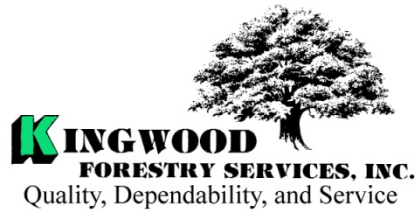


P.O. Box 5887  
4414 Morris Ln.  
**Texarkana, TX 75505**  
(903)831-5200  
FAX 1-903-831-9988  
E-mail: [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



Other Kingwood Locations:  
P.O. Box 1290  
145 Greenfield Drive  
**Monticello, AR 71657**  
(870)367-8567  
FAX 1-870-367-8424

P.O. Box 64  
No. 4 Executive Circle  
**Arkadelphia, AR 71923**  
(870)246-5757  
FAX 1-870-246-3341

## NOTICE OF LAND SALE

### ANTIOCH TRACT (#7093)

#### --- Premium Pine Plantation and Excellent Recreational Property in Cass County, Texas---

Kingwood Forestry Services, Inc., in association with Frankie Bridges, has been authorized to manage the sale of 236 acres, more or less, of land and timber in Cass County, Texas.

**Location:** The land to be sold is described as part of the D. Dyer Survey, A-255, and the J. Massie Survey, A-746, Cass County, Texas. See attached maps.

**Tract Description:** The Antioch Tract has excellent access with approximately 3,300 feet of frontage along Farm to Market Road 2791 and is conveniently located approximately 5 miles west of Queen City and approximately 25 southwest of Texarkana, Texas. Gate can be opened with combination 5200. Internal access is excellent as well with improved gravel roads. Hunting and recreational opportunities are plentiful due to location and diverse mix of timber types. Several areas on the property are suitable for home-site development. Electricity is adjacent to the property and cellular phone signal is good. Timber types consist of +/-205 acres of 2006 loblolly pine plantation that is well stocked and in excellent condition, +/-21 acres of mature 1979 pine plantation, and +/-9 acres of native pine and hardwood. The balance of acreage is in internal roads. Immediate income could be expected from a timber sale on the 1979 pine plantation and native pine/hardwood timber stands. Topography is gently rolling and well drained which should allow for wet weather logging. Photographs and maps can be viewed at [www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)

**Method of Sale:**      **The Antioch Tract (#7093) is offered for sale at \$516,243.00.**

All offers should be submitted on the attached offer form. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P. O. Box 5887, Texarkana, TX 75505, with "Antioch Tract Land Sale" clearly marked in lower left corner of the envelope to protect the security of the offer. On mailed offers, please call our office to confirm receipt of offer. Offers may be delivered by fax to 903-831-9988. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received. Hand delivered offers should be brought to 4414 Morris Lane, Texarkana, Texas 75503. **No verbal telephone offers will be accepted.**

