

Kingwood Forestry Services, Inc.

Listing # 7257

LAND FOR SALE

Hwy 77 Tract

- 61.9603 SURVEYED ACRES
- COUNTY WATER AT ROAD
- ELECTRICITY AT ROAD
- LOCATED IN CASS COUNTY
- ADJACENT TO HWY 77
- NEAR MARIETTA & DOUGLASSVILLE
- MATURE PINE AND HARDWOOD
- RURAL HOMESITE POTENTIAL
- NEW SURVEY
- GENTLY ROLLING TERRAIN



List Price:

\$186,000

(~\$3,000/Acre)



*See this listing and more at:
www.kingwoodforestry.com*

Rural Homesite Potential!

With county water and electricity at the road, this fully wooded tract with tall trees could make a great rural homesite location. It's located in the Piney Woods of East Texas south of I-30 between Douglassville and Marietta, adjacent to Hwy 77. With large pine and hardwood trees and plenty of wildlife, this tract typifies Northeast Texas. A newly marked survey is provided and allows the boundaries to be easily seen. Timber could be harvested to open up a homesite and to generate income. Come see this tract today.

Kingwood Forestry
Services, Inc.



Phone: (903) 831-5200

Fax: (903) 831-9988

E-mail:

texarkana@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.

Hwy 77 Tract
Cass County, Texas

KFS Listing #: 7257

\$186,000.00

The Hwy 77 Tract is offered for sale for \$186,000.00. 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 **"Hwy 77 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. 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. Closing is expected to be held within sixty (60) 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 is providing a survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by 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 through buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Buyer will be responsible for determining ownership of mineral rights. Seller makes no representation regarding mineral rights, but will convey any they may own.
5. A local title company selected by Buyer, will conduct the closing. Closing is expected to occur within 45 days. Buyer is responsible for title insurance premiums, recording fees and closing costs. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
6. Seller responsible for deed preparation, pro-rated property tax, and real estate commission to Kingwood.
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. 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. Information About Brokerage Services and Consumer Protection Notice are provided at www.kingwoodforestry.com
11. 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.

