



VACANT LAND SCAM ALERT: WHAT YOU NEED TO KNOW

PROTECTING PROPERTY OWNERS, REAL ESTATE PROFESSIONALS, AND BUYERS IN OKLAHOMA



WHAT IS THE VACANT LAND SCAM?

Scammers are impersonating property owners—often of vacant or unoccupied land—and fraudulently listing or selling the property without the actual owner's knowledge or consent. They look for:

- Vacant lots/tracts
- Out-of-state owners
- Unmonitored or inherited land
- No mortgage or liens



HOW THE SCAM WORKS

1. Scammer identifies a vacant or unencumbered property.
2. They pose as the property owner using fake IDs, forged documents, or spoofed email addresses.
3. They list the property below market value to encourage a quick sale.
4. A buyer or agent contacts them, and they insist on a quick, cash-only closing.
5. The scammer uses remote notarization and refuses to meet in person.



RED FLAGS TO WATCH FOR

- Seller is out of state and refuses in-person or video meetings. There's often a tragic story, death, cancer etc.
- Seller insists on a rush closing.
- Property is listed well below market value.
- Seller communicates only by email or text. Email will be a version of the owner's name @outlook.
- Title documents are notarized remotely or look suspicious.
- Seller wants to use their own unfamiliar notary or closing agent.



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HOW TO PROTECT YOURSELF



FOR PROPERTY OWNERS:

- Monitor your county records for unauthorized filings. Oklahoma County offers a Lien Alert. Sign up [HERE!](#)
- Use fraud alert services offered by your county clerk (where available).
- Post “No Trespassing” or “Not for Sale” signs on vacant land.



FOR REAL ESTATE PROFESSIONALS:

- Verify seller identity by sending certified mail to the tax address.
- Be cautious of unsolicited sellers who want to list land quickly.
- Alert your broker and title company if you see red flags.
- Educate clients about these scams, especially landowners.



WHAT TO DO IF YOU SUSPECT FRAUD

- Do not proceed with the transaction.
- Contact your local law enforcement.
- Notify the [Oklahoma Attorney General's Consumer Protection Unit](#).

This guide is for general informational purposes only and is not a substitute for legal advice. The Oklahoma Real Estate Commission (OREC) does not offer legal representation. Consumers are encouraged to consult a qualified attorney for questions about their specific situation.



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