

**Kingwood Forestry Services, Inc.**

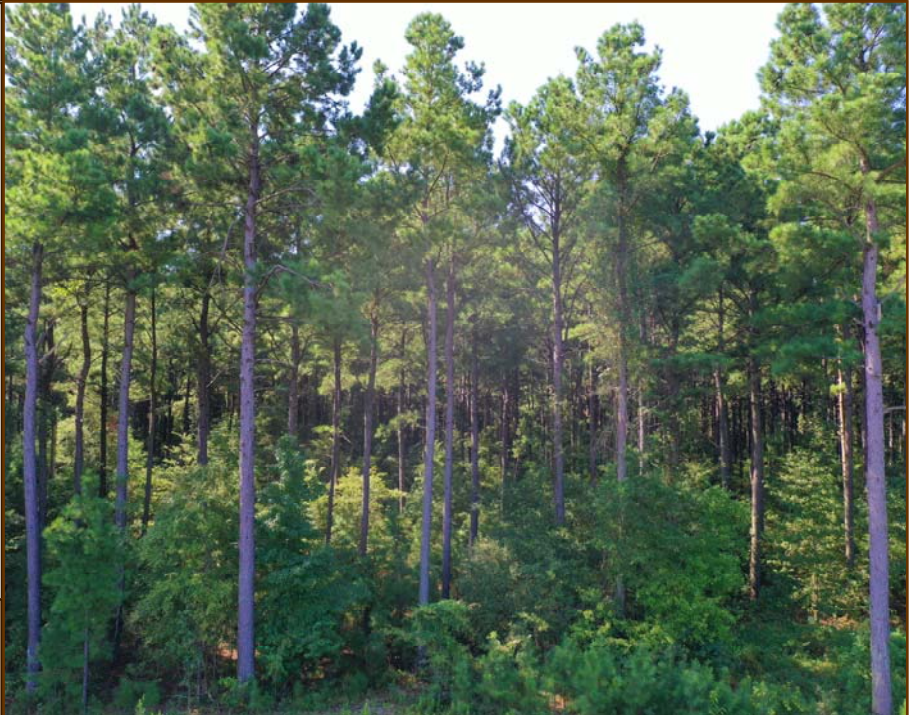
**Listing # 7222**

# LAND FOR SALE

Hurliman 600 Tract

- +/- 588 ACRES IN McCURTAIN COUNTY, OKLAHOMA
- EXCELLENT ACCESS WITH COUNTY ROADS ON THREE SIDES
- PREMIUM GRADE ALL-WEATHER INTERIOR GRAVEL ROADS
- IMMEDIATE INCOME POTENTIAL FROM MATURE PINE PLANTATIONS
- TWO OPEN WATER PONDS
- FULLY STOCKED PINE PLANTATIONS
- GATED ACCESS

**List Price:**  
**\$1,397,545.00**  
(\$2,375/Acre)



***Premium pine investment & hunting.***

This is one of the most appealing tracts in this area. Key features include access, timber value, and habitat diversity. Access is excellent with county roads fronting three sides. Interior access is via a premium quality, all-weather interior gravel road. The road is a loop with several spurs for additional access. Over 100 acres of fully stocked pine plantation are available for immediate harvest. Hunters will enjoy the open water ponds totaling 8 acres. Large enough to hunt and fish, these large ponds add appeal not often found. A heavy duty gate controls primary access into the property. Call for gate combination.

Kingwood Forestry  
Services, Inc.

4414 Galleria Oaks Dr.  
P.O. Box 5887  
Texarkana, TX 75505

Phone: (903) 831-5200

Fax: (903) 831-9988

E-mail:

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)



**See this listing and more at:**  
**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**



**Notice:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on the property.

Hurliman 600 Tract

KFS Listing #: 7222

McCurtain County, Oklahoma

\$1,397,545.00

The Hurliman 600 Tract is offered for sale for \$1,397,545.00. All offers must be submitted on the attached offer form. No phone/verbal bids will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com). Fax offers to 903-831-9988. Please call our office to confirm receipt of e-mailed and faxed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with **“Hurliman 600 Tract”** clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