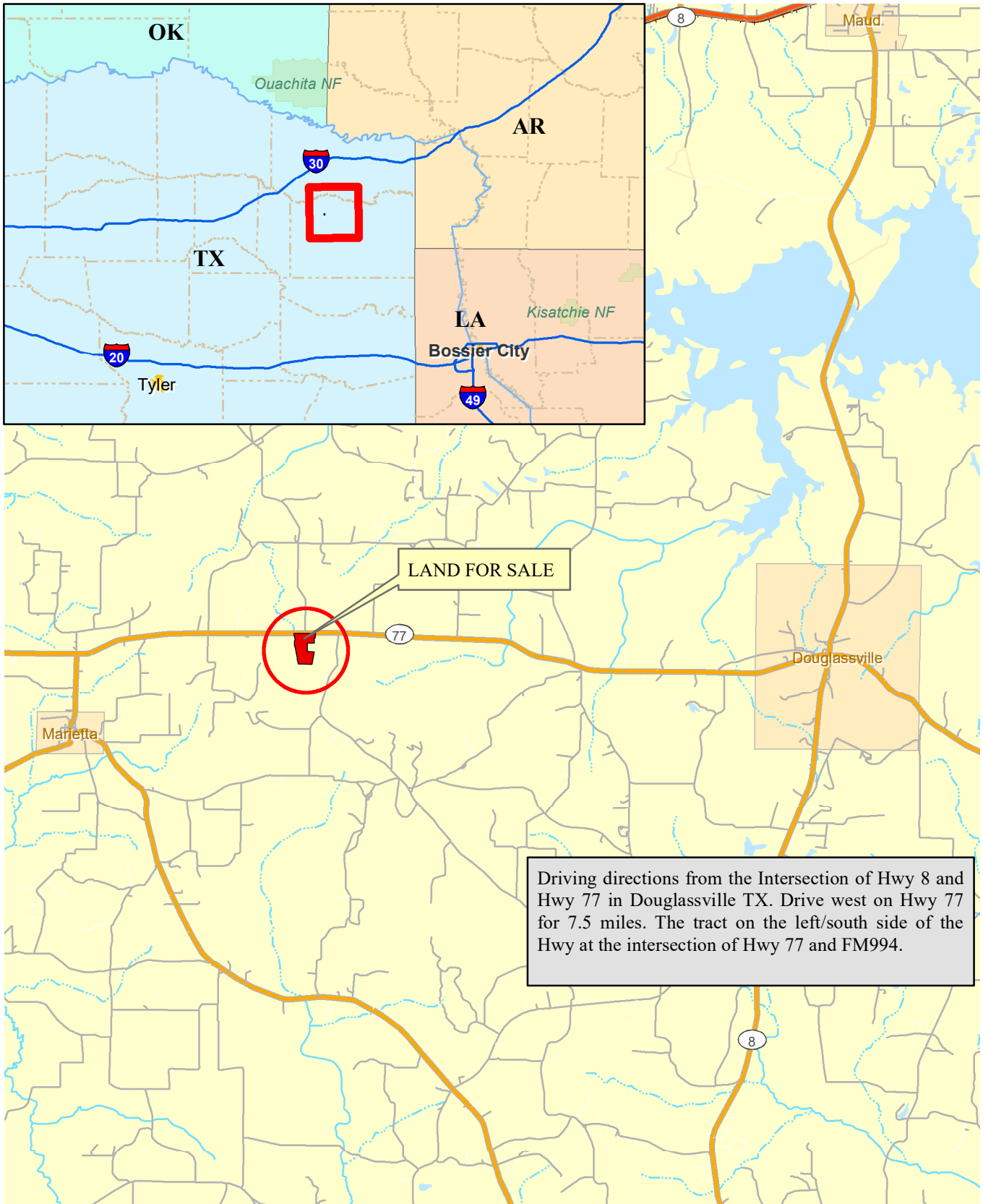
LAND FOR SALE

Listing # 7257

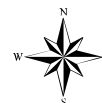
Hwy 77 Tract

+/- 61.9603 Acres

Cass County, Texas



0 1 2
Miles



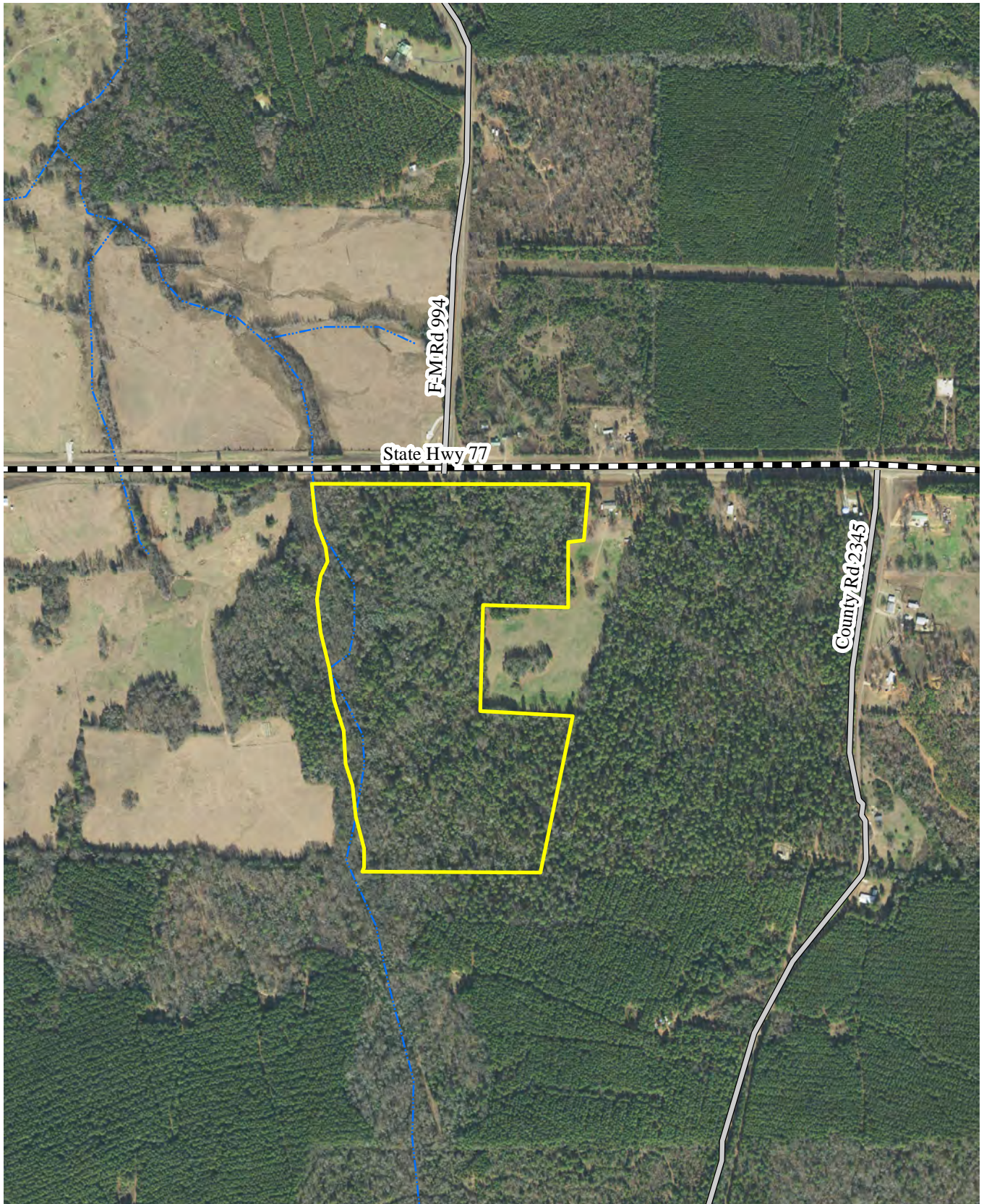
LAND FOR SALE

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Hwy 77 Tract

+/- 61.9603 Acres

Cass County, Texas



0 0.25

Miles



Printed: March, 2022

Printed By: RJH

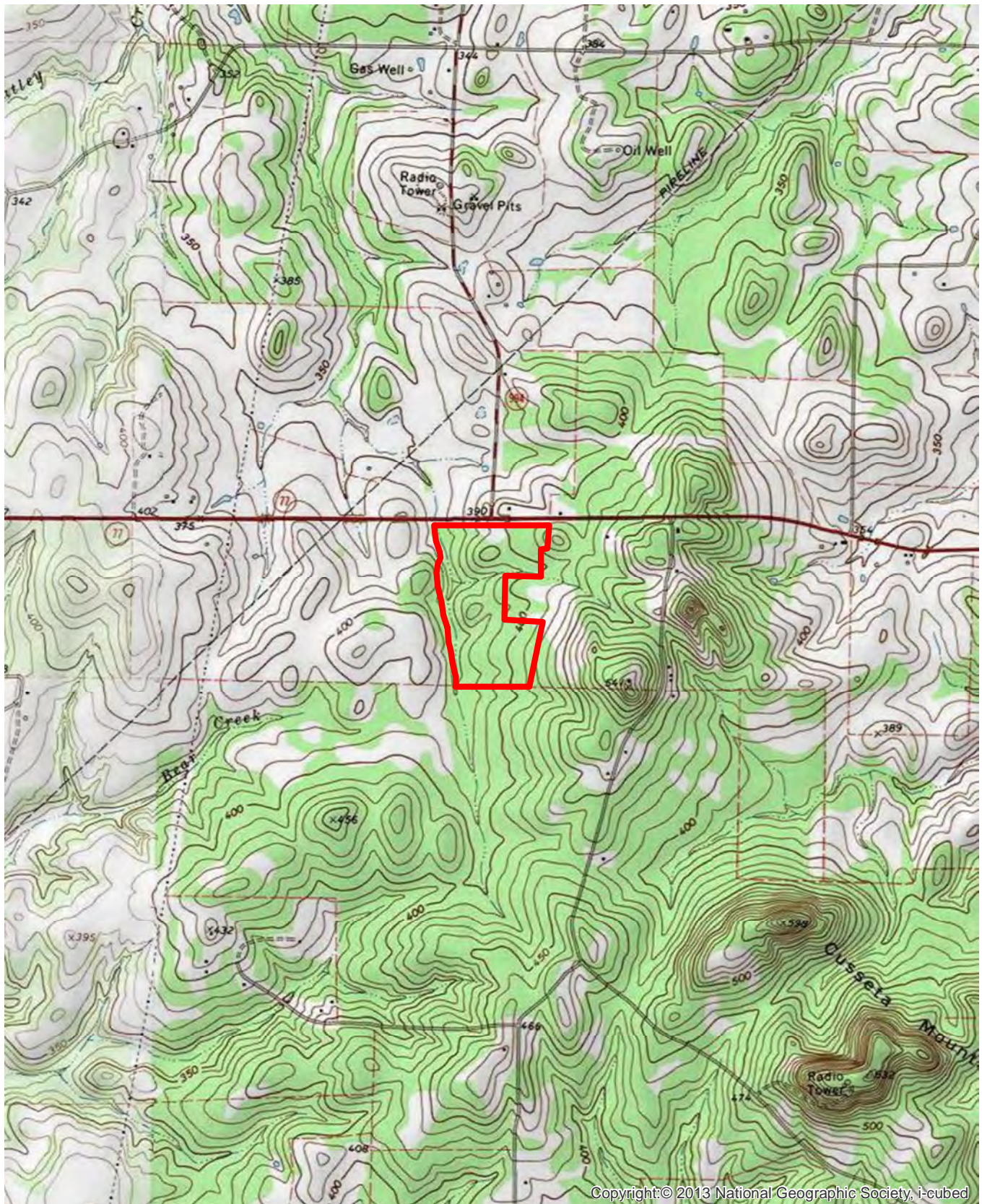
LAND FOR SALE

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Hwy 77 Tract

+/- 61.9603 Acres

Cass County, Texas



0 0.25
Miles



Printed: March, 2022
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PROPERTY DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE SAMUEL F. MOORE HEADRIGHT SURVEY, A--690, CASS COUNTY, TEXAS AND BEING ALL OF A 66.51 ACRE TRACT AS DESCRIBED IN CONTRACT OF SALE AND PURCHASE FROM THE VETERANS LAND BOARD OF TEXAS TO JAMES DANIEL THOMPSON DATED APRIL 1, 1970, RECORDED IN VOLUME 520, PAGE 517 OF THE DEED RECORDS OF