

Kingwood Forestry Services, Inc.

Listing # 7281

LAND FOR SALE

Ashford Ranch

- +/- 571 ACRES IN BOWIE COUNTY
- PAVED COUNTY ROAD FRONTAGE
- ELECTRICITY AND COUNTY WATER
- EXCELLENT HUNTING
- LARGE HARDWOOD BOTTOMLAND
- NEWLY IMPROVED INTERNAL TRAILS
- ATV TRAILS AND DUCK SLOUGHS
- MULTIPLE AGES OF PREMIUM PINE PLANTATION FOR INVESTMENT
- 60 FEET OF ELEVATION CHANGE

List Price:
\$1,370,000.00
(~\$2,400/acre)



Large recreational and investment property!

Located south of New Boston off of a paved county road, this is a recreational and timber tract you want to see! Build a home or weekend retreat and take advantage of the county water and electricity. The key feature is a large, contiguous, hardwood bottomland full of diverse tree species that provides premium wildlife habitat to hold big bucks. Explore meandering creeks and duck sloughs. There are numerous trails and a new ATV bridge provides access to the very secluded bottomland. Wright Patman Lake has a flowage easement that keeps this tract a premium hunting and recreational tract. The upland pine is on rolling sandy terrain that can be cut during wet weather when prices are higher. Plantations are premium quality with diverse age classes to generate periodic income. Bring your ATV or UTV to explore all this tract offers!

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.

Ashford Ranch
Bowie County, Texas

KFS Listing #: 7281

\$1,370,000.00

The Ashford Ranch is offered for sale for \$1,370,000.00. 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 "Ashford Ranch" clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

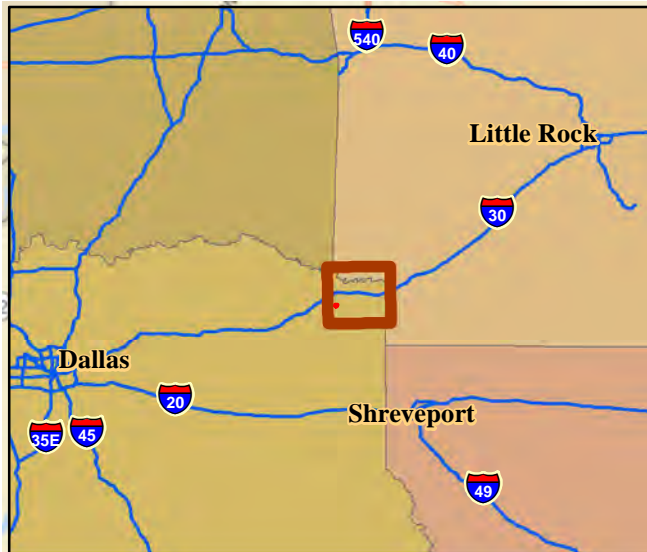
Conditions of Sale:

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed between the buyer and seller within ten (10) business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Seller will not accept offers contingent on financing or contingent on offer meeting appraised price. 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 Special Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, including flowage easement, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured though buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller.
5. No mineral rights will be conveyed. All mineral rights have been previously reserved.
6. Buyer is responsible for title insurance premiums, deed preparation, closing costs, and a survey if needed. A 2003 survey will be provided. Seller responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
7. A local title company, selected by Buyer, will conduct the closing with Buyer paying all closing costs.
8. 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.
9. 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.
10. 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.
11. Information About Brokerage Services and Consumer Protection Notice are provided at www.kingwoodforestry.com
12. Questions regarding the land sale should be directed to 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**

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.

