

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

[Date]

[Owner Name]
[Owner Mailing Address]

Re: Offer to Purchase Property: [Property Address or Parcel Number (APN)]

Dear [Owner Name],

I am writing to express my interest in purchasing your vacant land located in [County Name], specifically the parcel identified as [APN/Legal Description].

I am looking for a property in your area and noticed your land appears to be currently unused. I would like to offer you a fair, all-cash price for the property. By selling directly to me, you can avoid real estate commissions, listing fees, and the hassle of waiting months for a buyer.

My Offer:

- **Purchase Price:** \$[Offer Amount]
- **Terms:** All-cash, "as-is" condition.
- **Closing Costs:** I will pay all standard closing costs and back taxes (if applicable).
- **Closing Date:** Within [Number] days, or at your convenience.

There is no obligation to accept this offer. However, if you have been considering selling or simply want to liquidate the asset, I would appreciate the opportunity to speak with you.

Please call or text me at [Your Phone Number] or email me at [Your Email Address] if you are interested or have any questions. I look forward to hearing from you.

Sincerely,

[Your Signature]

[Your Printed Name]