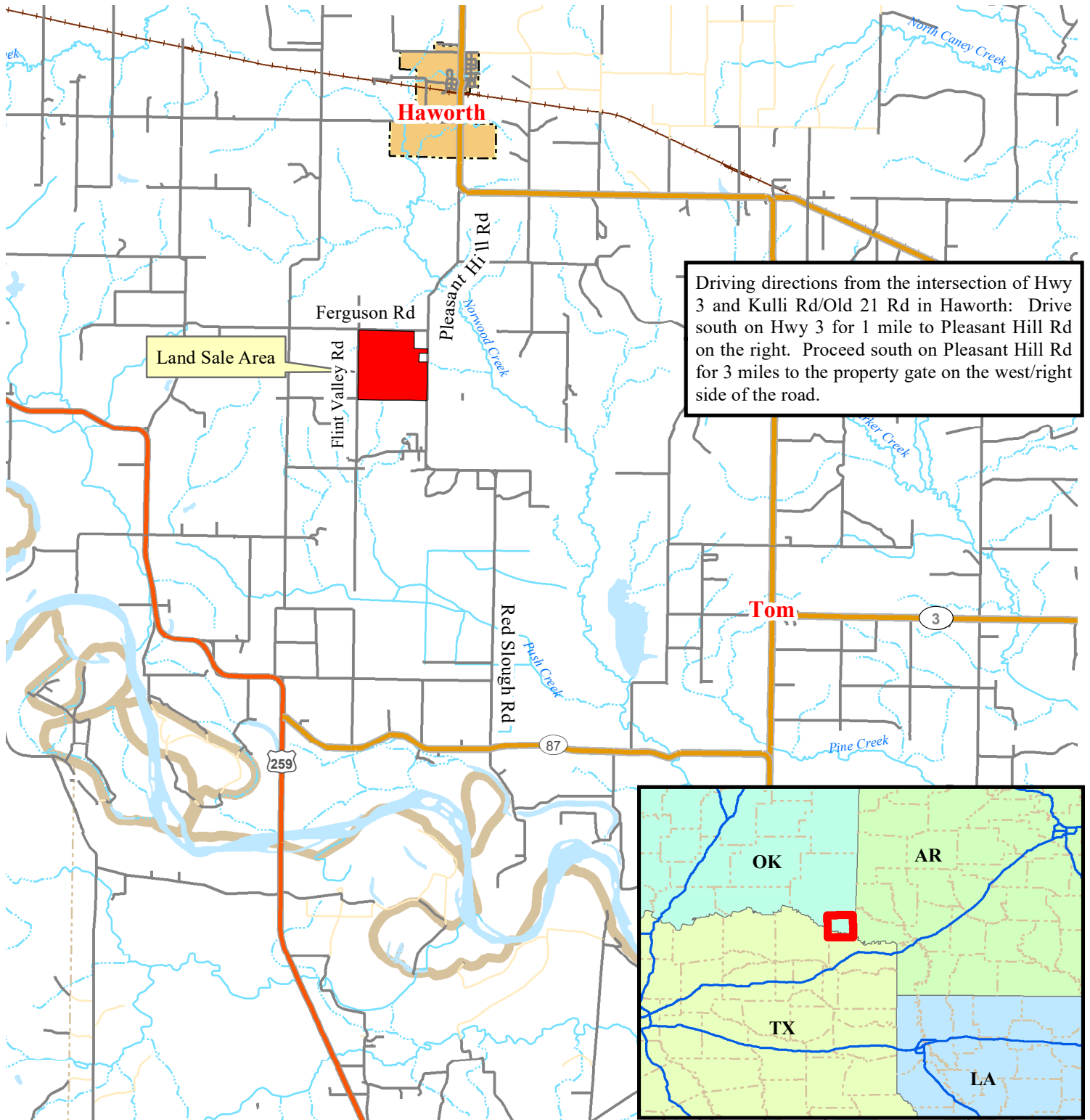
**Conditions of Sale:**

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Upon acceptance of an offer, a Real Estate Sales Contract, with earnest money in the amount of five percent (5%) of purchase price will be executed between Buyer and Seller. A sample contract may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty five (45) days of offer acceptance.
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 the entire tract, regardless of acreage. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Limited Warranty Deed, subject to all previous 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. No environmental inspection or representation has been or will be made by seller. Mineral rights are thought to have been reserved by prior owners, but Owner will Quitclaim any mineral rights they may own on the property to Buyer.
5. Seller shall pay property taxes prorated to date of closing, the cost of preparing the deed to convey title to the property, and the fees and expenses of its own attorney and the costs of curing any title objections that Seller elects to cure. Seller will not provide title insurance. If Buyer wishes to acquire title search, title insurance policy and/or attorney's title opinion of abstract, the cost of any such search, policy or abstract will be paid by Buyer.
6. A local title company or attorney, selected by Buyer, will conduct the closing. Buyer shall pay all other closing costs including documentary stamps, other applicable taxes, recording fees, wire transfer fees, title and abstract costs, and all fees and expenses of Buyer's attorneys or consultants.
