

Kingwood Forestry Services, Inc.

Listing # 7224

LAND FOR SALE

Hardcastle-Smith Tract

- +/- 36.5 ACRES IN BOSSIER PARISH, LOUISIANA
- SMALL TIMBER INVESTMENT & HUNTING PROPERTY
- PAVED COUNTY ROAD ACCESS
- GRAVEL INTERIOR OIL WELL ROAD ACCESS
- PREMIUM QUALITY FULLY STOCKED 2014 PINE PLANTATION

List Price:
\$59,000.00



Small Louisiana Timber Investment

Starting to invest in timberland? This is a very affordable first purchase. Looking to expand you timberland portfolio? This is an excellent addition. The plantation boasts near perfect survival due to professional forest management. This tract is located 15 miles north of Plain Dealing on Highway 3 and just 1/4 mile south of the Louisiana/Arkansas state line. Property lines were surveyed and painted at the time of planting in 2014. Access is excellent with Highway 3 bisecting this tract. The interior road is a gravel, all-weather, oil-well road.

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



See this listing and more at:
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.

Hardcastle-Smith Tract

KFS Listing #: 7224

Bossier Parish, Louisiana

\$59,000.00

The Hardcastle-Smith Tract is offered for sale for \$59,000.00. 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. 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 **"Hardcastle-Smith Tract"** clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

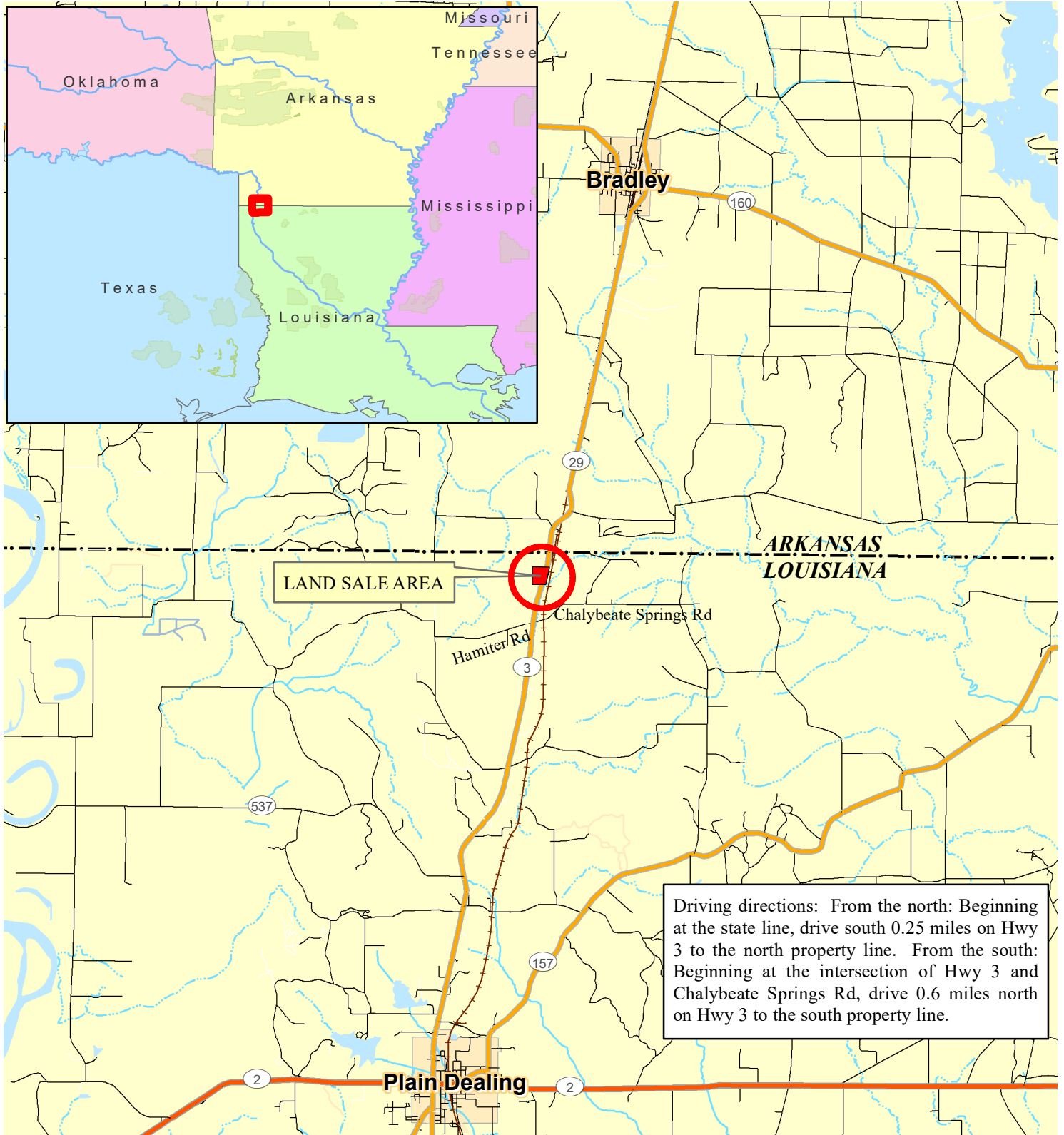
Conditions of Sale:

1. The Seller reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and Seller within ten business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within forty-five 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 survey. The attached maps are thought to be accurate but should not be considered as survey plats.
4. Conveyance will be by Cash 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 or may not have been recorded affecting the property. Seller will reserve the minerals pursuant to Louisiana Law.
5. Seller will pay pro-rated property taxes (to date of closing) and cash deed preparation. Buyer will pay recording fees. Buyer and Seller will split all fees associated with closing the transaction.
6. No environmental inspection or representation has been or will be made by seller.
7. 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.
8. 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.
9. Deer stands, feeders, trail cameras and any other man-made items do not convey unless stated otherwise.
10. Kingwood Forestry is the real estate firm acting as agent for the Seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are responsible for verifying information presented in this sale notice.
11. Questions regarding the land sale should be directed to licensed sales agent 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**

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.