CASS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A FOUND 2" METAL PIPE FOR CORNER AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED 66.51 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN THE SOUTHWEST CORNER OF A 49.75 ACRE TRACT (TRACT NO. 2) AS DESCRIBED IN WARRANTY DEED TO VIRGINIA GAIL SPURGER, ET AL RECORDED IN DOCUMENT NO. 20170022703 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, SAME BEING ON THE NORTH BOUNDARY LINE OF A 10.1 ACRE TRACT (TRACT NO. 3) AS DESCRIBED IN WARRANTY DEED TO VIRGINIA GAIL SPURGER, ET AL RECORDED IN DOCUMENT NO. 20170022703 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS;

THENCE: N 0824'00" E, WITH THE EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING THE WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 49.75 ACRE TRACT, 128.41 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 88°55'37" W, ALONG AN EXISTING FENCE LINE, SAME BEING A NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF A 16.49 ACRE TRACT AS DESCRIBED IN WARRANTY DEED TO TONY D. WHEELINGTON, ET UX RECORDED IN DOCUMENT NO. 2008002667 OF THE OFFICIAL PUBLIC RECORDS OF CASS COUNTY, TEXAS, 609.64 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°44'19" E, ALONG AN EXISTING FENCE LINE, SAME BEING AN EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 16.49 ACRE TRACT, 403.40 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 89°56'30" E, ALONG AN EXISTING FENCE LINE, SAME BEING A SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING A NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 16.49 ACRE TRACT, 490.38 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 00°13'59" E, ALONG AN EXISTING FENCE LINE, SAME BEING AN EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING A WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 16.49 ACRE TRACT, 403.40 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 88°52'52" E, ALONG AN EXISTING FENCE LINE, 100.47 FEET TO A FOUND 2" METAL PIPE FOR CORNER AT AN EXISTING FENCE CORNER;