7. Prospective buyers may inspect the property on their own. Call for gate combination. 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 do so at their own risk and accept said property in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its managers, agents, and employees from and against any and all claims, demands, causes of action, and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.
8. 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.
9. Kingwood Forestry is the real estate firm acting as the agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

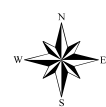
**For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.  
Kingwood makes no representation for the Buyer.

**LAND FOR SALE**  
**Hurliman 600 Tract**  
**Listing #7222**  
**+/-588 Acres**  
**McCurtain County, Oklahoma**



Driving directions from the intersection of Hwy 3 and Kulli Rd/Old 21 Rd in Haworth: Drive south on Hwy 3 for 1 mile to Pleasant Hill Rd on the right. Proceed south on Pleasant Hill Rd for 3 miles to the property gate on the west/right side of the road.



Printed: September, 2019  
Printed By: CBH

## Legend

- Planted 1982 +/- 50 Ac.
- Planted 1986 +/- 64 Ac.
- Planted 2010 +/- 198 Ac.
- Planted 2011 +/- 18 Ac.
- Planted 2018 +/- 191 Ac.
- Hardwood +/- 12 Ac.
- Ponds +/- 8 Ac.
- Road +/- 8 Ac.
- Planned Planting 2020 +/- 39 Ac.

