



## **Kingdom Land Buyers Expands "Sell Land Fast" Service Throughout South Florida**

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Kingdom Land Buyers, a division of Cornerstone Homebuyers, expands its "Sell Land Fast" service throughout South Florida, addressing growing demand from land owners requiring expedited sales. As vacant land buyers, the company specializes in acquiring land that may have tax liens, face foreclosure, involve inherited parcels with missing heirs, and various title complications.

"Specialized land acquisition companies provide solutions when conventional buyers may not be able to proceed," said Ellie Verdura, Founder and CEO of Kingdom Land Buyers. "South Florida land owners now have another option by selling to local land cash buyers."

According to Florida probate attorneys, the state's probate process typically requires six to nine months, during which vacant land may accumulate code enforcement violations for tall grass or unkept lots. Kingdom Land Buyers reports growing demand from heirs seeking to sell inherited vacant land. The company often covers probate costs for sellers, which may eliminate financial barriers preventing heirs from resolving inherited situations.

ATTOM Data Solutions reports cash purchases accounted for 31.5 percent of single-family home and condo sales nationwide in the third quarter of 2024, reflecting robust cash buyer activity in real estate markets. Market analysts observe this trend extends to land markets, where cash transactions may provide greater certainty compared to traditional financing contingencies.

Kingdom Land Buyers are cash home buyers in South Florida counties including Miami-Dade, Broward, Palm Beach, Martin, and St. Lucie, serving land owners in Miami, Miami Gardens, Homestead, Hollywood, Pompano Beach, Fort Lauderdale, West Palm Beach, Port St. Lucie, and all surrounding areas.

The company addresses challenges common among out-of-state heirs who inherit land. Estate planning professionals report many heirs experience stress from liability concerns, ongoing property taxes and land maintenance expenses without generating income. Real estate analysts note owners facing these situations frequently seek expedited sale options.

Florida Statute 197.432 requires property taxes be paid by March 31 each year, with delinquent amounts becoming liens on April 1 and accruing 18 percent interest annually. After two years of delinquency, tax certificate holders can force properties into tax deed sales where owners risk losing properties entirely. Kingdom Land Buyers works with land owners facing such situations, providing an expedited offer that allow owners to avoid losing their land at auction.

Under Florida law, municipal liens including code violations survive tax deed sales. Code enforcement liens for overgrown vegetation can accumulate at hundreds of dollars daily. Kingdom Land Buyers purchases land or lots in its current as is condition, reducing the need for land owners to resolve violations before sale, which may expedite transactions when code violations are present.

Ellie Verdura explained that foreclosure situations may create another layer of complexity for South Florida land owners. "Florida's judicial foreclosure process averages eight to 18 months, during which owners may face mounting legal fees and tax liability," said Ellie Verdura. "Selling before foreclosure completion or tax deed may allow land owners to exit with less debt and avoid foreclosure appearing on their credit records."

The company works with families inheriting land in South Florida facing co-ownership disputes. Title attorneys note such disputes may create deadlock, as some heirs prefer immediate sale while others wish to retain the land. Kingdom Land Buyers can purchase partial interests from individual heirs, allowing for immediate payment without requiring unanimous family agreement.

According to title industry professionals, title complications including disputed boundaries, unrecorded easements, or conflicting ownership may prevent traditional financing. Kingdom Land Buyers evaluates such properties despite these challenges.

Real estate market data indicates financial emergencies, including estate settlements, medical expenses, and business capital needs, often necessitate expedited property sales. Kingdom Land Buyers provides a cash offer within 24 hours to accommodate time-sensitive situations.

"We expect continued growth in South Florida as demand for expedited land transactions increases," said Ellie Verdura. "Kingdom Land Buyers serves land owners throughout the state of Florida regardless of the situation."

Kingdom Land Buyers is a real estate consultant and property investment company, under the specialized land acquisition division of Cornerstone Homebuyers. Kingdom Land Buyers serves land owners throughout South Florida, Central Florida, Southwest Florida, and North Florida. The company focuses on purchasing land regardless of the situation or encumbrances. For more information, visit the Kingdom Land Buyers website.

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### **Cornerstone Homebuyers Inc**

*Kingdom Land Buyers is company that buys land in Miami and throughout Florida. As cash land buyers, we buy land for cash. We make you a fair cash offer so you'll sell land house for cash fast. Cash for land is what we do!*

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