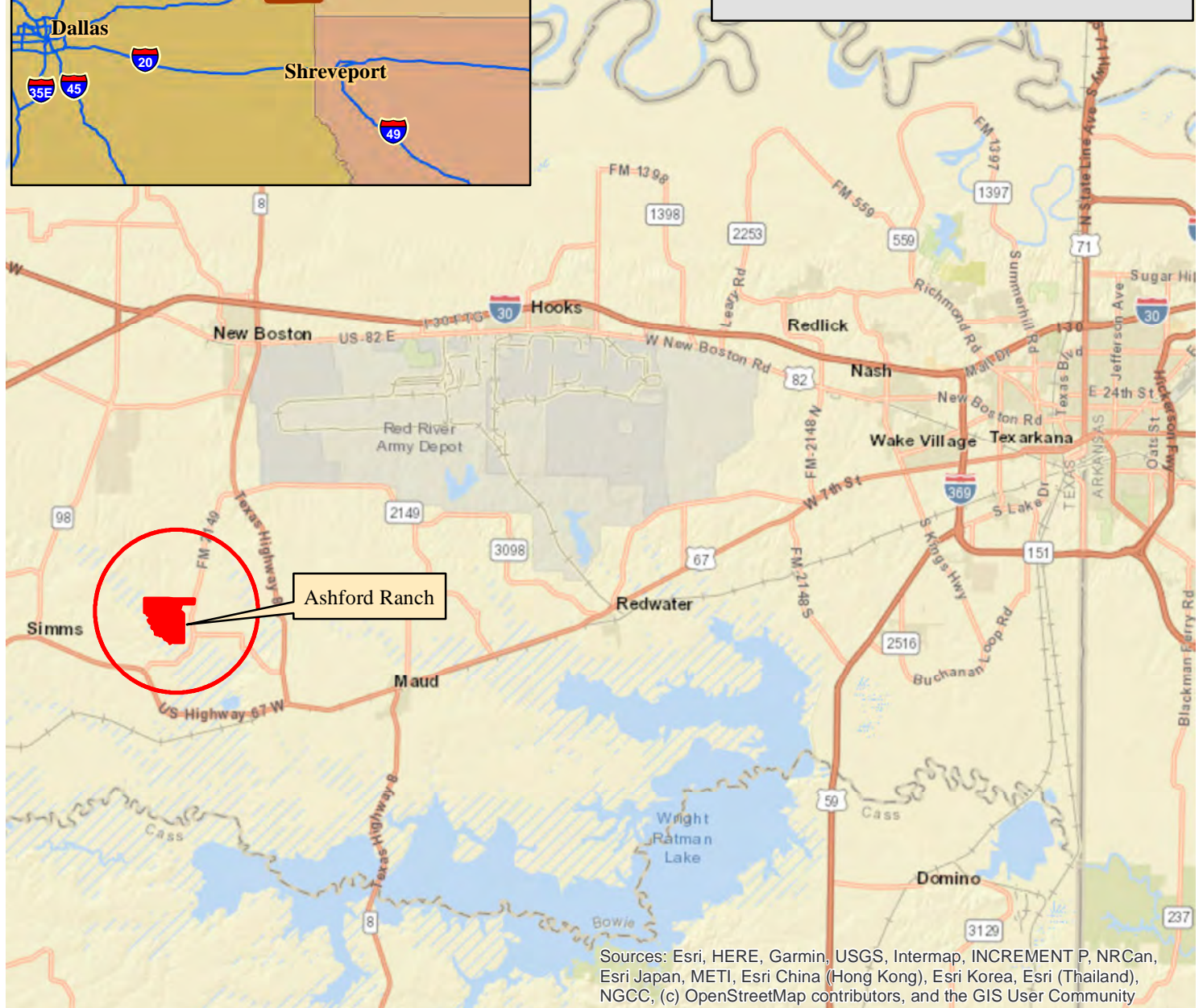
LAND FOR SALE
Ashford Ranch
Listing #7281
+/- 571 Acres
Bowie County, Texas



Driving Directions:

From the north at the intersection of Hwy 8 and Interstate 30, travel south on Hwy 8 for 3.9 miles. Turn right/west on FM 2149 for 3.1 miles to the gate on the right/west side of the road.

From the south at the intersection of Hwy 67 and Hwy 8, travel north for .9 miles to Co. Rd. 4125. Turn left/west on Co. Rd. 4125 for 2.9 miles to FM 2149. Turn right/north for .9 miles to the gate on the left/west side of the road.