THENCE: N 01°56'06" E, ALONG AN EXISTING FENCE LINE, SAME BEING AN EAST BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, SAME BEING A WEST BOUNDARY LINE OF THE ABOVE DESCRIBED 16.49 ACRE TRACT, 321.70 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP (STAMPED R.P.L.S. 4874 TYPICAL) FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 77;

THENCE: N 87°53'22" W, WITH THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 77, 58.15 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 89°14'53" W, WITH THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 77, 1,300.00 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP FOR CORNER;

THENCE: S 84°57'32" W, WITH THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 77, PASSING AT 225.72 FEET A SET 5/8" REBAR WITH PLASTIC CAP AND CONTINUING A TOTAL DISTANCE OF 275.72 FEET TO A POINT FOR CORNER IN THE CENTERLINE OF CARLISLE CREEK;

THENCE: S 00°10'50" W, WITH THE CENTERLINE OF CARLISLE CREEK, 67.91 FEET TO A POINT FOR CORNER;

THENCE: S 75°07'57" E, WITH THE CENTERLINE OF CARLISLE CREEK, 41.29 FEET TO A POINT FOR CORNER;

THENCE: S 10°41'02" E, WITH THE CENTERLINE OF CARLISLE CREEK, 81.80 FEET TO A POINT FOR CORNER;

THENCE: S 55°25'02" E, WITH THE CENTERLINE OF CARLISLE CREEK, 47.53 FEET TO A POINT FOR CORNER;

THENCE: S 04°38'39" E, WITH THE CENTERLINE OF CARLISLE CREEK, 34.39 FEET TO A POINT FOR CORNER;

THENCE: S 49°05'48" E, WITH THE CENTERLINE OF CARLISLE CREEK, 105.61 FEET TO A POINT FOR CORNER;

THENCE: S 26°42'29" E, WITH THE CENTERLINE OF CARLISLE CREEK, 77.89 FEET TO A POINT FOR CORNER;

THENCE: S 44°42'30" W, WITH THE CENTERLINE OF CARLISLE CREEK, 79.56 FEET TO A POINT FOR CORNER;

THENCE: S 23°58'29" W, WITH THE CENTERLINE OF CARLISLE CREEK, 51.54 FEET TO A POINT FOR CORNER;

THENCE: S 26°55'18" E, WITH THE CENTERLINE OF CARLISLE CREEK, 108.05 FEET TO A POINT FOR CORNER;

THENCE: S 10°19'21" W, WITH THE CENTERLINE OF CARLISLE CREEK, 52.67 FEET TO A POINT FOR CORNER;

THENCE: S 33°52'28" E, WITH THE CENTERLINE OF CARLISLE CREEK, 80.26 FEET TO A POINT FOR CORNER;

THENCE: S 09°39'54" E, WITH THE CENTERLINE OF CARLISLE CREEK, 141.02 FEET TO A POINT FOR CORNER;

THENCE: S 34°09'55" W, WITH THE CENTERLINE OF CARLISLE CREEK, 50.61 FEET TO A POINT FOR CORNER;

THENCE: S 09°42'35" E, WITH THE CENTERLINE OF CARLISLE CREEK, 93.85 FEET TO A POINT FOR CORNER;

THENCE: S 06°53'12" W, WITH THE CENTERLINE OF CARLISLE CREEK, 156.70 FEET TO A POINT FOR CORNER;

