



LADY HEIRS
PROPERTY

*Helping Families Save Their Land
and Build Generational Wealth*

A photograph of a paved road winding through a dense forest, viewed from a low angle looking down the road. The entire image is overlaid with a semi-transparent teal color. The text "What is Heirs Property?" is centered in the middle of the image in a bright orange color.

What is Heirs Property?



Heirs' property (HP) is defined as real property located in rural, urban and commercial landscapes passed down over multiple generations.

Real property is considered immovable or permanent, stand alone land or house/building and the land on which it is constructed. HP is created when a deceased owner of real property does not leave a will or does not leave a properly constructed will according to each state's intestate succession laws. The result is fractional ownership of the land without a clear title that can be lost to theft and unpaid taxes. With all the challenges associated with HP, land ownership is the most valuable asset in a capitalist economy. Therefore HP is an economic asset with wealth generating capacity for all the owners in the present day and for infinite generations to come. To benefit from real property owners must do the following:

- 1. Find out if they own HP**
- 2. Complete a family tree**
- 3. Schedule family meetings with a non-family HP expert**
- 4. Navigate through conflict**
- 5. Setup a family bank account**
- 6. Hire a lawyer with HP resolution experience**
- 7. Clear title to the land**
- 8. Develop a land wealth building plan**

Key Questions

- Do I own heirs' Property?
- Can my family communicate positively about our family land?
- Should my church members know more about heirs' property?
- How do I use our family land to generate wealth in the present and for future generations?
- Does my family have a Family Tree?
- What are my state's Intestate Succession Laws?
- Does my county have a formal process that HP families should follow to clear title to HP?
- How do you clear title to HP?
- What is the Uniform Partitions Heirs Property Act?
- Will I need a lawyer?





Mission Statement

Our mission is to help heirs' property owners elevate their property from a lifeless economic asset to a bootstrap wealth generator.

Vision Statement

Our vision is to be the spark that has families who own heirs' property, working together to transform their land into a wealth generator for present owners and multiplies generations to follow.



Heirs' Property ownership impacts rich, poor and all races of Americans. The data also shows that Black, Latino and Native American populations are most impacted by heirs' property.

Black land loss from 1920 to 1997 is roughly \$326 billion

80% of rural and agricultural land lost by Black Americans between 1907 and 2007 played a real role in widening the wealth gap.

Black farmland ownership in 1910 was over 15 million acres of land; 2024 less than 2 million acres are owned by Black farmers.

Dr. Sandra Harris Thompson

My passion is disseminating actionable information about heirs' property (HP) in mass using multiple platforms so that every HP owner can make informed decisions about their ownership in the family-based wealth generator.



This work stems from my personal experience as an heirs' property owner and the challenges my family faced navigating our land ownership so that it generated the wealth we desired. The lack of information to help my family was so devastating that I decided if a doctorate degree was in my future my dissertation would be on HP. In 2017 I became Dr. Sandra Harris Thompson. My dissertation was titled "The Contextual Meaning Given To The Family Heir Property Title Clearing Process". Currently, I am a co-collaborator and trainer addressing heirs property resolution and transformation, featured on several podcasts and an award winning documentary, and work with families navigating HP. My passion to educate people stems from my experience and a call to bring about justice and increase opportunity for blacks and others that own heirs' property to activate their economic asset into a wealth generator.



Services

- Heirs' Property Knowledge Expert
- Family Wealth Generation Action Plan Facilitator
 - Family Conflict Mediator
 - Family Tree Researcher
 - Motivational Speaker
- Family Land Use Coach and Planner



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