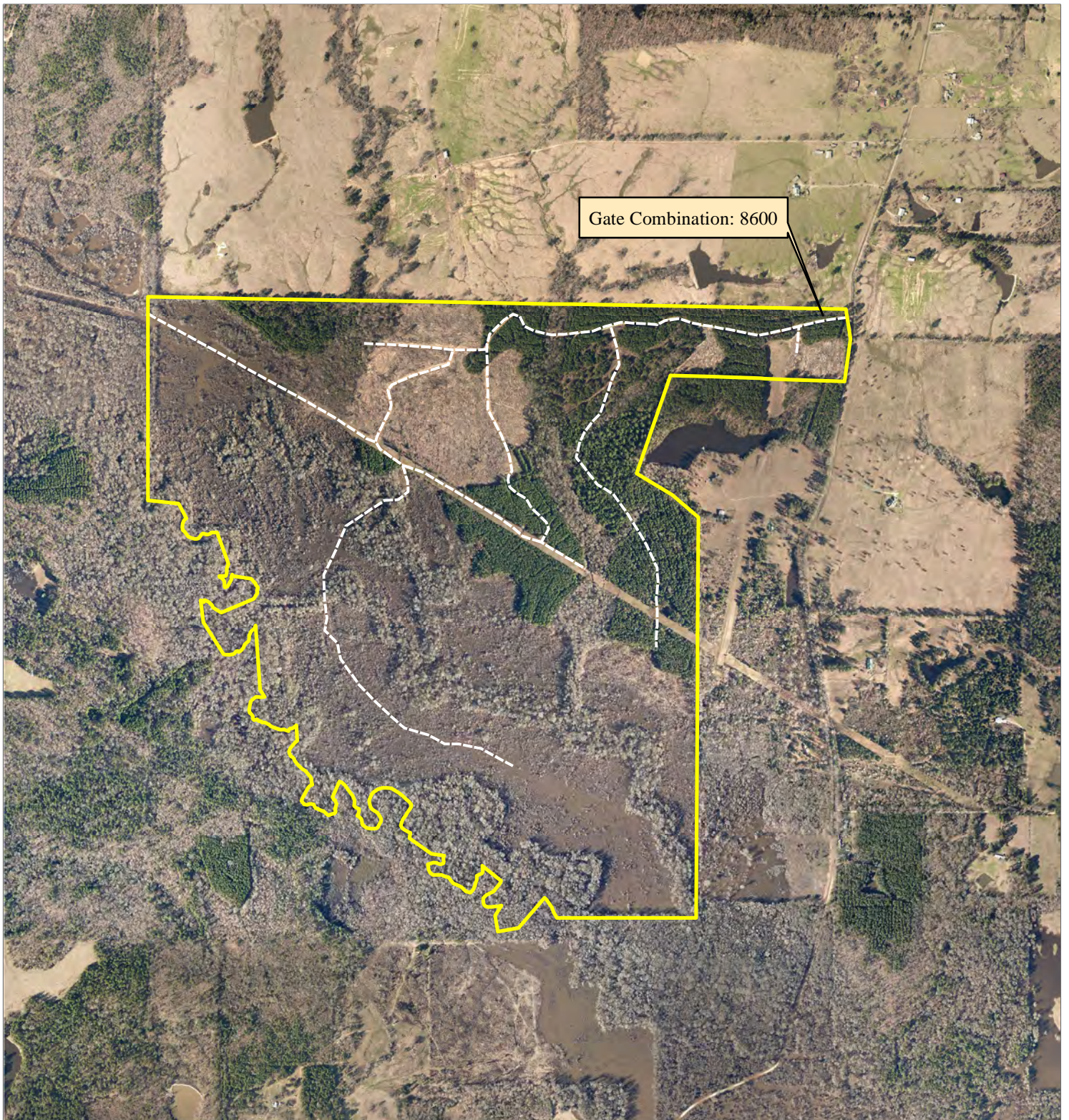
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 5
Miles



