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The 2026 Land Buyer's Cheat Sheet

7 Red Flags & 5 Documents You Must Know Before Buying in Nigeria

Congratulations! You've taken the first step toward securing your future. In the fast-moving 2026 real estate market, information is your best protection. Use this cheat sheet to vet any property in Mowe, Epe, Ibadan or Ibeju-Lekki before you part with a single Naira.

SECTION 1: The "Big 5" Document Checklist

Never buy land that doesn't have at least two of these. Tick them off as you go:

1. **Certificate of Occupancy (C of O):** The "Holy Grail." Issued by the State Government. Confirms 99-year rights.
2. **Governor's Consent:** Mandatory if you are buying land from someone who *already* has a C of O. Without this, the transfer isn't legal.
3. **Registered Survey Plan:** A map showing the exact boundaries. Must be "Chartered" (verified) at the Surveyor General's office.
4. **Deed of Assignment:** The "Receipt of Ownership." It's the legal contract that moves ownership from the seller to you.
5. **Excision/Gazette:** Proof that the government has officially released the land to the community or developer.

SECTION 2: 7 Red Flags to Watch For in 2026

If you see these, **STOP** and call a professional like Lexshield Properties:

- **The "Too Good to be True" Price:** If land in Mowe is ₦1M when the market average is ₦4M, it's likely under government acquisition or double-sold.
- **No Survey Coordinates:** If the seller can't give you coordinates to "chart" at Alausa or Abeokuta, the land might not exist on the map.



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- **Rushed Payment:** "Pay today or the price doubles tomorrow" is a classic pressure tactic to bypass your due diligence.
- **Refusal of Physical Inspection:** Never buy "blind." If they won't let your surveyor see the beacons, walk away.
- **The "Omonile" Only Title:** Receipts from a local family are NOT legal titles. You need government-backed documents.
- **Missing Signs of Development:** In 2026, a "Smart Estate" should have visible perimeter fencing or at least cleared roads.
- **Unregistered Seller:** Check if the real estate company is registered with the **CAC** and has a physical office.

SECTION 3: The 3-Step Verification Pro-Tip

1. **Coordinate Check:** Take the survey plan to the Surveyor General's office to see if it's "Committed" (meaning the government owns it).
2. **Registry Search:** Visit the State Land Registry (e.g., Alausa for Lagos, OLARMS for Ogun) to confirm the name on the title matches the seller.
3. **LURBS Check:** Confirm the land is zoned for your purpose (Residential vs. Agricultural).

Final Call to Action (The Hook):

Don't Navigate the 2026 Market Alone! We've helped over 5,000 investors secure verified, omonile-free land.

Ready to see our verified land? 🙌 Click Here to Speak with a [Lexshield Consultant on WhatsApp](#)