

Kingwood Forestry Services, Inc.

Listing # 7296

LAND FOR SALE

Center Grove Tract 8

- RECREATIONAL TIMBERLAND
- CASS COUNTY, TEXAS
- NEW SURVEY (106.37 ACRES)
- PUBLIC AND EASEMENT ACCESS
- ROLLING TERRAIN
- PLANTATION INVESTMENT
- ALL WEATHER LOGGING
- 120 FEET OF ELEVATION CHANGE

List Price:
\$265,925.00
(\$2,800/Acre)



Recreational Timberland

This tract is located in the rolling hills north of Linden. With a premium quality pine plantation that makes up most of the acreage, this will be an excellent investment for a timberland investor. Hunt the property and enjoy the terrain while your investment grows. It has paved country road frontage to the east and an all weather gravel road easement from the south.

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.

Center Grove Tract 8

KFS Listing #: 7296

Cass County, Texas

\$265,925.00

The Center Grove Tract 8 is offered for sale for \$265,925.00. 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 “**Center Grove Tract 8**” 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 Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five thousand dollars (\$5,000.00), will be executed between the Buyer and Seller within ten (10) business days. A sample Real Estate Sales Contract may be provided in advance upon request. Terms are cash at closing. Offers contingent on financing or an appraisal will not be accepted. Buyer will have 45 days due diligence for marketable and insurable title. Closing to occur within 15 days after expiration of due diligence period.
3. Only offers for a specific dollar amount will be accepted. The parcel has been surveyed and a copy of the survey is available upon request. Seller is selling the property by the tract or parcel only, it being understood the acreage is not guaranteed or warranted in any way by Seller. The attached maps is thought to be accurate but should not be considered a survey.
4. Conveyance will be by Special 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, with title assured though seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will convey any mineral rights they may own on this property via quitclaim.
5. Seller shall pay prorated property taxes to date of closing, deed preparation, fees and expenses of its own attorney, the costs of curing any title objections that Seller elects to cure, Escrow Agent's escrow fees in an amount not to exceed \$300, the title premium and any endorsements required under Buyer's owner's policy, and the brokerage commission.
6. Buyer shall pay all other closing costs including, without limitation, transfer taxes, and other taxes (including, but not limited to, rollback taxes, recoupment fees and taxes occasioned by a change in use of the Property or occasioned by this transaction, recording fees, escrow fees in excess of \$300, wire transfer fees, additional title costs, any costs related to Buyer obtaining a mortgage or deed or trust, the cost of buyer's lender, including a loan policy and any related endorsements, and all fees and expenses of Buyer's attorneys or consultants.
7. It is understood that the property is being sold “As is, where is, and with all faults” condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
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 licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

