MIKE & CODY'S TEXAS RANCH SALES

# Inherited Property in Texas

A family checklist for an inherited home, ranch, or land

*Use this to stay organized. It isn't a list of legal deadlines, and the order may change depending on the estate.*

## 1 Right Away: Secure and Document

- [ ] Arrange authorized checks on the home, barns, fences, gates, water systems, and livestock.
- [ ] Call the insurance agent about vacancy and coverage.
- [ ] List ongoing mortgage, property tax, utility, and upkeep bills.
- [ ] Keep receipts and a shared log of property expenses.

## 2 Next: Confirm Ownership and Authority

- [ ] Get certified death certificates and find the original will, trust, and deeds.
- [ ] Contact a Texas probate or estate planning attorney.
- [ ] Identify heirs, beneficiaries, co-owners, and any appointed representative.
- [ ] Ask a title company what documents it needs to clear the title.
- [ ] Gather surveys, leases, easements, mineral records, and tax appraisal records.

## 3 Before Keeping, Dividing, or Selling

- [ ] Confirm who can sign agreements and deeds, and whether court approval is needed.
- [ ] Review debts, liens, and taxes with your attorney and CPA.
- [ ] Confirm ag or wildlife valuation with the county appraisal district.
- [ ] Get a market analysis or appraisal.
- [ ] Agree on a plan if there are multiple heirs.
- [ ] If selling, coordinate the broker, attorney, and title company.

## Your Team

PROBATE ATTORNEY

TITLE COMPANY

CPA OR TAX PROFESSIONAL

INSURANCE AGENT

APPRAISAL DISTRICT

REAL ESTATE BROKER



General information about Texas, not legal or tax advice. Talk to a Texas attorney, tax professional, and title company about your property.