## Legend

- County Roads
- Woods Road
- Creek
- Section Line
- Gate

# LAND FOR SALE

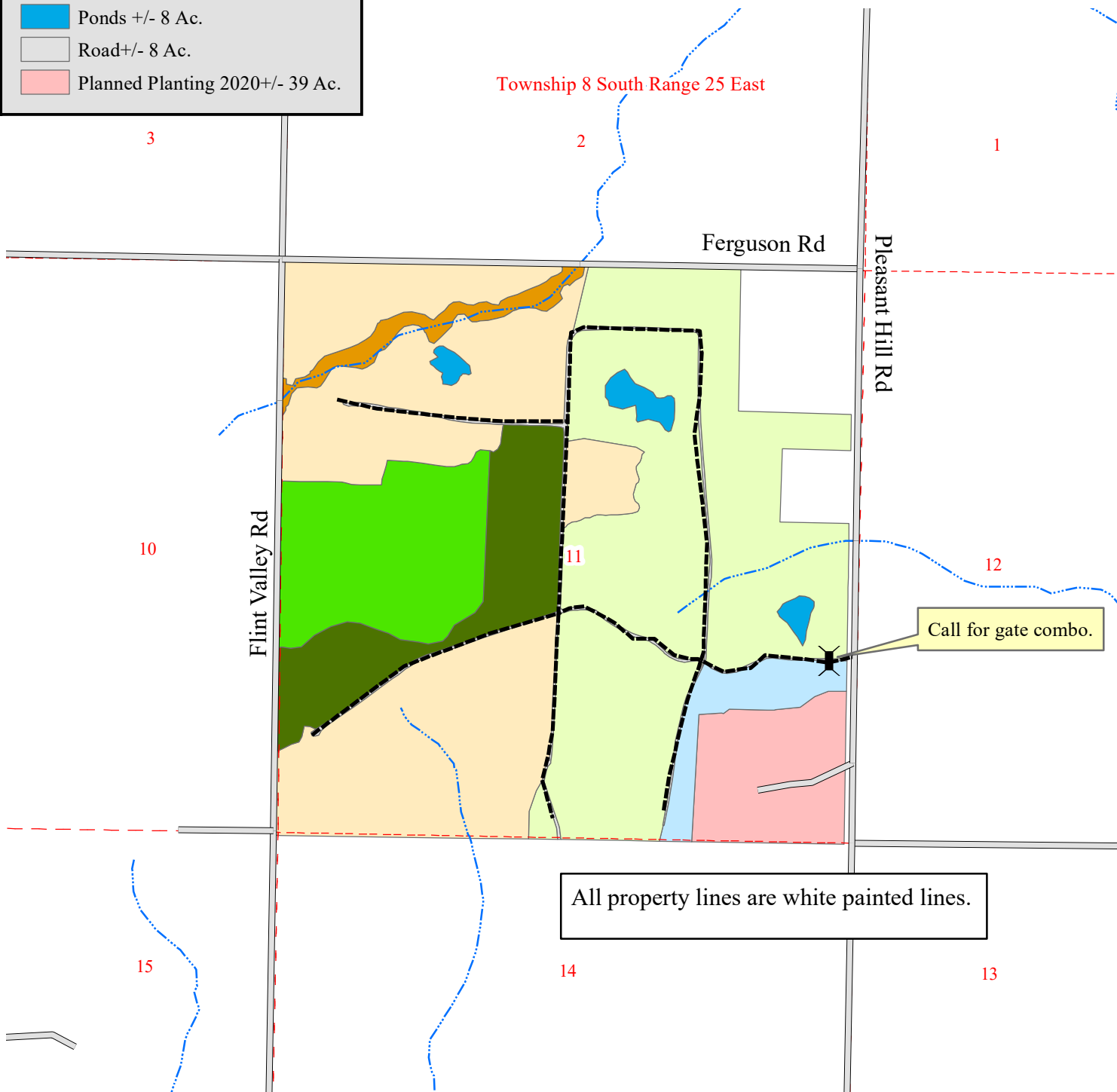
## Hurliman 600 Tract

### Listing #7222

### +/-588 Acres

## McCurtain County, Oklahoma

Township 8 South Range 25 East



All property lines are white painted lines.