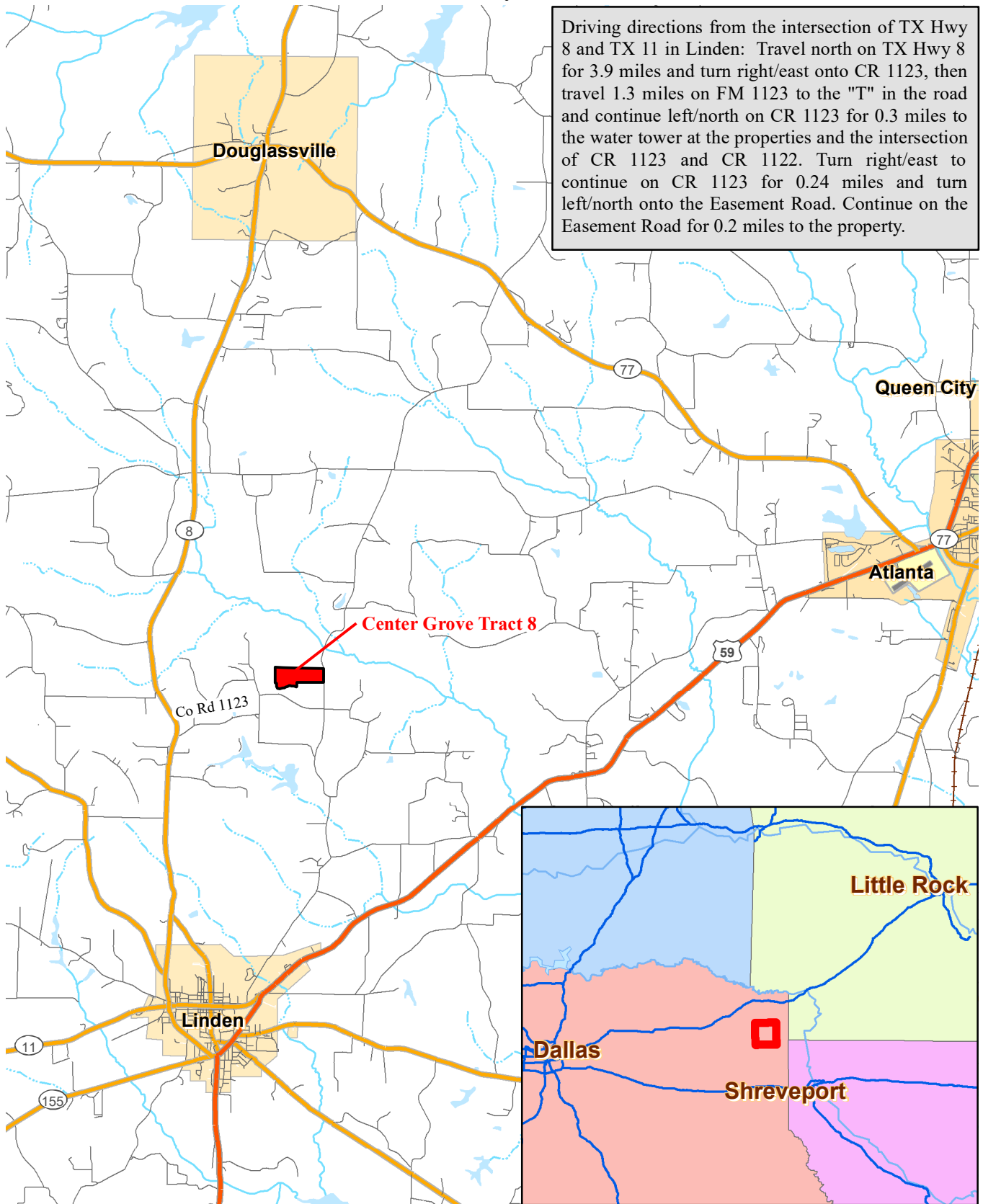
**For more information, call (903) 831-5200 or visit our website at:
www.kingwoodforestry.com**

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
Center Grove Tract 8
Listing # 7296
+/- 106.37 Acres
Cass County, Texas

Driving directions from the intersection of TX Hwy 8 and TX 11 in Linden: Travel north on TX Hwy 8 for 3.9 miles and turn right/east onto CR 1123, then travel 1.3 miles on FM 1123 to the "T" in the road and continue left/north on CR 1123 for 0.3 miles to the water tower at the properties and the intersection of CR 1123 and CR 1122. Turn right/east to continue on CR 1123 for 0.24 miles and turn left/north onto the Easement Road. Continue on the Easement Road for 0.2 miles to the property.