**\*Conditions of Sale on back of this page\***



## Antioch Tract (#7093)

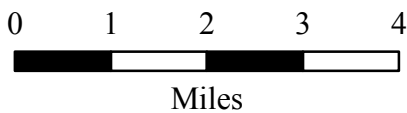
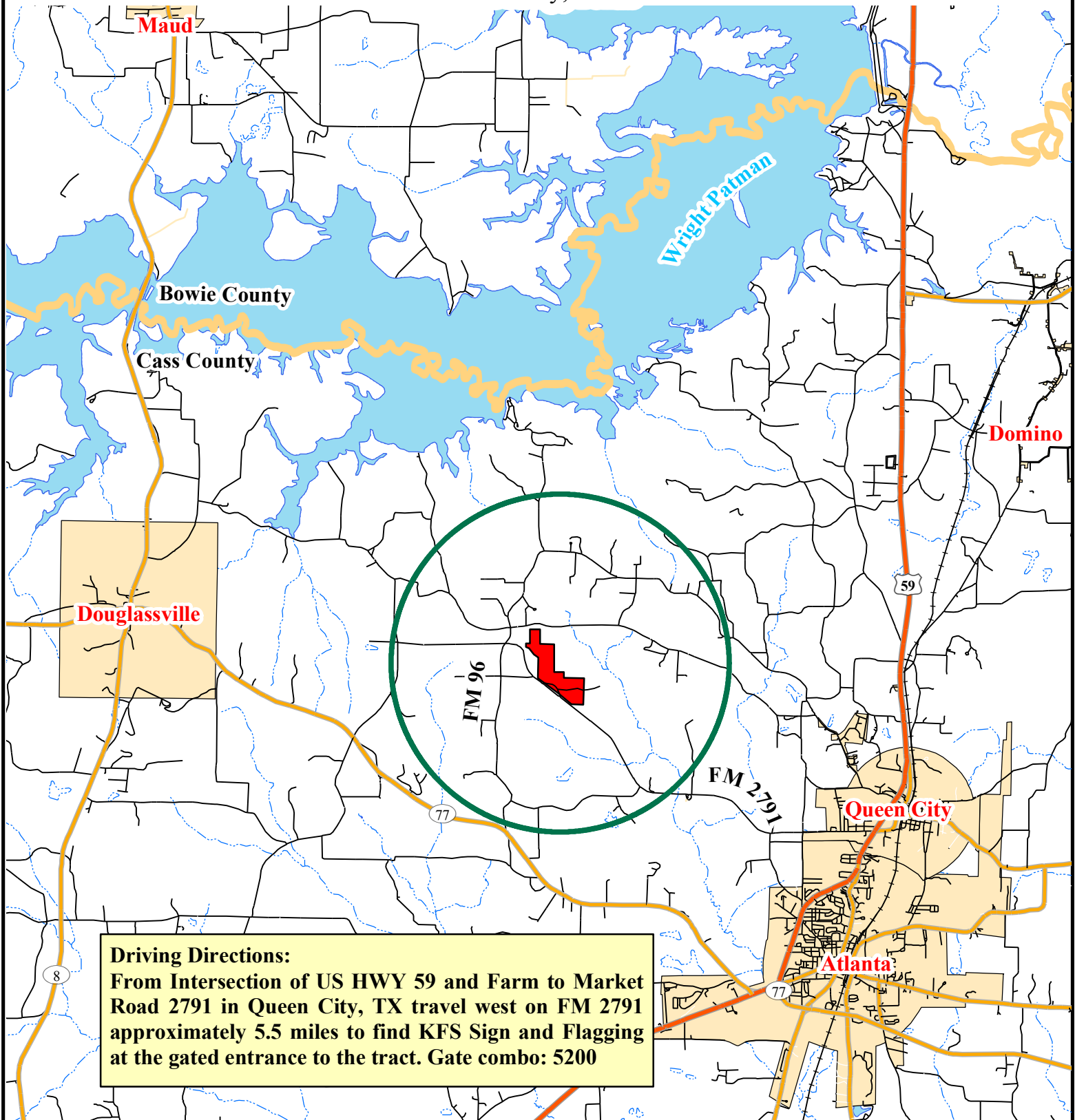
### Conditions of Sale:

1. All offers will be presented to Seller for consideration. Offers must remain valid for a minimum of 5 business days for Seller to consider. Seller reserves the right to either counter offer or reject the offer.
2. Upon acceptance of an offer a more formal Contract of Sale will be executed between Buyer and Seller, with Buyer depositing earnest money of 10% of purchase price with Title Company. A sample Contract of Sale may be provided upon request. Terms are cash at closing. Closing is to be scheduled within 45 days on a predetermined date.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety, for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract, regardless of acreage. Seller will not provide a survey.
4. Conveyance will be by Special (Limited) Warranty Deed, subject to all mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property. Seller's conveyance will except and/or reserve all oil, gas, lignite and other minerals of similar or dissimilar nature.
5. No environmental inspection or representation has been or will be made by Seller.
6. Seller will pay pro-rated property taxes (to date of closing), and deed preparation. Buyer will pay recording fees. **Seller will not provide a title search or title insurance policy.** If Buyer wishes to acquire a title search or title insurance policy, the cost of any such title search or title insurance policy will be paid by Buyer.
7. A local title company selected by Buyer will be used to conduct closing between Buyer and Seller, with Buyer paying for any fees associated with closing services.
8. Kingwood Forestry Services, Inc. is the real estate firm representing the seller in this transaction. Kingwood makes no representation for the Buyer.
9. All information in this brochure is believed to be correct. Buyer assumes the responsibility for verifying this information to his/her satisfaction.
10. Hunting equipment (such as Deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
11. Property inspections shall be done in daylight hours. Seller and Kingwood Forestry Services, Inc. in no way warrant the conditions of the property, including access routes, and all persons entering upon the property assumes all risk and accept said property in its existing conditions during such inspection(s) and assume all liability and shall indemnify Seller and its agents from and against all damages to property, claims, demands, or causes of action of every kind, nature and description relating to its access to or presence on the property.
12. Questions regarding the land sale should be directed to Roger Hooper, licensed sales agent, of Kingwood Forestry Services office at 903-831-5200.

Land For Sale  
Antioch Tract (#7093)

+/- 236 Acres

Pt. of D. Dyer Survey, A-255 & Pt. of J. Massie Survey, A-746  
Cass County, Texas



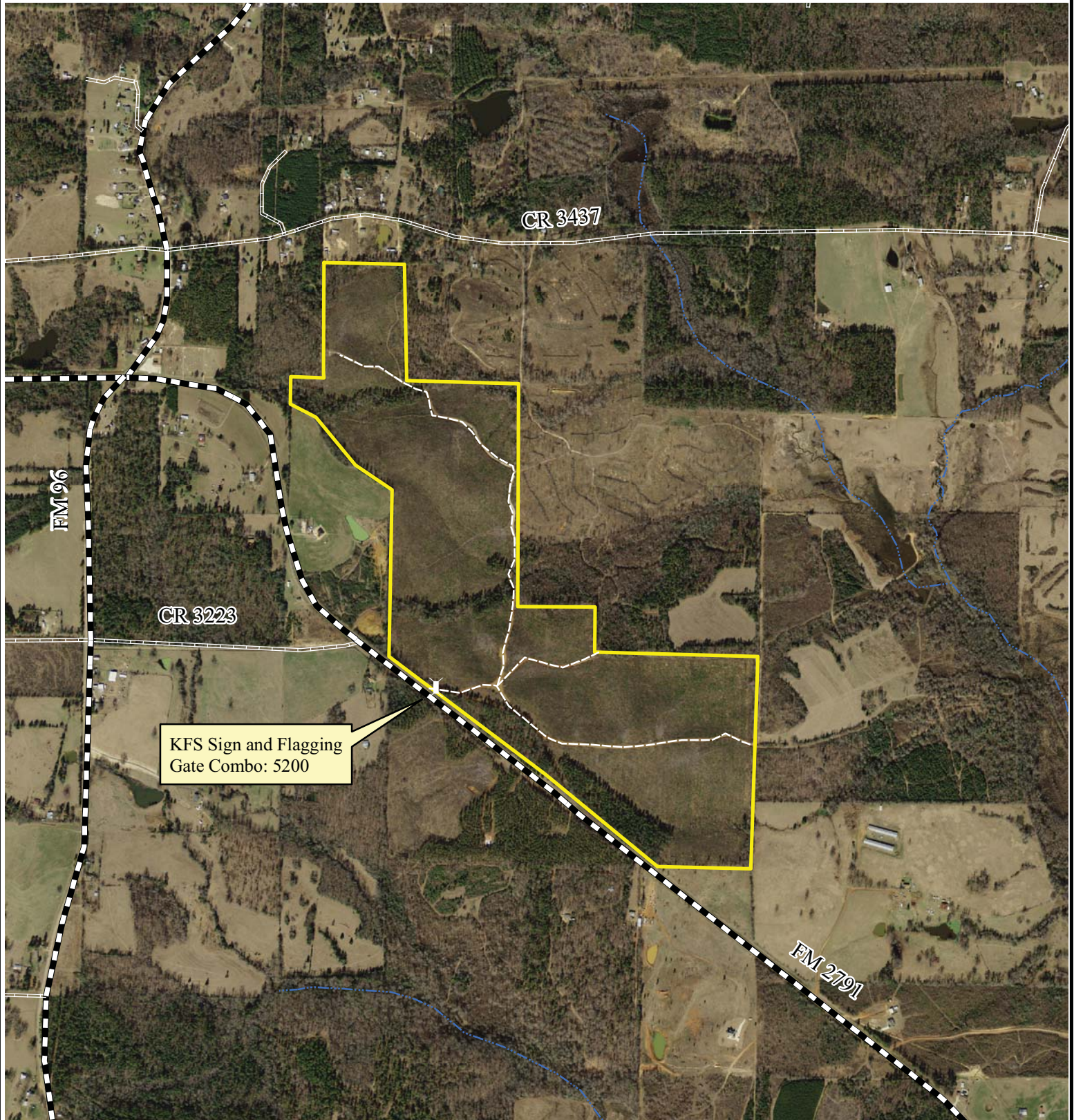
StreetMap USA  
March 2011  
Printed By: RDH