0 0.25  
Miles

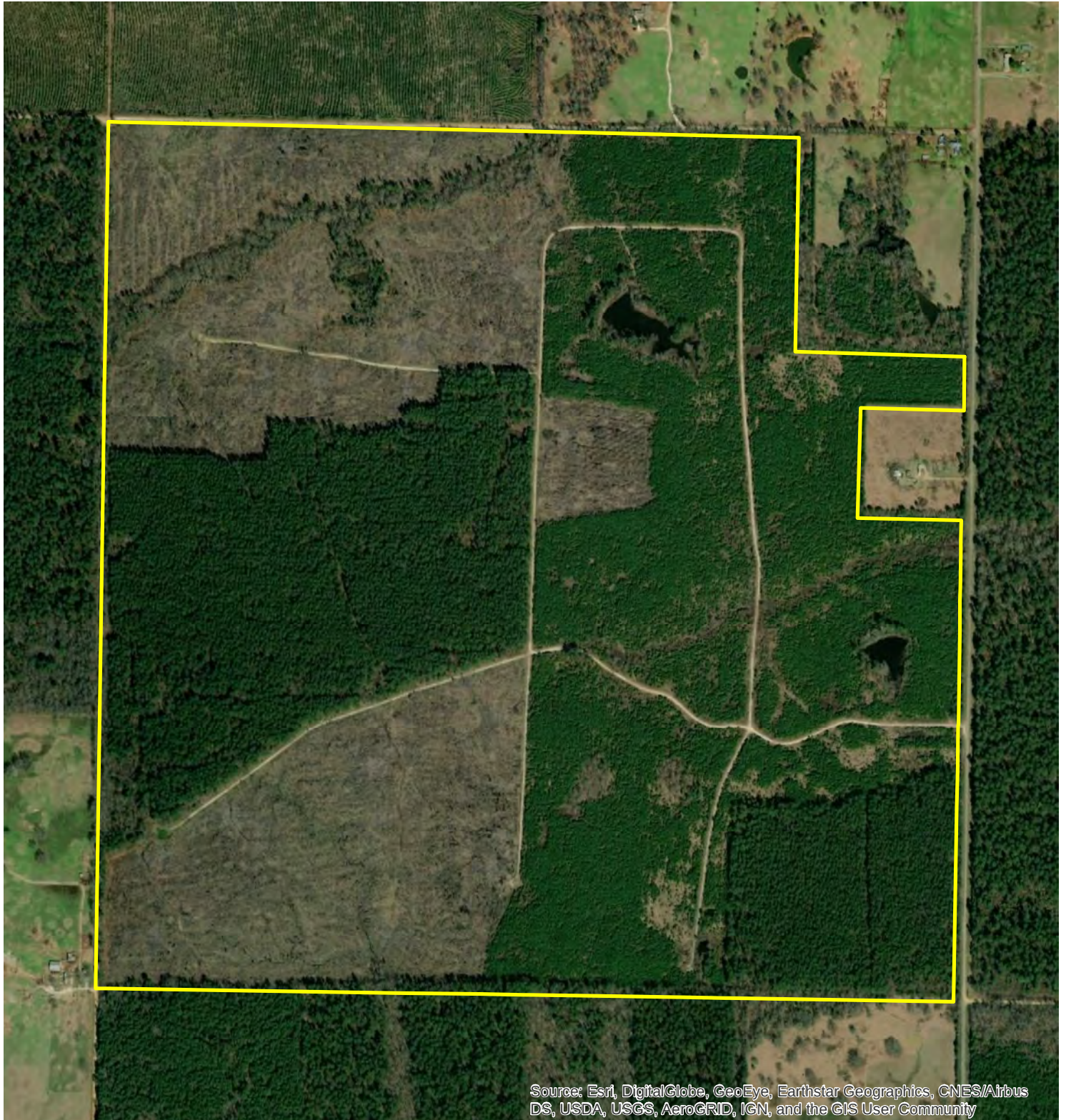




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**Hurliman 600 Tract**  
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**+/-588 Acres**  
**McCurtain County, Oklahoma**