Printed: December, 2021
Printed By: DJS

LAND FOR SALE
Ashford Ranch
Listing #7281
+/- 571 Acres
Bowie County, Texas

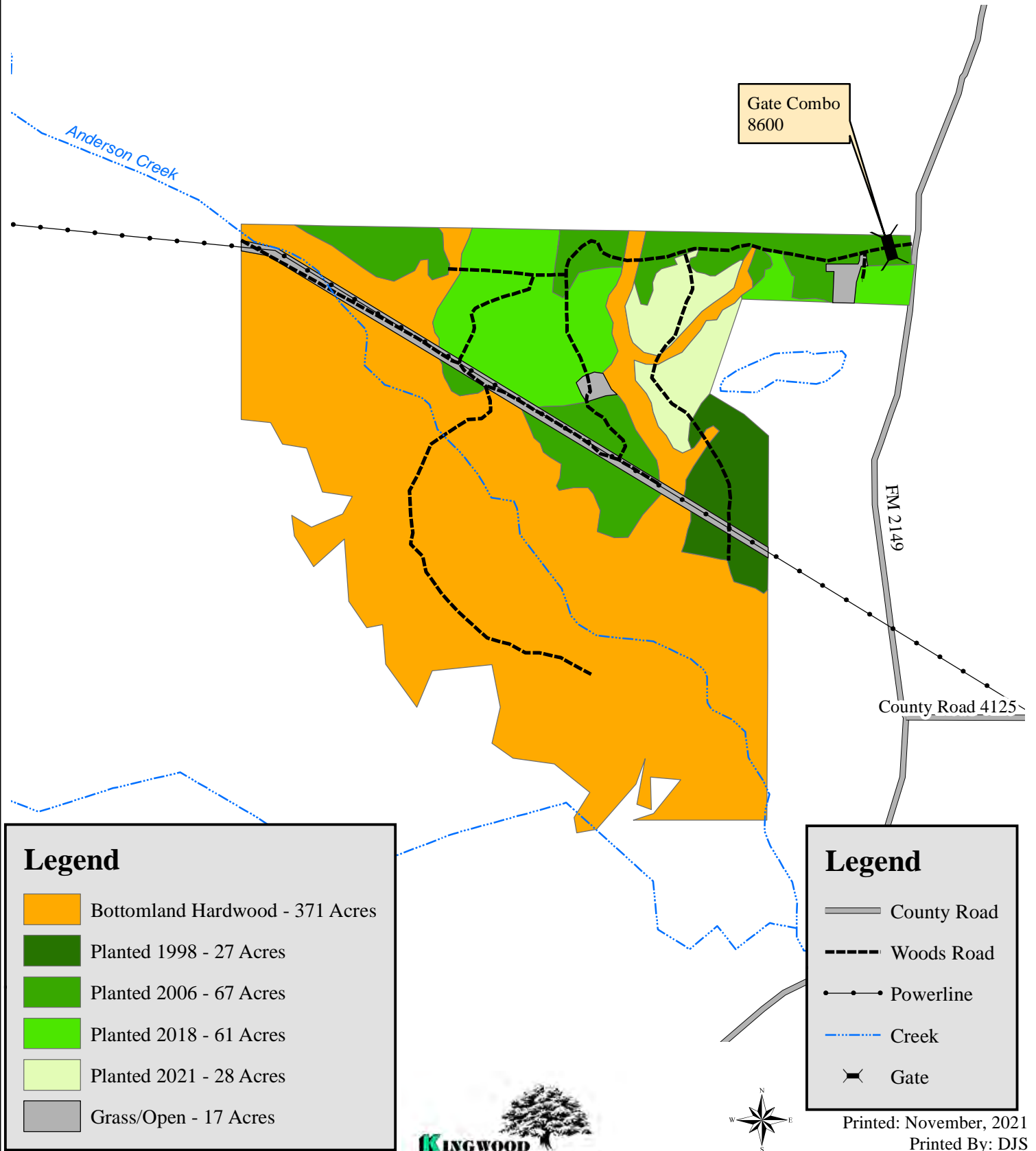


0 0.25
Miles

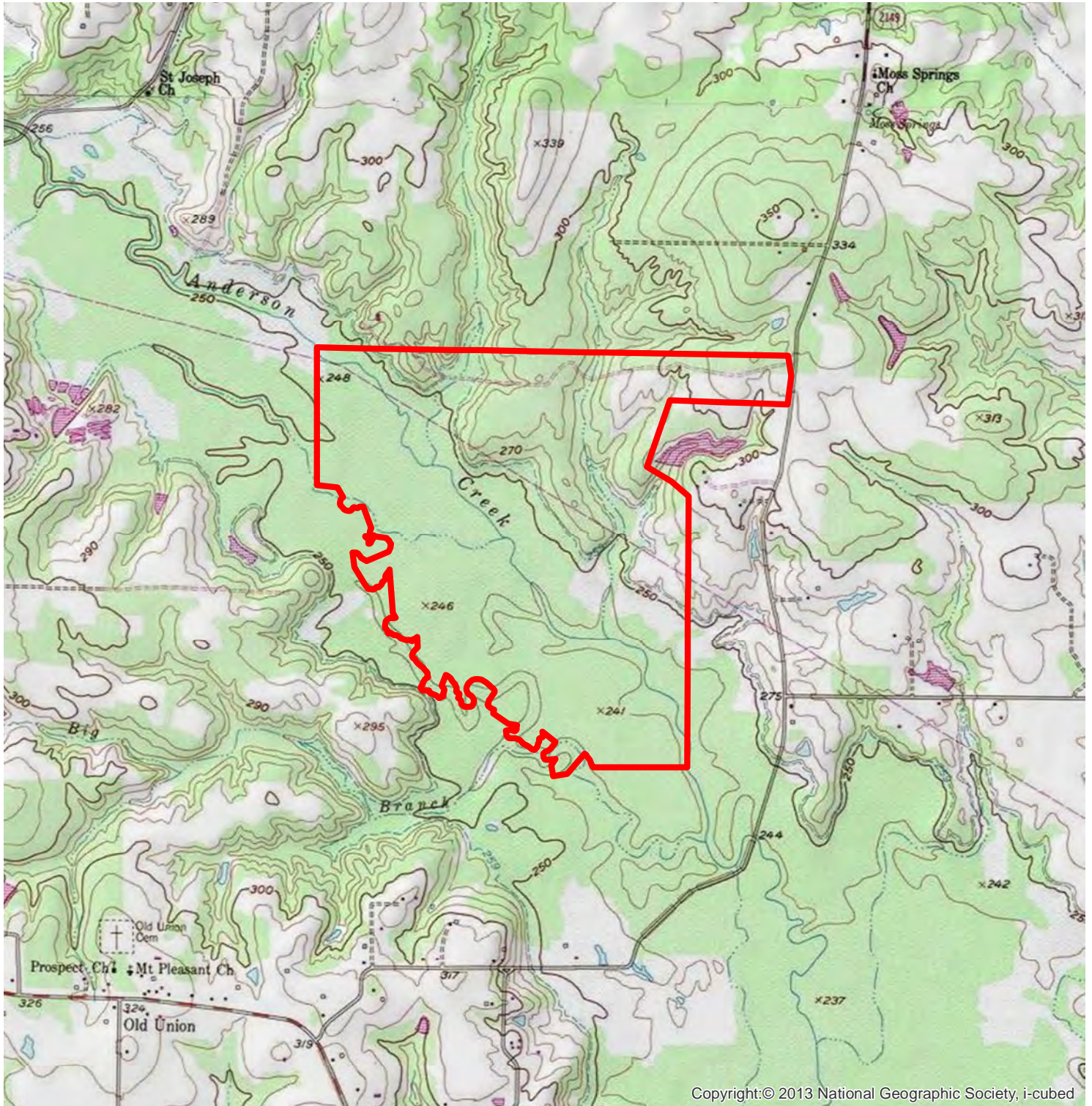


Printed: December, 2021
Printed By: DJS

Land For Sale
Ashford Ranch
Listing #7281
+/- 571 Acres
Bowie County, Texas



LAND FOR SALE
Ashford Ranch
Listing #7281
+/- 571 Acres
Bowie County, Texas



0 0.25
Miles



Printed: December, 2021
Printed By: DJS

Land Sale — Offer Form
Ashford Ranch
Listing # 7281 — Bowie County, Texas

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 Ashford Ranch. The tract is offered for sale at **\$1,370,000.00.**

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 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 Conditions of Sale section in this notice.

Tract Name: **Ashford Ranch**

Advertised Acreage: **571 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: _____

Printed

Company: _____

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