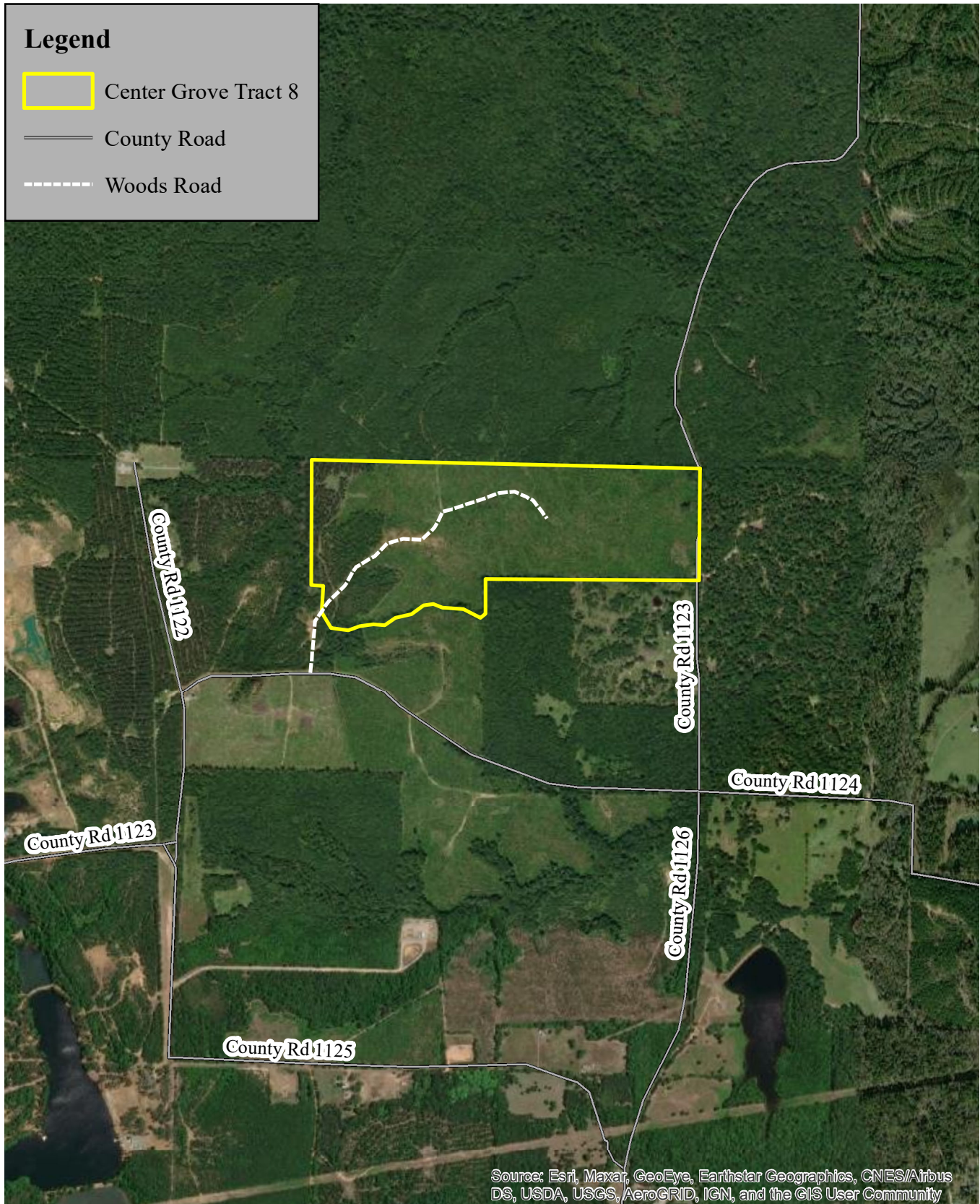
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Land For Sale
Center Grove Tract 8
Listing # 7296
+/- 106.37 Acres
Cass County, Texas