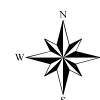
**Legend**

 Hurliman 600 Tract



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.25  
Miles



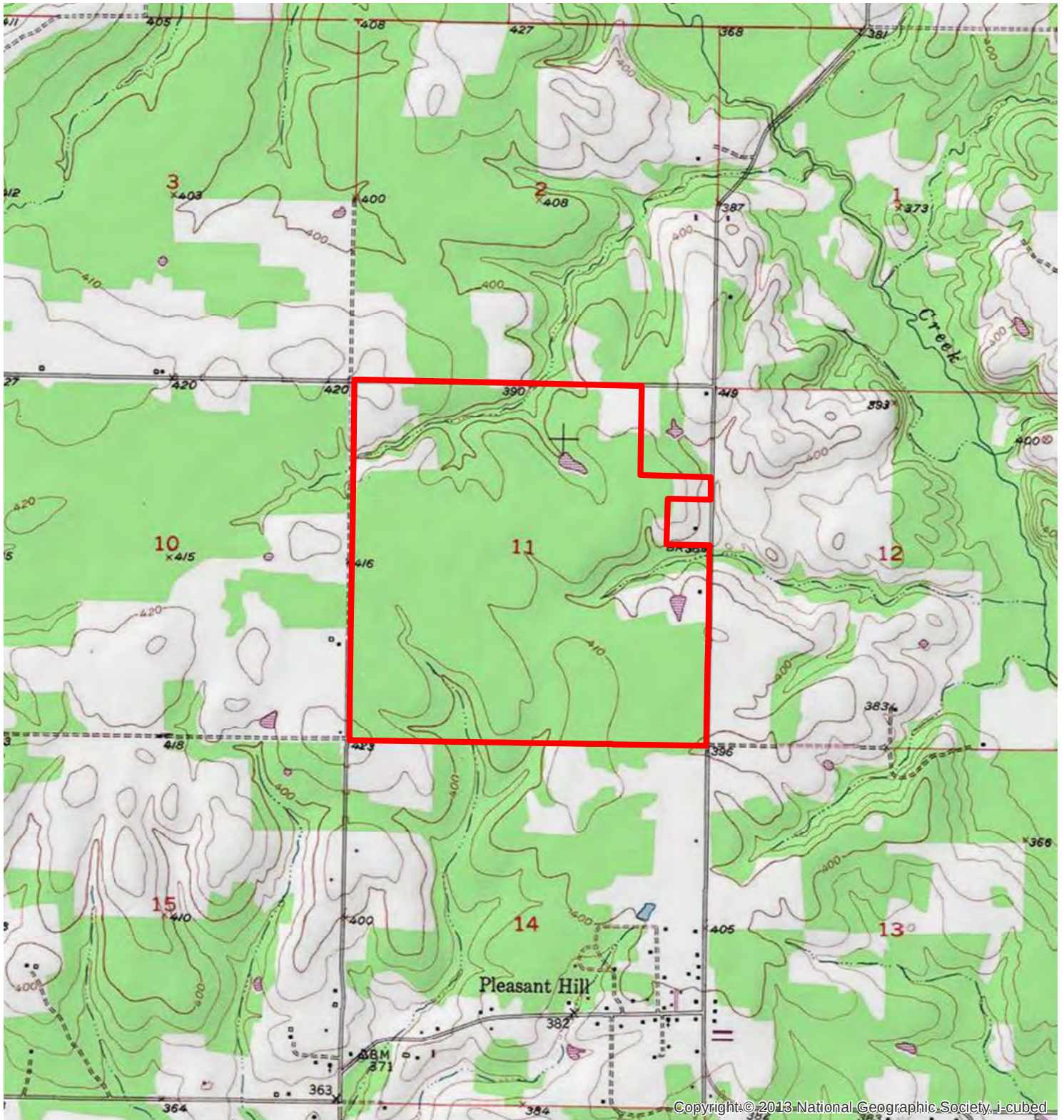
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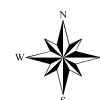
**LAND FOR SALE**  
**Hurliman 600 Tract**  
**Listing #7222**  
**+/-588 Acres**  
**McCurtain County, Oklahoma**

**Legend**

 Hurliman 600 Tract



0 0.25  
Miles



Printed: September, 2019  
Printed By: CBH

**Land Sale — Offer Form**  
**Hurliman 600 Tract**  
**Listing # 7222 — McCurtain County, Oklahoma**

**Completed Offer Forms can be submitted by:**

**Mail:** P.O. Box 5887, Texarkana, TX 75505

**Fax:** 903-831-9988

**Hand Deliver:** 4414 Galleria Oaks Dr. Texarkana, TX 75503

**E-mail:** [texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

I submit the following as an offer for the purchase of the property described as the Hurliman 600 Tract. The tract is offered for sale at **\$1,397,545.00.**

If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sale Contract with earnest money in the amount of five percent (5%) of the purchase price. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

**Tract Name:** **Hurliman 600 Tract**

**Advertised Acreage:** **588 Acres, more or less**

**Date of Offer:** \_\_\_\_\_

**Amount of Offer:** \_\_\_\_\_

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

|                |                     |
|----------------|---------------------|
| Name: _____    | Company: _____      |
| Printed        | Fax Number: _____   |
| _____          | Phone Number: _____ |
| Signed         | E-Mail: _____       |
| Address: _____ | Date: _____         |
| _____          |                     |

**AREA BELOW FOR KINGWOOD USE ONLY**

**Offer Acknowledged by Agent/ Broker:** \_\_\_\_\_

**Name**

**Date**

