

[Your Name]  
[Your Address]  
[Your Phone Number]  
[Your Email]

[Date]

[Heir's Name]  
[Heir's Address]  
[City, State, Zip Code]

Re: Property located at [Property Address/Legal Description]

Dear [Heir's Name],

I am writing to you regarding the property located at [Property Address], which records indicate is part of the estate of [Deceased Owner's Name].

I understand that managing inherited property from out-of-state can be a complicated and burdensome process, especially when dealing with taxes, maintenance, or legal probate requirements. I am a private real estate investor interested in purchasing this property in its current "as-is" condition.

If you and the other heirs are interested in selling, I can offer the following:

- A cash purchase with no bank financing delays.
- Payment of all closing costs and back taxes.
- A quick closing process handled by a professional title company.
- No need for repairs, cleaning, or removal of unwanted items.

If you have any interest in discussing a potential sale, or if you simply have questions about the current market value of the land, please feel free to call or text me at [Your Phone Number].

Thank you for your time and consideration.

Sincerely,

[Your Signature]

[Your Printed Name]