

Kingwood Forestry Services, Inc.

+/-550 Acres Of PRIME HUNTING AND RECREATIONAL TIMBERLAND IN SOUTHERN CASS COUNTY

Stern Tract (#7102)

\$792,547.00



The Stern Tract features a diverse mixture of upland pine and bottomland hardwoods with large areas of flooded timber that could offer excellent opportunities for hunting ducks, white-tailed deer, wild hogs, turkey, and squirrel while also providing income as a timber investment. Timber types consist of young pre-merchantable pine plantations, mature pine sawtimber and native bottomland hardwoods. The bottomland areas consist of a loam type soil that is frequently flooded but moderately well drained. The upland pine areas consist of a fine sandy loam with site indices ranging from 70-81 feet with a base age of 25 years old. Internal access is excellent with improved, maintained woods roads. Jim's Bayou and Bear Creek run through the tract. The diverse timber types along with the two streams could provide ideal habitat and opportunity for hunting and recreation.

Photographs and maps can be viewed at www.kingwoodforestry.com

**See this and other listings at
www.kingwoodforestry.com**



**4414 Morris Lane
P.O. Box 5887
Texarkana, Texas 75505**

**Phone: 903-831-5200
Fax: 903-831-9988
texarkana@kingwoodforestry.com**

Stern Tract (#7102)

\$792,547.00

Excellent hunting and recreational property in the piney woods of East Texas!



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 the 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. Each 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. Buyers assume the responsibility for verifying this information to their 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 assume all risk and accept said property in its/their existing condition during such inspection 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.



www.kingwoodforestry.com



Land For Sale
Stern Tract (#7102)

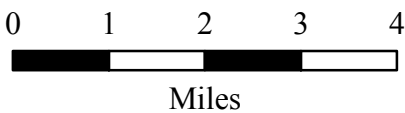
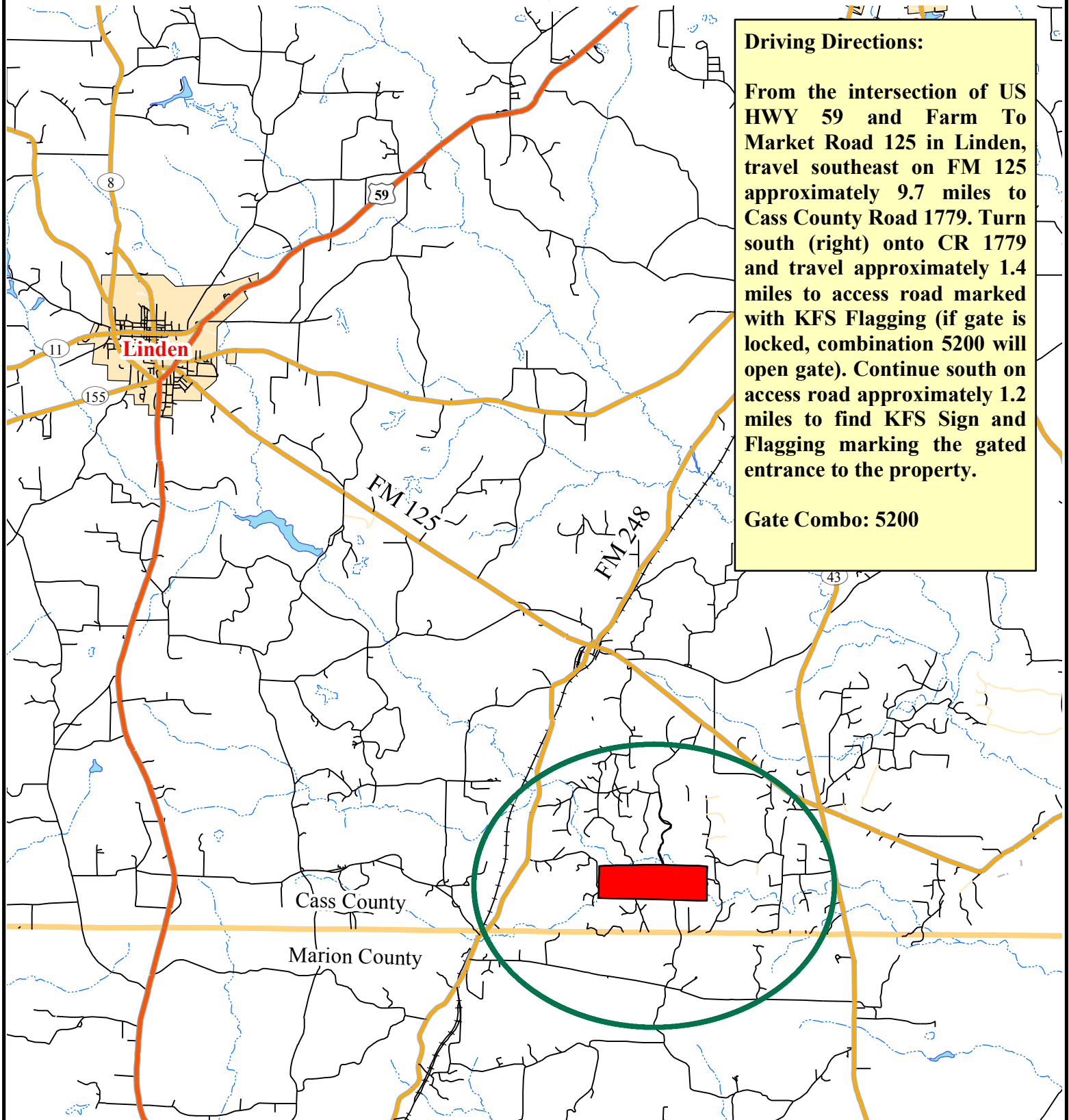
+/- 550 Acres

