

7 reasons to list your property with Larry Smith-Vaniz Realty...

1. Many land owners do not have the time or process in place to effectively market and sell their property. When you list property with us, we aggressively market the land, field inquiries, show it to potential buyers, and help negotiate the sale. These abilities are an invaluable resource to land owners, saving them time and helping to maximize their return on investment.
2. We sell land and help our clients achieve their objectives by combining a comprehensive marketing process with transaction-based knowledge and experience.
3. We have a network of professional real estate resources that deal with the many complex issues of selling and buying land such as surveys, access, government and environmental issues, IRC 1031 Tax Deferred Exchange and much more.
4. We are Mississippi licensed brokers and Realtors®. A Realtor® is a member of the National Association of Realtors® (NAR). Members of NAR subscribe to a strict Code of Ethics and are expected to maintain a higher level of knowledge for the process of selling and buying real estate.
5. We are members of the Realtors® Land Institute (RLI), which includes many of the most successful Realtor® land sales specialists. RLI is a membership organization created for and by land sales experts. It provides education, networking and professional development programs for its members in the area of land sales.
6. Larry practiced real estate law in Madison County, Mississippi on a full time basis from 1971 - 1999. He has been a licensed real estate broker since 1996, and has 25+ years of experience developing quality game management programs for recreational/investment hunting lands.
7. Cole is an Accredited Land Consultant (ALC) through The Realtors® Land Institute. The ALC designation is awarded to members of RLI who achieve the organization's criteria for education, experience, and professionalism in the area of land sales.