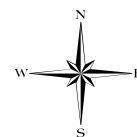
Land For Sale  
Antioch Tract (#7093)

+/-236 Acres

Pt. of D. Dyer Survey, A-255 & Pt. of J. Massie Survey, A-746  
Cass County, Texas



0 0.5  
Miles



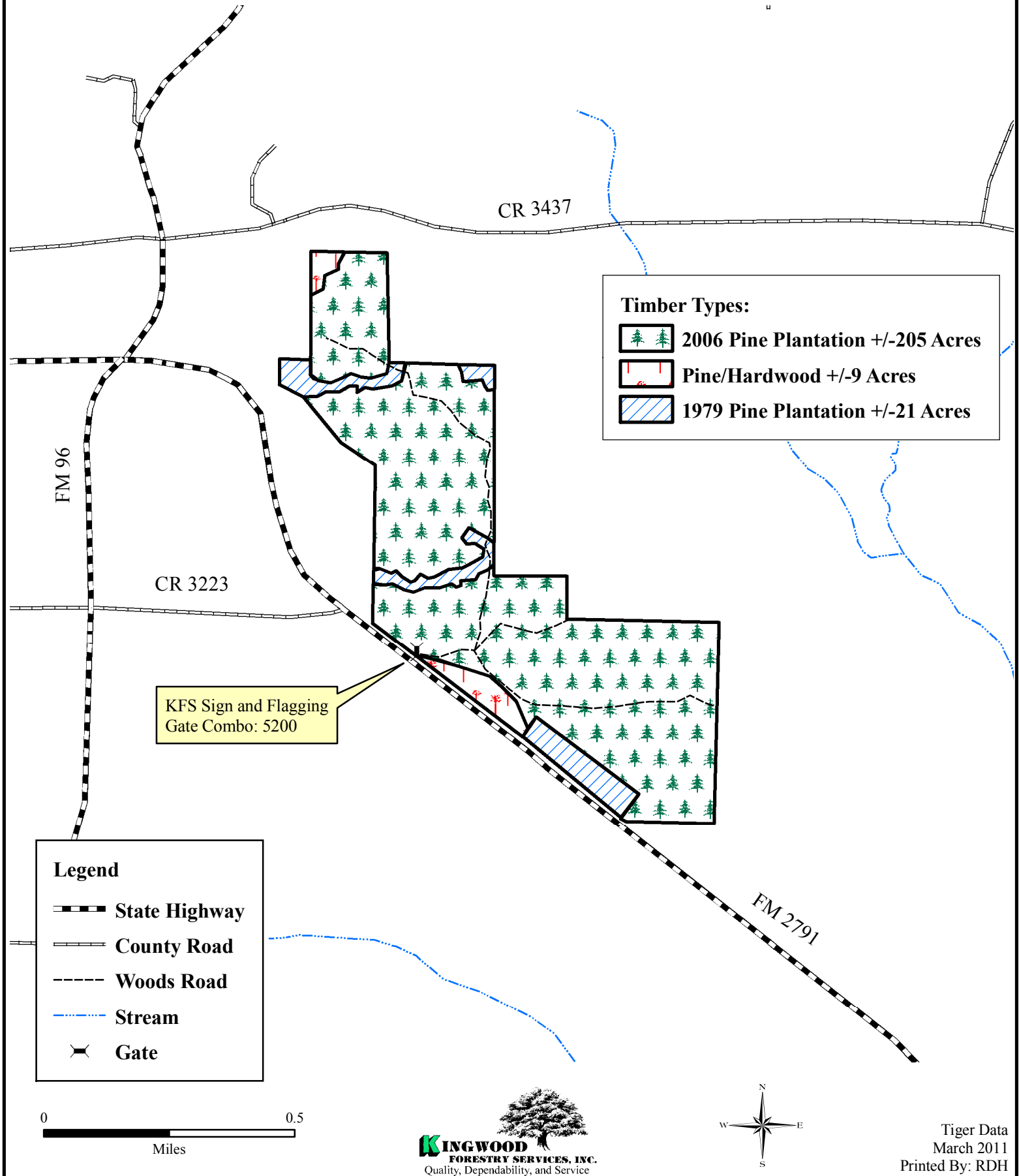
2009 TX DOQQ  
March 2011  
Printed By: RDH