J. Wanhop Survey, A-1106 & J. Watkins Survey, A-1070
Cass County, Texas

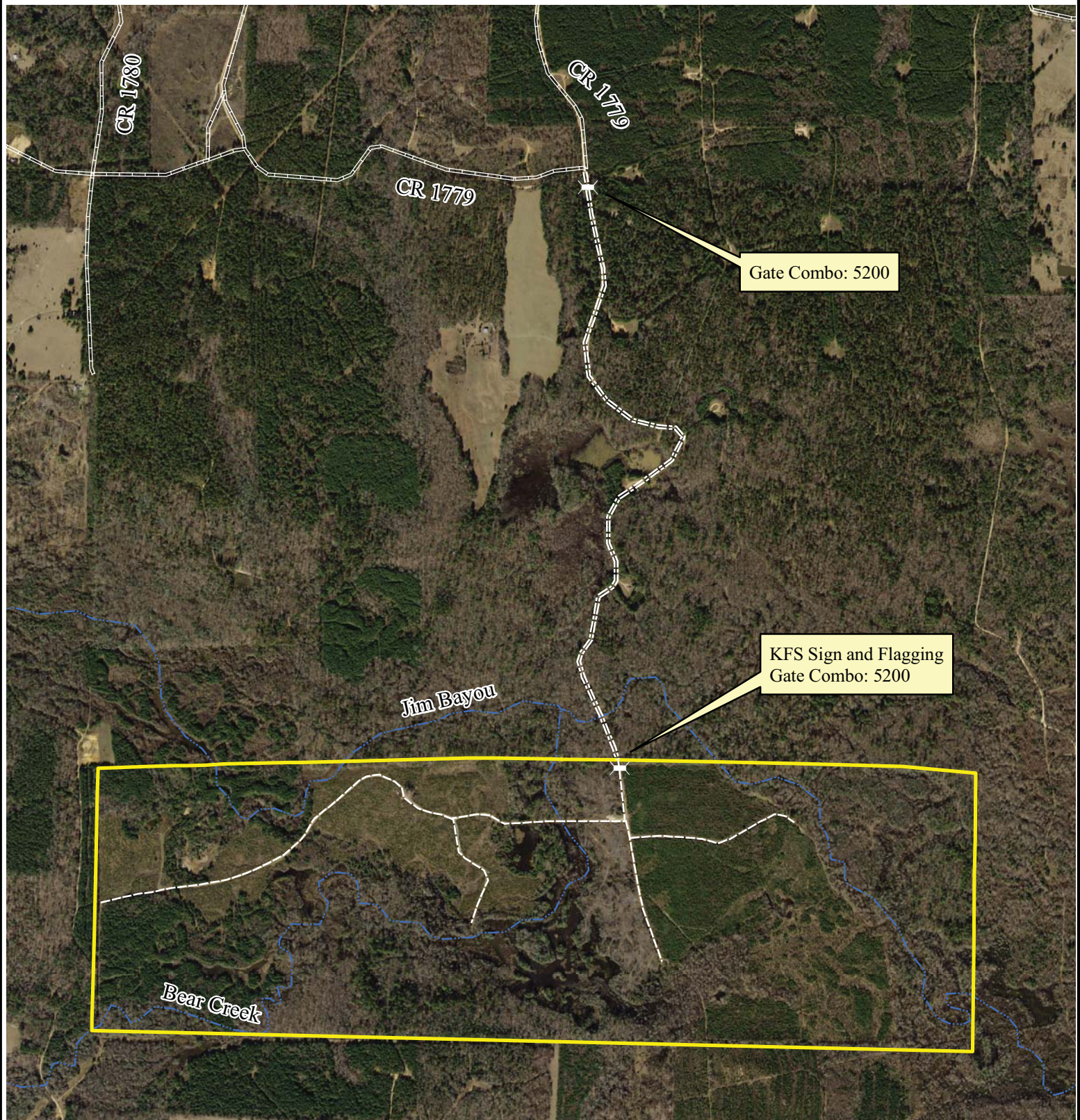
Driving Directions:

From the intersection of US HWY 59 and Farm To Market Road 125 in Linden, travel southeast on FM 125 approximately 9.7 miles to Cass County Road 1779. Turn south (right) onto CR 1779 and travel approximately 1.4 miles to access road marked with KFS Flagging (if gate is locked, combination 5200 will open gate). Continue south on access road approximately 1.2 miles to find KFS Sign and Flagging marking the gated entrance to the property.

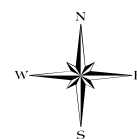
Gate Combo: 5200



Land For Sale
Stern Tract (#7102)
+/-550 Acres
J. Wanhop Survey, A-1106 & J. Watkins Survey, A-1070
Cass County, Texas

