Before You Buy a Mining Claim

Work through these before any money changes hands.

Claim name: _____ BLM serial number: _____

Before you pay

- [ ] Sale terms state exactly what is being conveyed
- [ ] BLM serial number confirmed in MLRS by me
- [ ] Claim name, type, county and legal description all match
- [ ] Seller matches the claimant of record, and all co-claimants are signing
- [ ] Deed chain complete at the county recorder
- [ ] Status and case actions read and understood
- [ ] Fee or waiver confirmed for recent assessment years
- [ ] Waiver eligibility and the next September 1 payment settled
- [ ] County notice, Serial Register Page and map compared
- [ ] Monuments located on the ground
- [ ] Mineral evidence reviewed; independent sampling done if the price justifies it
- [ ] Surface manager contacted about access and allowed work
- [ ] Withdrawals and other restrictions checked
- [ ] Hazards, reclamation duties and bonds identified
- [ ] Equipment listed on a bill of sale
- [ ] Deed drafted to state requirements

Documents to request from the seller

Ask for copies before you make an offer.

- [ ] BLM serial number for every claim in the sale
- [ ] County-recorded location notice and map, plus any amendments
- [ ] Every deed in the chain from the original locator to the seller
- [ ] Maintenance fee receipts or accepted waivers for recent years
- [ ] Affidavits of assessment work, if waivers were used
- [ ] Any notice, plan of operations, bond or agency correspondence
- [ ] Assay certificates, sample locations and lab names
- [ ] Bill of sale listing equipment, with proof the seller owns it
- [ ] Water right documentation, if one is claimed
- [ ] Road or easement documents for any access across private land
- [ ] Authority to sign, if the seller is a company, estate or agent
- [ ] Draft deed and purchase agreement

After you pay

- [ ] Deed recorded with the county
- [ ] Transfer filed with the BLM State Office, with the fee
- [ ] MLRS rechecked to confirm your name appears
- [ ] Next maintenance fee or waiver on your calendar

Walk away if the seller won't give a serial number or recorded documents, isn't on the record and can't show why, or pushes for payment before you can verify anything.

Notes