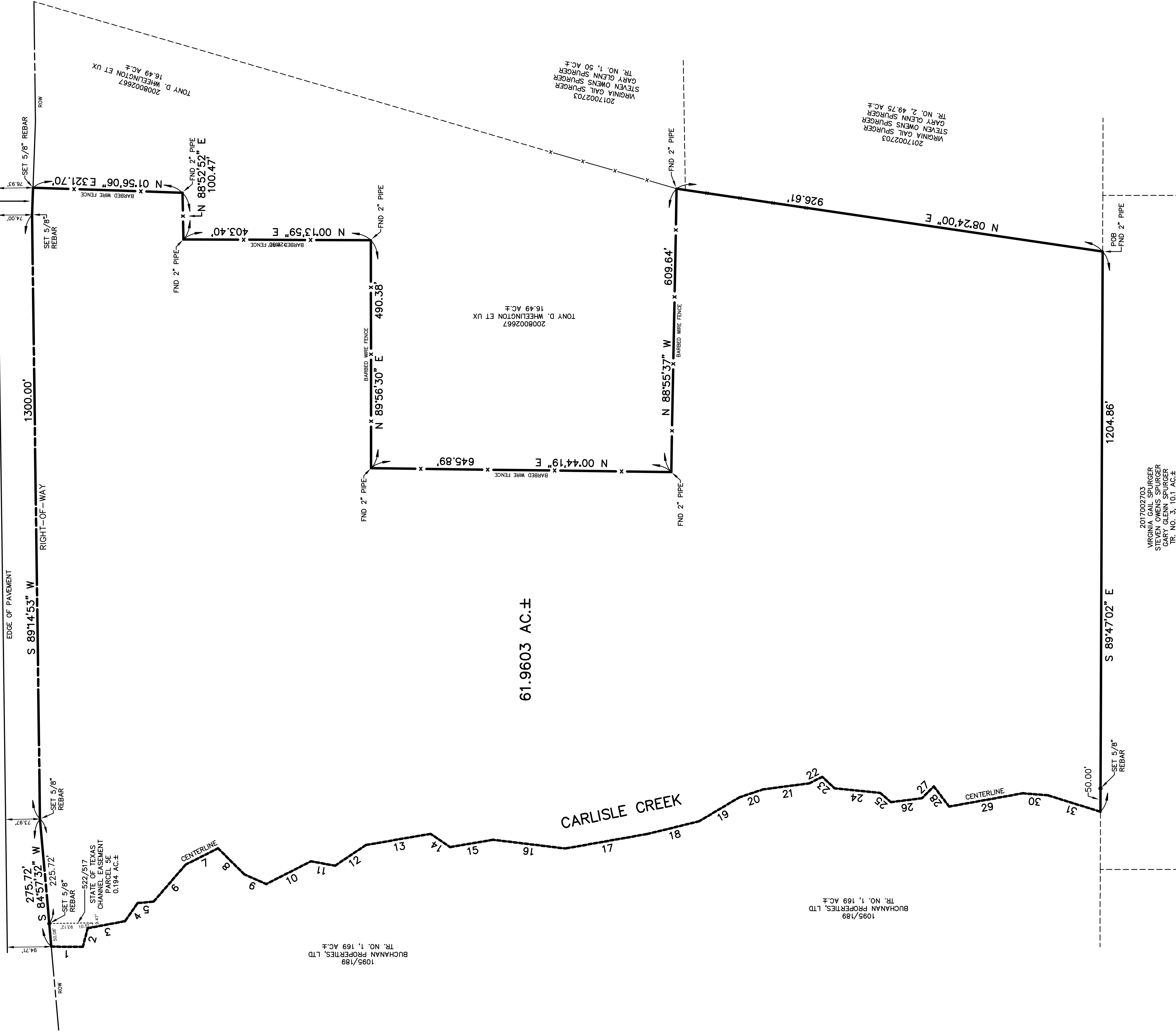
THENCE: S 10°03'37" E, WITH THE CENTERLINE OF CARLISLE CREEK, 179.43 FEET TO A POINT FOR CORNER;

THENCE: S 13°44'29" E, WITH THE CENTERLINE OF CARLISLE CREEK, 114.14 FEET TO A POINT FOR CORNER;

THENCE: S 30°45'26" E, WITH THE CENTERLINE OF CARLISLE CREEK, 101.26 FEET TO A POINT FOR CORNER;

THENCE: S 18°23'18" E, WITH THE CENTERLINE OF CARLISLE CREEK, 53.57 FEET TO A POINT FOR CORNER;

TEXAS STATE HIGHWAY NO. 77



PROPERTY DESCRIPTION CONTINUED

THENCE: S 07°27'26" E, WITH THE CENTERLINE OF CARLISLE CREEK, 100.19 FEET TO A POINT FOR CORNER;

THENCE: S 26°51'08" E, WITH THE CENTERLINE OF CARLISLE CREEK, 31.19 FEET TO A POINT FOR CORNER;