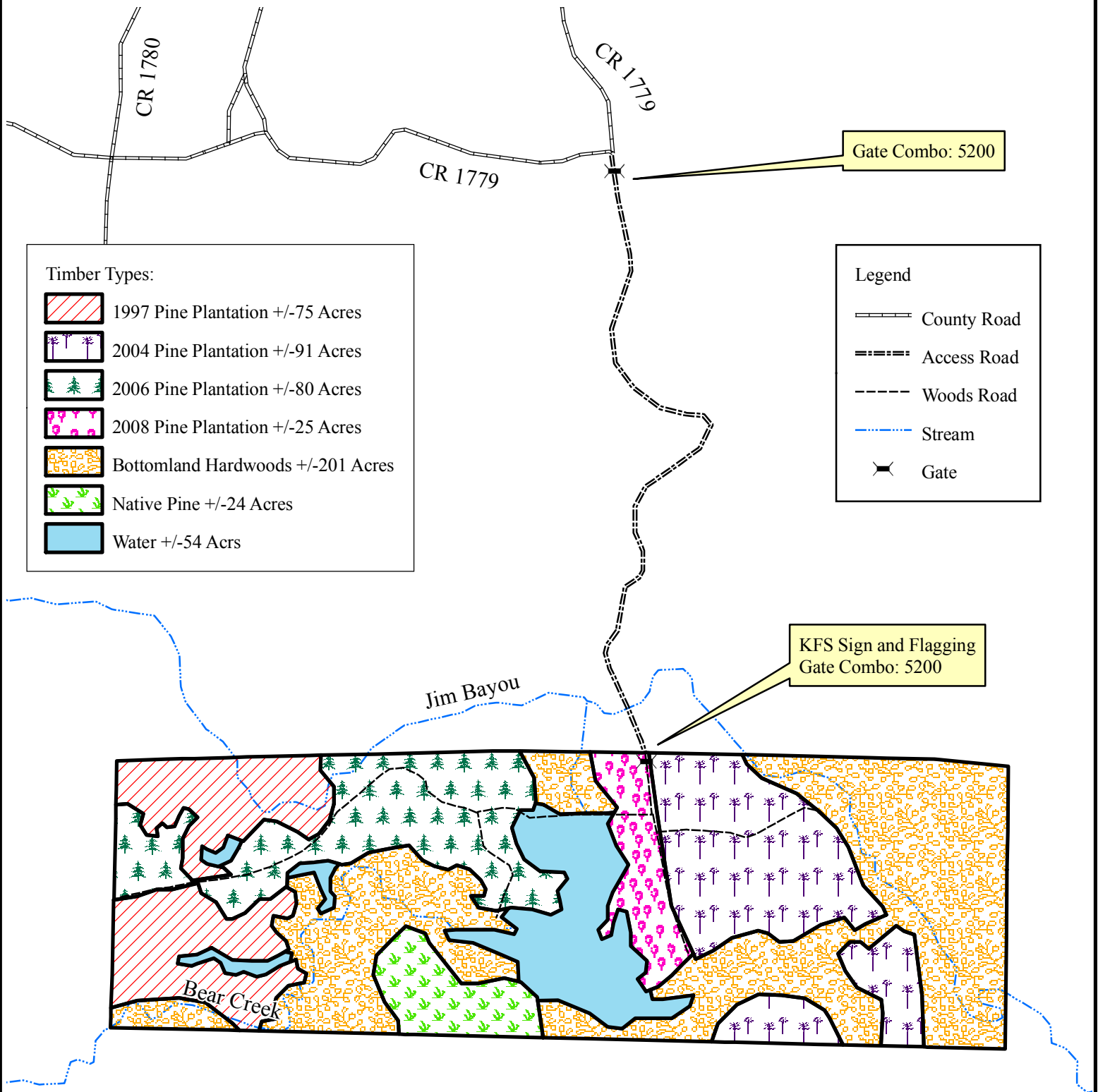


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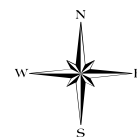