Legend

-  Center Grove Tract 8
-  County Road
-  Woods Road



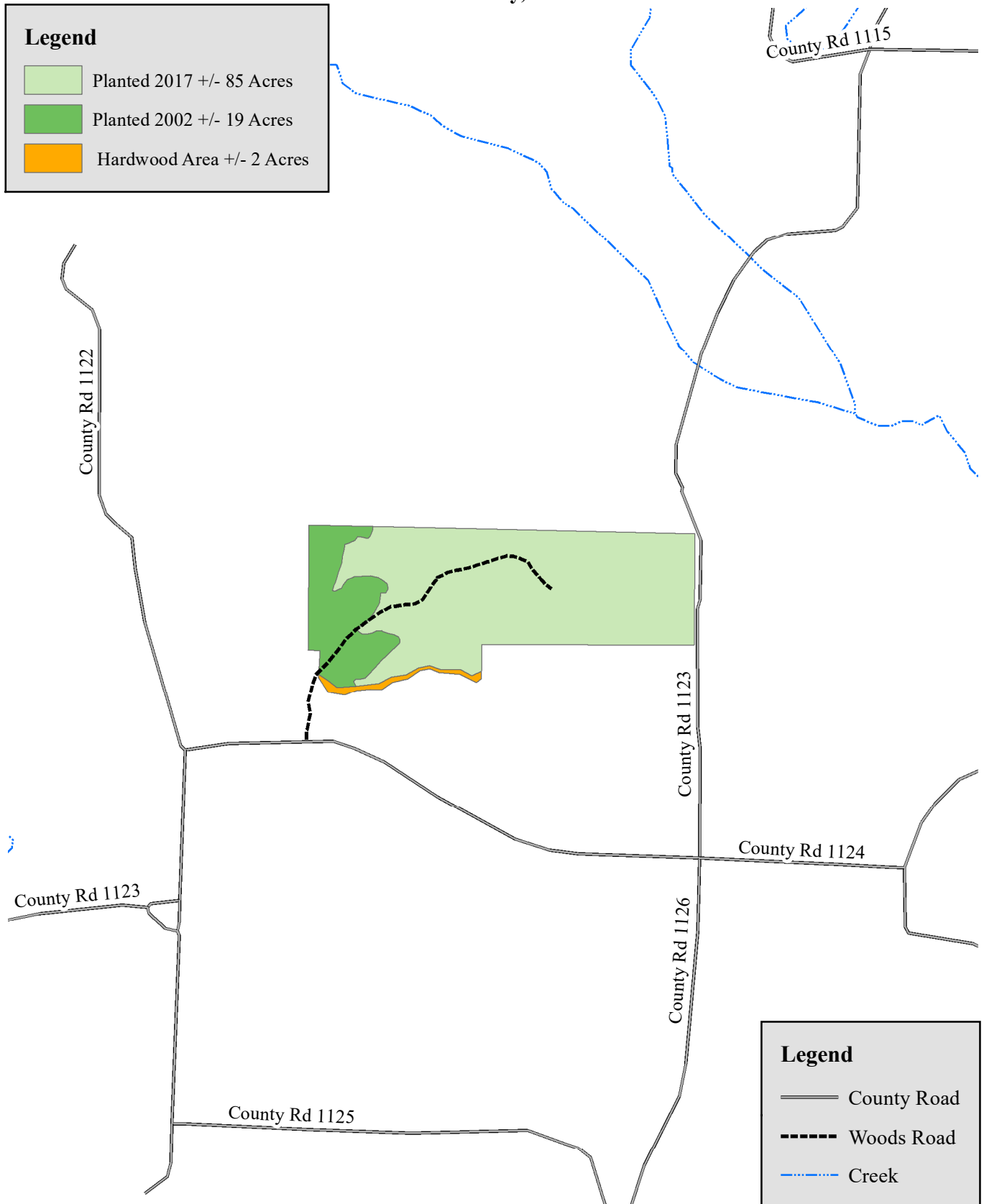
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Land For Sale
Center Grove Tract 8
Listing # 7296
+/- 106.37 Acres
Cass County, Texas

Legend

- Planted 2017 +/- 85 Acres
- Planted 2002 +/- 19 Acres
- Hardwood Area +/- 2 Acres