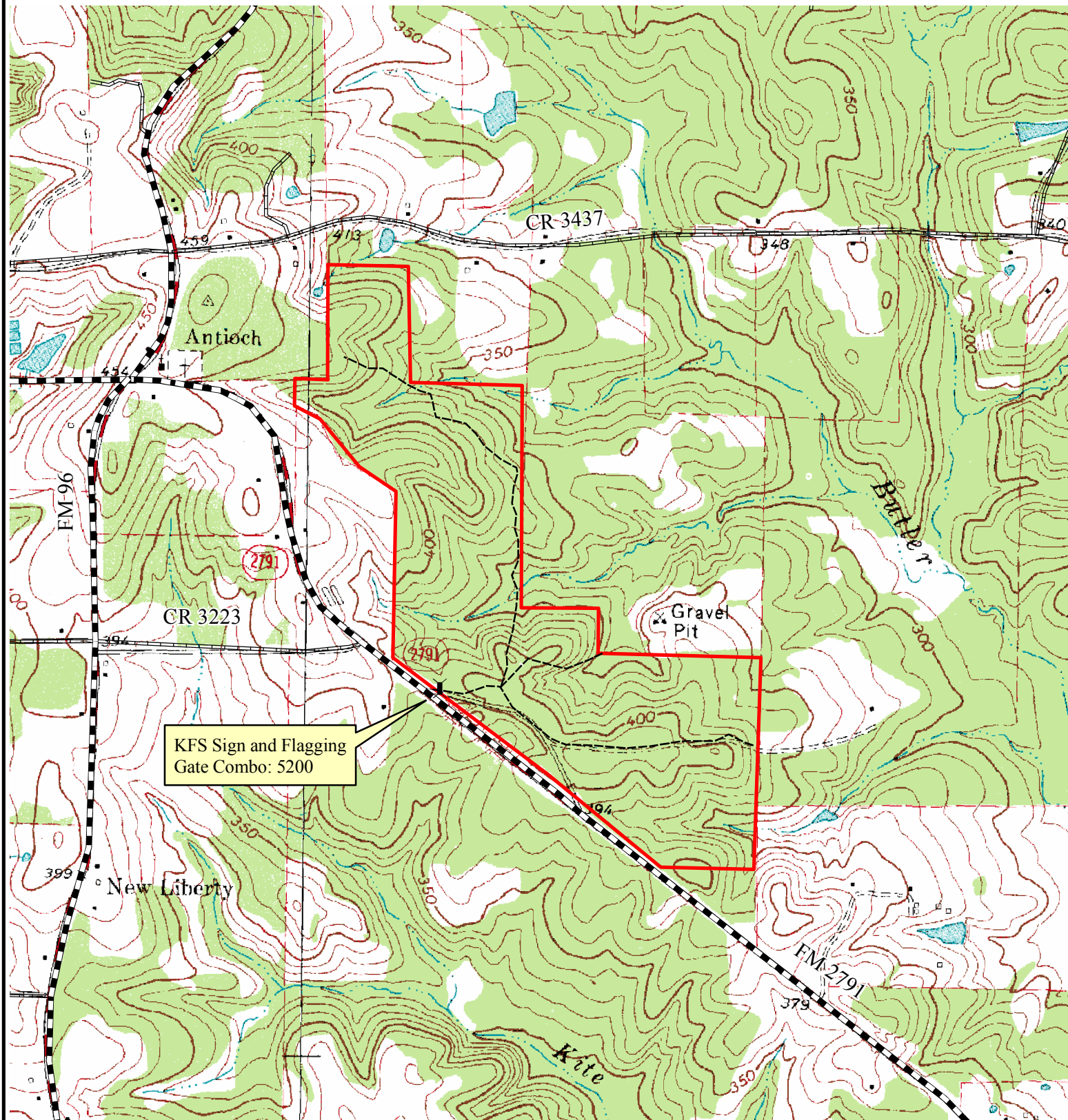
Land For Sale  
Antioch Tract (#7093)

+/-236 Acres

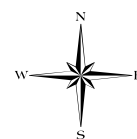
Pt. of D. Dyer Survey, A-255 & Pt. of J. Massie Survey, A-746  
Cass County, Texas



Land For Sale  
Antioch Tract (#7093)  
+/-236 Acres  
Pt. of D. Dyer Survey, A-255 & Pt. of J. Massie Survey, A-746  
Cass County, Texas



0 0.5  
Miles



## OFFER FORM

### Antioch Tract Land Sale (#7093)

**- Please fax offer to 903-831-9988 or mail to P. O. Box 5887, Texarkana, TX 75505 –  
Or hand deliver to 4414 Morris Lane, Texarkana, TX 75503**

Reference is made to the Kingwood Forestry Services, Inc. notice for the Antioch Tract Land Sale.

I submit the following as an offer for the purchase of 236 acres, more or less, of land and timber described as part of the D. Dyer Survey, A-255, and the J. Massie Survey, A-746, Cass County, Texas.

My offer will remain valid through five business days following the day the offer is submitted. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of purchase price. Closing is expected to be held within 45 days of offer acceptance on a predetermined date.

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**Send bid form to:** Kingwood Forestry Services, Inc.  
P. O. Box 5887  
Texarkana, TX 75505  
Or fax to 903-831-9988  
Or hand deliver to 4414 Morris Ln.  
Texarkana, TX 75503

**Antioch Tract, 236 acres, more or less:** \$ \_\_\_\_\_

Name: \_\_\_\_\_  
Printed

Fax No.: \_\_\_\_\_

\_\_\_\_\_  
Signed

Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

**\*Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent for the seller in this land sale transaction\***