2009 TX DOQQ
April 2011
Printed By: RDH

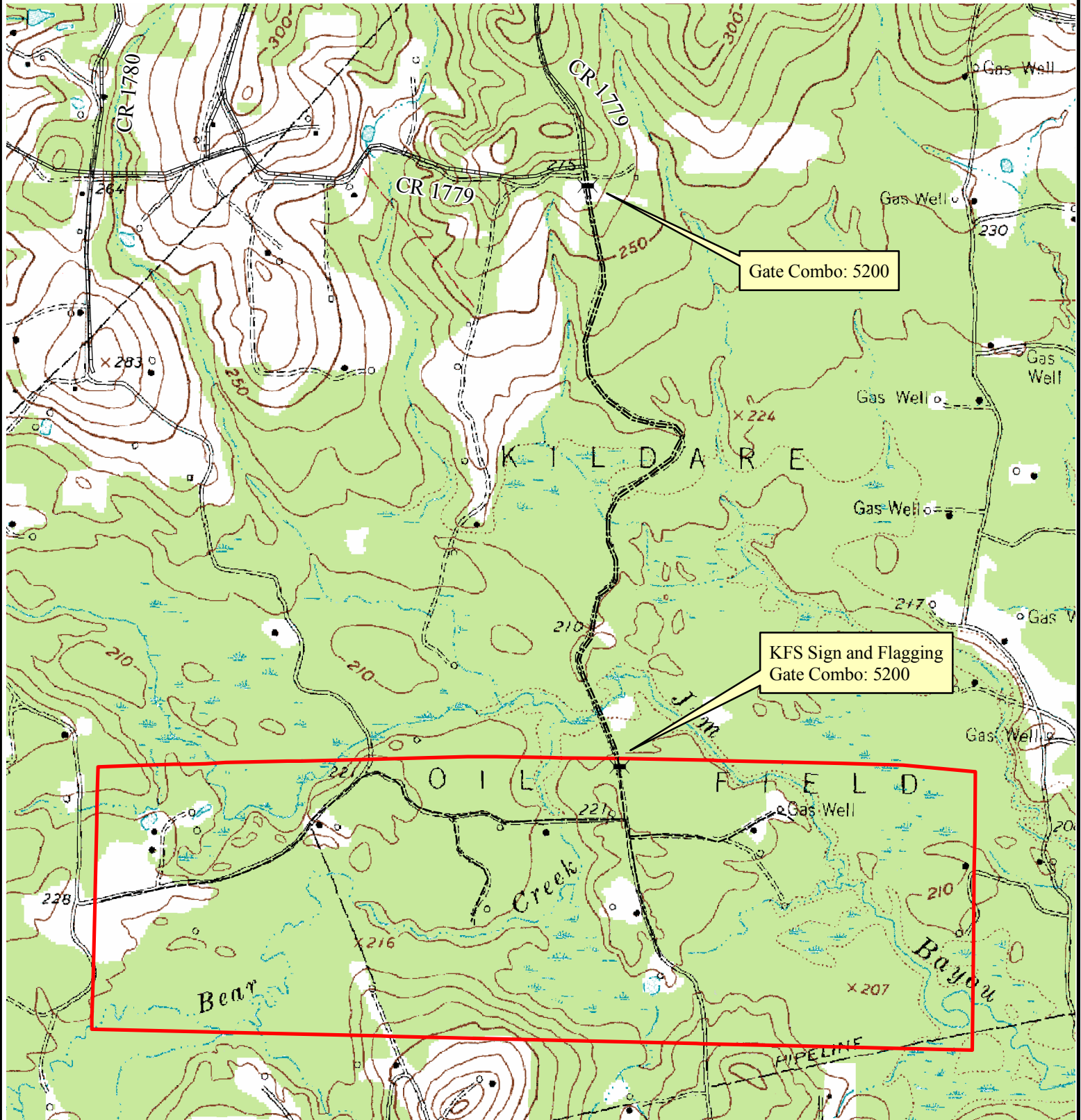
Land For Sale
 Stern Tract (#7102)
 +/-550 Acres
 J. Wanhop Survey, A-1106 & J. Watkins Survey, A-1070
 Cass County, Texas



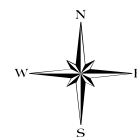
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 Miles



Land For Sale
Stern Tract (#7102)
+/-550 Acres
J. Wanhop Survey, A-1106 & J. Watkins Survey, A-1070
Cass County, Texas



0 0.5
Miles



TX DRG
April 2011
Printed By: RDH

OFFER FORM

Stern Tract Land Sale (#7102)

**- 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 Stern Tract Land Sale.

I submit the following as an offer for the purchase of 550 acres, more or less, of land and timber located in the J. Wanhop Survey, A-1106 and the J. Watkins Survey, A-1070, 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.

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

Stern Tract, 550 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