Legend

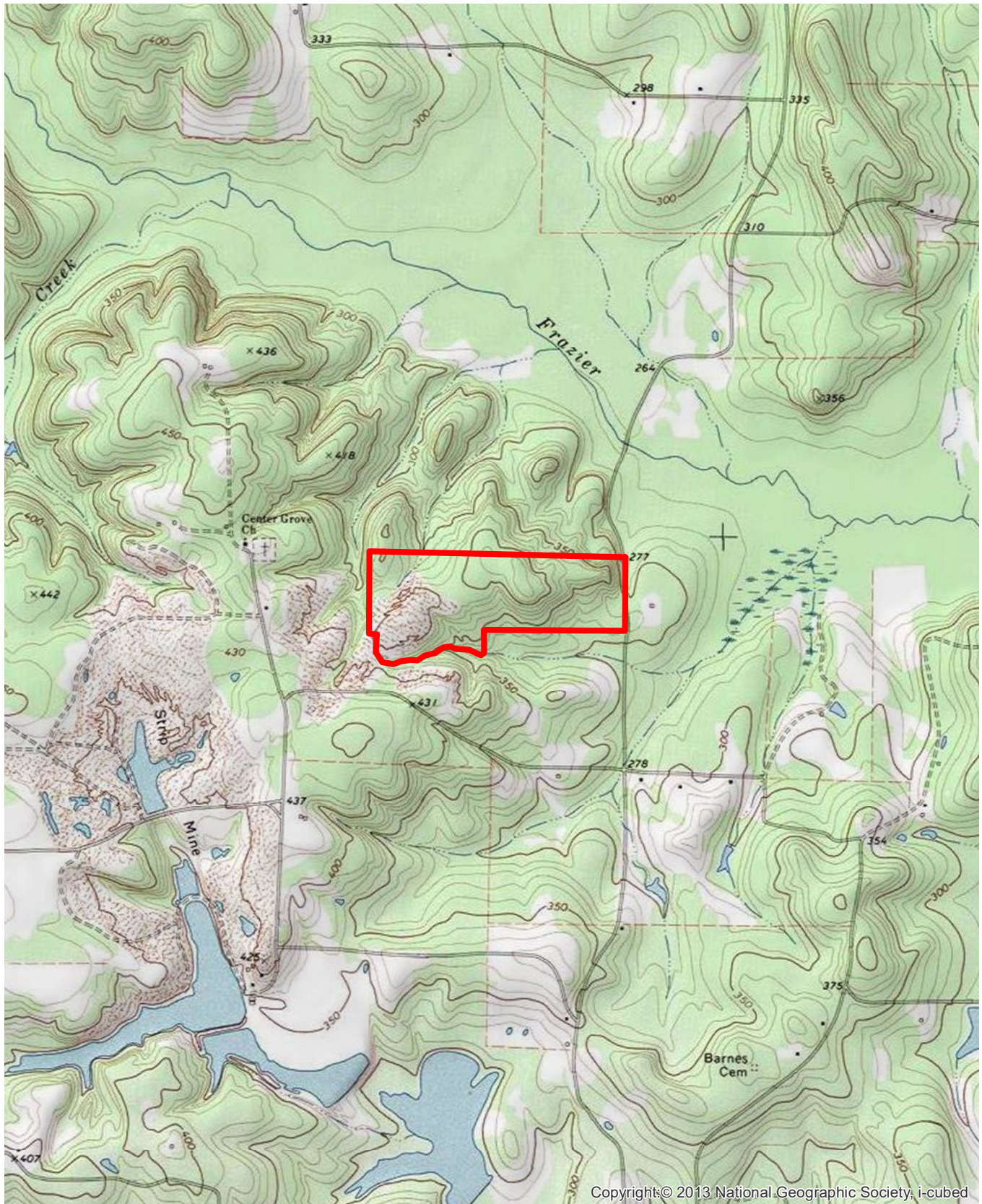
- County Road
- Woods Road
- Creek

0 0.5
Miles



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Printed By: RJH

Land For Sale
Center Grove Tract 8
Listing # 7296
+/- 106.37 Acres
Cass County, Texas



0 0.5
Miles



**Land Sale — Offer For
Center Grove Tract 8
Listing # 7296 — Cass 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 offer for the purchase of the property below. I have read and understand the Conditions of Sale section in this notice. 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 thousand dollars (\$5,000.00). Closing date is to occur within sixty (60) days of contract execution.

Tract Name: **Center Grove Tract 8**

Advertised Acreage: **106.37 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 _____ Signed Address: _____ _____	Company: _____ Fax Number: _____ Phone Number: _____ E-Mail: _____ Date: _____
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AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

