

[Current Date]

[Owner Name]

[Owner Mailing Address]

[City, State, Zip]

Subject: Cash Offer for Property in [County Name] - [APN / Parcel ID]

Dear [Owner Name],

My name is [Your Name] and I am reaching out because I recently purchased a property in your area. I am currently looking to acquire additional vacant land in [County Name] and I am interested in buying your lot located at [Property Address or Legal Description].

I would like to make you a fair, all-cash offer for your land.

Why work with me?

- **I Pay All Cash:** No waiting for bank financing or appraisals.
- **I Pay All Closing Costs:** The price we agree upon is the amount you take home.
- **Buy As-Is:** You don't need to clear the land or make any improvements.
- **Fast Closing:** We can close on your timeline, often within 14-21 days.

If you have any interest in selling your property and receiving a lump sum of cash, please contact me at your earliest convenience. Even if you aren't ready to sell right now, I would love to keep your information on file.

Phone: [Your Phone Number]

Email: [Your Email Address]

Website: [Your Website URL]

Thank you for your time, and I look forward to hearing from you.

Sincerely,

[Your Name]

[Your Company Name]