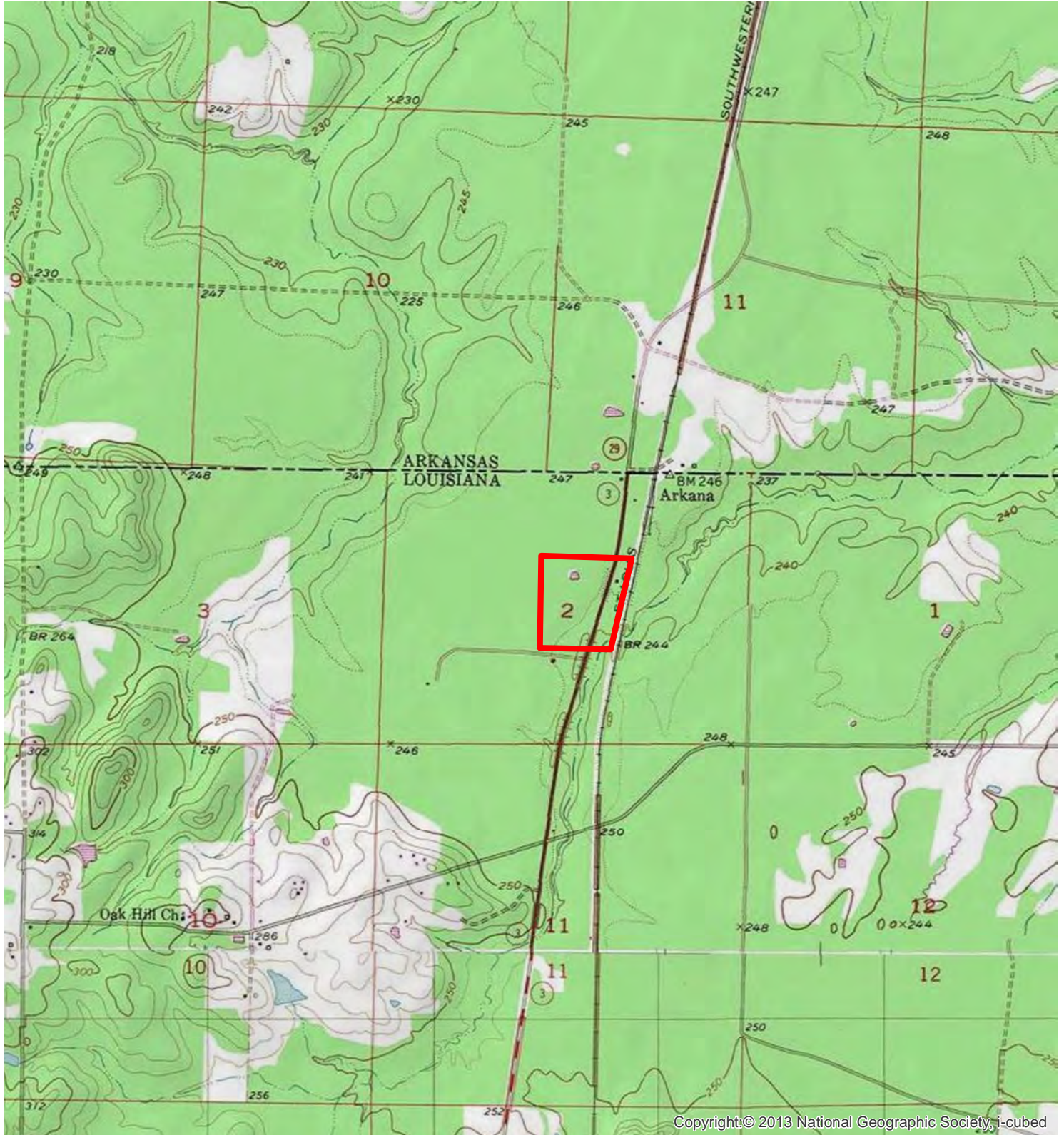
Land For Sale
Hardcastle-Smith Tract
+/- 36.5 Acres
Bossier Parish, Louisiana



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Miles



Land For Sale
Hardcastle-Smith Tract
+/- 36.5 Acres
Bossier Parish, Louisiana



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Printed: September, 2019
Printed By: CBH

Land For Sale
Hardcastle-Smith Tract
+/- 36.5 Acres
Bossier Parish, Louisiana



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

0

0.25

Miles



Printed: September, 2019
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Land Sale — Offer Form
Hardcastle-Smith Tract
Listing # 7224 — Bossier Parish, Louisiana

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

I submit the following as an offer for the purchase of the property described as the Hardcastle-Smith Tract. The tract is offered for sale at **\$59,000.00.**

If my offer is accepted, I am ready, willing, able, and obligated to execute a Real Estate Sales Contract with earnest money in the amount of ten percent (10%) of the purchase price. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Conditions of Sale sections in this notice.

Tract Name: **Hardcastle-Smith Tract**

Advertised Acreage: **36.5 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

