient manner, read this important  
message. You may discover the perfect solution...  
because we buy land throughout Virginia!**

**Dear neighbor,**

Selling Land is usually an expensive and complicated process. Are you looking to sell your Land and can't? Have you listed your Land with a real estate agent only to have it sit on the market?

My name is **Ben Legg**. My company is backed by a group of private investors and we buy a number of properties each month throughout the Virginia Area... and in every price range. But the best part is... we use private funds that require no long drawn out bank approvals. So we can act fast!

**[Click Here To Sell Your Land Fast](#)**

I'm as serious about buying your land as you are about selling it. Often there are many hurdles to overcome in selling your land.

Are You having **PROBLEMS SELLING** your Land because...

- \*You owe back taxes...
- \*You have title issues that you can't fix or don't have the money to fix...
- \*You have an old house on the property that needs to be BULLDOZED...
- \*You don't have an up to date survey...
- \*You haven't done a Perk test on your land...
- \*Your land isn't cleared and ready to sell...
- \*You don't have access to your property or right of way...
- \*Counting on a bank to approve your buyer's loan...
- \*Having your buyer back out at the last minute...
- \*Struggling with the uncertainty of when it will sell...
- \*Making payments you can no longer afford...
- \*Making tax payments on vacant Land...
- \*Foreclosure or bankruptcy...

**Would You Like To Discover The SECRET About How Our Company Can Help You Through The Sale Of Your Property?**

If you are having problems selling your Land you deserve to take a moment to read below the benefits that our company can provide to **YOU**...We have helped people just like you all over Central Virginia fix the issues that are preventing them from selling and moving on with their life...

- \*We have a team in place and we are experts in working through the problems listed just above.
- \*When we Buy your property we will pay for all of your closing costs (that could be thousands of dollars in saving to you)
- \*If there are title issues not only will we pay for the attorneys fees but we will launch our team of professionals to fix the title issues (all of this free for you).
- \*We can even pay for your back taxes if you have not paid taxes on the property.

\*Because we are buying your property as-is you don't have to fuss with soil test or any other testing of the land because we will handle that cost. That's right, you don't have to worry about getting a Survey, Perk Test, Clearing the Land, NOTHING...

\*We even buy properties with houses that need to be bulldozed.

**THE BOTTOM LINE IS WE WILL PAY ALL OF YOUR CLOSING COSTS, PAY FOR TESTING THE LAND, & PAY TO CLEAN UP ANY TITLE PROBLEMS.**

We have the team and the resources in place to do this quickly and get the sale of the property behind you!!

**WE ARE HERE TO HELP!** We are a local real estate solutions company right here in Virginia. We pride ourselves on doing good business and making each transaction a win-win deal.

The biggest difference between me and listing your land with a real estate agent or selling your property to someone else is that we have **CASH** and we are **REAL BUYERS who can help you through the issues of selling**. I want to buy your Land... now! That's a huge difference when you're the one with the Land for sale.

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What are your alternatives? You could always list your property with an agent. You could wait 6 to 12 months and hope that you find a buyer. You will have to wait for the soil tests to be done, survey to be complete and title work to come back. You would also be responsible for paying attorneys fees not only to fix any title issue but also paying for your closing costs which could be thousands of dollars.

Of course you could just sell it yourself -- without an agent. After all, who knows more about the land than you do?

But consider this. How many properties have you bought and sold in your life? Two, maybe three? You haven't had to solve even a fraction of the typical problems that can pop up -- right before closing.

Remember, buying a property is a big decision for most people and it's easy for them to get "spooked" at the first sign of a complication or small problems like a lien, necessary repair, or

one of the other typical closing glitches, they can run like a scared jackrabbit.

**Then you have to start all over at square one -- it's a frustrating experience.**

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Plus, when you try to sell it yourself, you still have to put up with dozens of strangers wanting to see your land -- only now you'll have to be there yourself. For some owners, that's a scary thought.

Which way do you turn? To an agent with dozens of other listings to handle? Selling on your own and sweating out financing details, lost deals, last minute closing "*surprises*"?

**Here's a better solution -- a way out...**

**[Click Here To Sell Your Land Fast](#)**

When we buy your land "*as is*" on your date of choice, we might help you **AVOID...**

- \*Putting your Land on the market entirely...
- \*Relying on an agent...
- \*Doing testing of the land...
- \*Counting on a bank to approve your buyer's loan...
- \*Having your buyer back out at the last minute...
- \*Having the cash you need NOW tied up in your Land...
- \*Struggling with the uncertainty of when it will sell...
- \*Making payments you can no longer afford...
- \*Making payments on a vacant Land...
- \*Foreclosure or bankruptcy...

If your property qualifies and I come out to see it, I will provide you with a firm written offer. I'll explain everything to you in plain, everyday English. I'll be 100% direct, clear and honest with you... from start to finish.

In fact, I can usually "pre-qualify" your property right over the phone, in just a few minutes. That can save us both time.

**If we come to an agreement, I can pay all cash!!.**

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That's because (unlike most potential buyers) I don't have to sell another property first. I'll handle all of the paperwork and make all the arrangements ... and you can get on with your life!

I don't yet know your particular reasons for selling, but I do know how to get your property closed as quickly, and professionally as possible.

**Imagine, by this time next month your property could be sold.**

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**Can I really buy your property this quickly and easily?**

Maybe, maybe not. A lot of it depends on you. If you want to get above market price for your property, don't bother calling me. I'm a professional and I do expect to make a profit. It doesn't have to be the deal of the century but if I am going to pay **CASH** I can't pay you full retail price. At the end of the day it really does have to work for you but it also really does have to work for us--sound fair?

You won't get hard-nosed negotiated against. You'll get an offer of all **CASH** but without all the headaches, without all the inconveniences and without all the wondering when it will sell. You can get your property sold on the date that you prefer. My profit will come from my future buyer. I make a profit by

selling it without the use of a real estate agent. It's that simple.

**Does your property meet my requirements?**

Call my office and let's find out. I buy all types of real estate and I can quickly determine if your property fits my investment needs. If I don't end up buying your property, I'll be happy to share ideas or advice on what you might try next. You'll still have all your other options available. You have nothing to lose by calling us first.

So, if you want to learn more or if you have any questions, call me right away at **434-220-2274** Or visit our Website at **<http://www.brpropertybuyers.com>**. We'll gather a few facts, do a little research and call you back to schedule a time to come see your property where you'll get an immediate offer right then and there.

**All information you provide will be held confidential.**

**Fair enough?**

**Call now 434-220-2274!!**

**Sincerely,**

**Ben Legg, President**

**Blue Ridge Property Buyers, LLC**

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