THENCE: S 42°56'56" W, WITH THE CENTERLINE OF CARLISLE CREEK, 36.44 FEET TO A POINT FOR CORNER;

THENCE: S 05°46'56" W, WITH THE CENTERLINE OF CARLISLE CREEK, 98.88 FEET TO A POINT FOR CORNER;

THENCE: S 40°56'07" W, WITH THE CENTERLINE OF CARLISLE CREEK, 30.12 FEET TO A POINT FOR CORNER;

THENCE: S 07°09'34" E, WITH THE CENTERLINE OF CARLISLE CREEK, 67.42 FEET TO A POINT FOR CORNER;

THENCE: S 45°00'00" E, WITH THE CENTERLINE OF CARLISLE CREEK, 36.18 FEET TO A POINT FOR CORNER;

THENCE: S 53°04'26" W, WITH THE CENTERLINE OF CARLISLE CREEK, 54.38 FEET TO A POINT FOR CORNER;

THENCE: S 10°11'37" E, WITH THE CENTERLINE OF CARLISLE CREEK, 161.23 FEET TO A POINT FOR CORNER;

THENCE: S 04°34'26" W, WITH THE CENTERLINE OF CARLISLE CREEK, 53.78 FEET TO A POINT FOR CORNER;

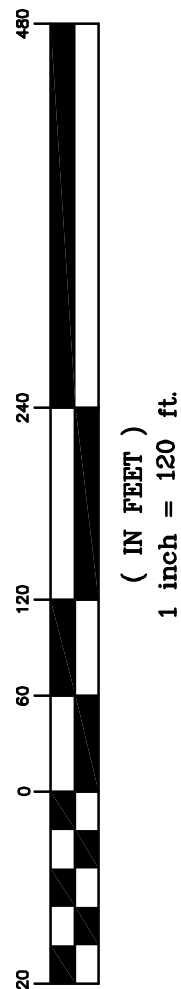
THENCE: S 17°18'50" W, WITH THE CENTERLINE OF CARLISLE CREEK, 118.90 FEET TO A POINT FOR CORNER;

THENCE: S 89°47'02" E, WITH THE SOUTH BOUNDARY LINE OF THE ABOVE DESCRIBED 66.51 ACRE TRACT, PASSING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED 16.49 ACRE TRACT, 403.40 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP AND CONTINUING A TOTAL DISTANCE OF 1204.86 FEET TO THE POINT OF BEGINNING, CONTAINING 61.9603 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON GEODETIC NORTH AS MEASURED USING GPS (GLOBAL POSITIONING SYSTEM) ON OCTOBER 22, 2020, OPERATING WITHIN THE PARAMETERS OF WGS--84.

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GRAPHIC SCALE



THIS TRACT IS NOT WITHIN A DESIGNATED FLOOD PLAIN, ACCORDING TO FEDERAL INSURANCE ADMINISTRATION RATE MAP, MAP NUMBER 48067C0225C, EFFECTIVE DATE APRIL 3, 2012.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND IS CORRECT; AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS OF IMPROVEMENTS, VISIBLE EASEMENTS OR RIGHTS-OF-WAY (ALL EASEMENTS AND RIGHTS-OF-WAY ARE SHOWN IF TITLE COMMITMENT WAS PROVIDED PRIOR TO FIELD WORK), EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.

REVISION	DATE	DESCRIPTION	BY
SHEET NO. 1			
LYNCH SURVEYING			
CASS COUNTY, TEXAS			
SAMUEL F. MOORE SURVEY, A-690			
SURVEY FOR THOMPSON			
TEXAS FIRM NO. 0803390487			
3606 MAGNOLIA STREET			
TEXARKANA, TEXAS 75503			
BUSINESS (903) 791-1392 FAX (903) 791-1395			
Date: NOV. 2020 Job No. 14005			
Dwn. By: KDL Ckd. By: KDL			

Land Sale — Offer For
Hwy 77 Tract
Listing # 7257 — Cass County, Texas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

Fax: 903-831-9988

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

I submit the following as an offer for the purchase of the property described as the Hwy 77 Tract. The tract is offered for sale at **\$186,000.00.**

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 Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Hwy 77 Tract**

Advertised Acreage: **61.9603 Surveyed Acres**

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: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

