

Kingwood Forestry Services, Inc.

Rural Ranch Homesites

LAND FOR SALE

**BABY BAPTIST
TRACTS 1-3**

- THREE TRACTS FROM 20 TO 35 ACRES
- RURAL RESIDENTIAL TRACTS
- GRAVEL COUNTY ROAD FRONTAGE
- ELECTRICITY
- GENTLY SLOPING TERRAIN
- JUST SOUTH OF DeKALB
- BOWIE COUNTY, TEXAS



**Electricity
Close to DeKalb**

Quiet rural country living!

Build your quiet country home on any of these three tracts. All tracts have county road frontage and gently rolling terrain. Choose from 3 tracts that are 20 to 35 acres. These tracts are located about 5 miles south of DeKalb, in northeast Texas. Seller will pay for a survey. Electricity is available at the county road. There are no zoning restrictions. Come explore and see the possibilities for your future country homesite!

You are welcome to view the property on your own, or you can contact listing broker Carl Herberg for a showing!

Phone: (903) 831-5200

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.

-3 Tracts For Sale-

See more pictures of each tract at
www.kingwoodforestry.com/real-estate.html



Baby Baptist - Tract 1

Listing # 7315	\$179,018.00
35 Acres	\$5,000/Acre



Baby Baptist - Tract 2

Listing # 7317	\$122,638.00
24 Acres	\$5,000/Acre



Baby Baptist - Tract 3

Listing # 7316	\$108,245.00
20 Acres	\$5,300/Acre

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
3 TRACTS
20-35 ACRES
BOWIE COUNTY, TEXAS

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. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Please call our office to confirm receipt of an offer at (903) 831-5200. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

Conditions of Sale:

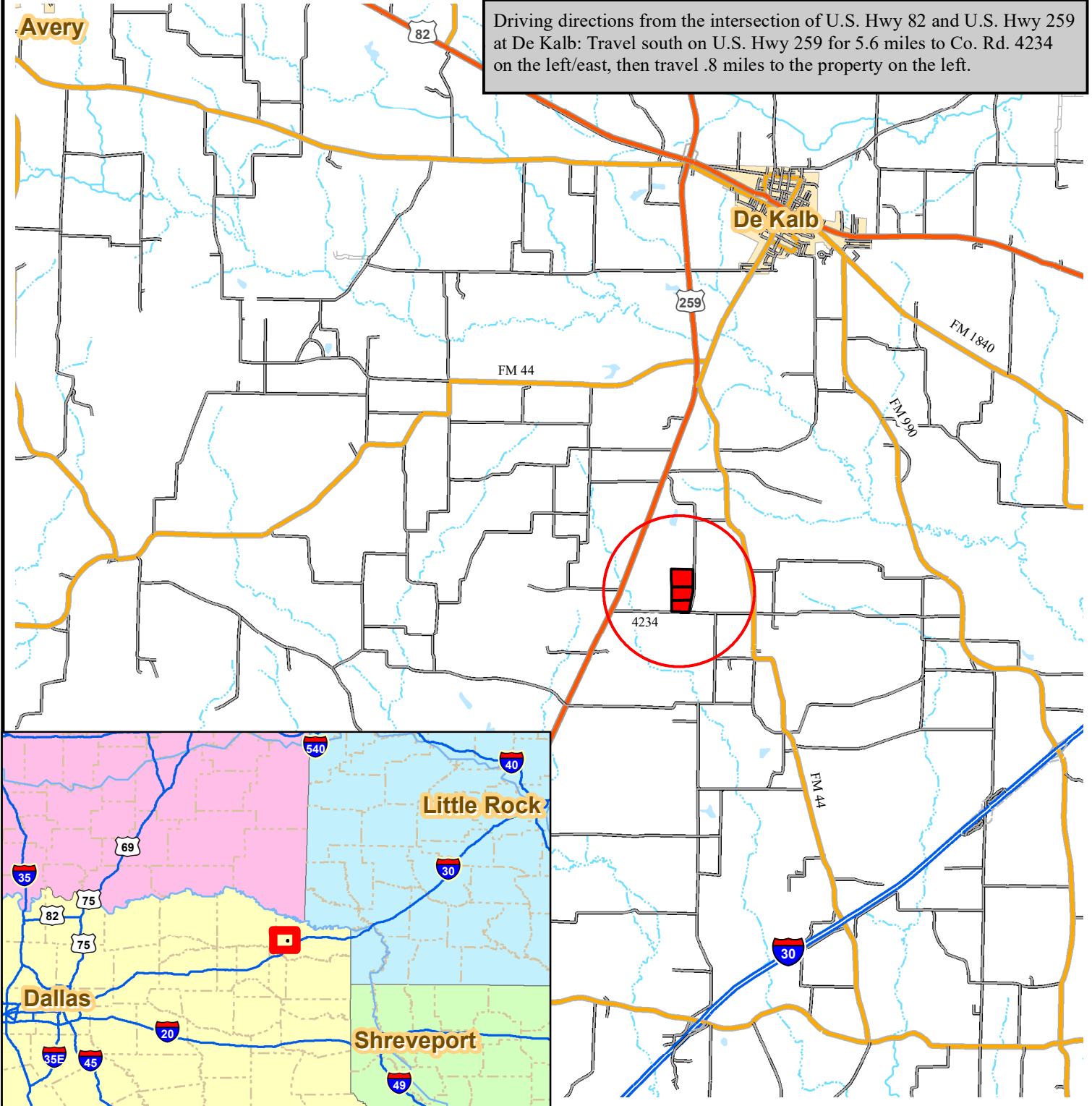
1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five thousand dollars (\$5,000.00), 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.
3. Buyer will have 45 days due diligence for marketable and insurable title. Closing to occur within 15 days after expiration of due diligence period.
4. Only offers for a specific dollar amount will be accepted. The Seller will pay for a survey and total purchase price will be adjusted based on surveyed acreage. The attached maps is thought to be accurate but should not be considered a survey.
5. 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 through 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.
6. Seller will pay for the survey, prorated property taxes to date of closing, fees and expenses of its own attorney, the costs of curing any title objections that Seller elects to cure, and the brokerage commission.
7. Buyer will pay for title insurance, deed preparation, and closing and recording fees.
8. 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.
9. 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.
10. 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.
11. 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.
12. Information About Brokerage Services and Consumer Protection Notice are provided at www.kingwoodforestry.com.
13. 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

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Kingwood makes no representation for the Buyer.

LAND FOR SALE
Baby Baptist Tracts
20-35 Acres
Bowie County, Texas

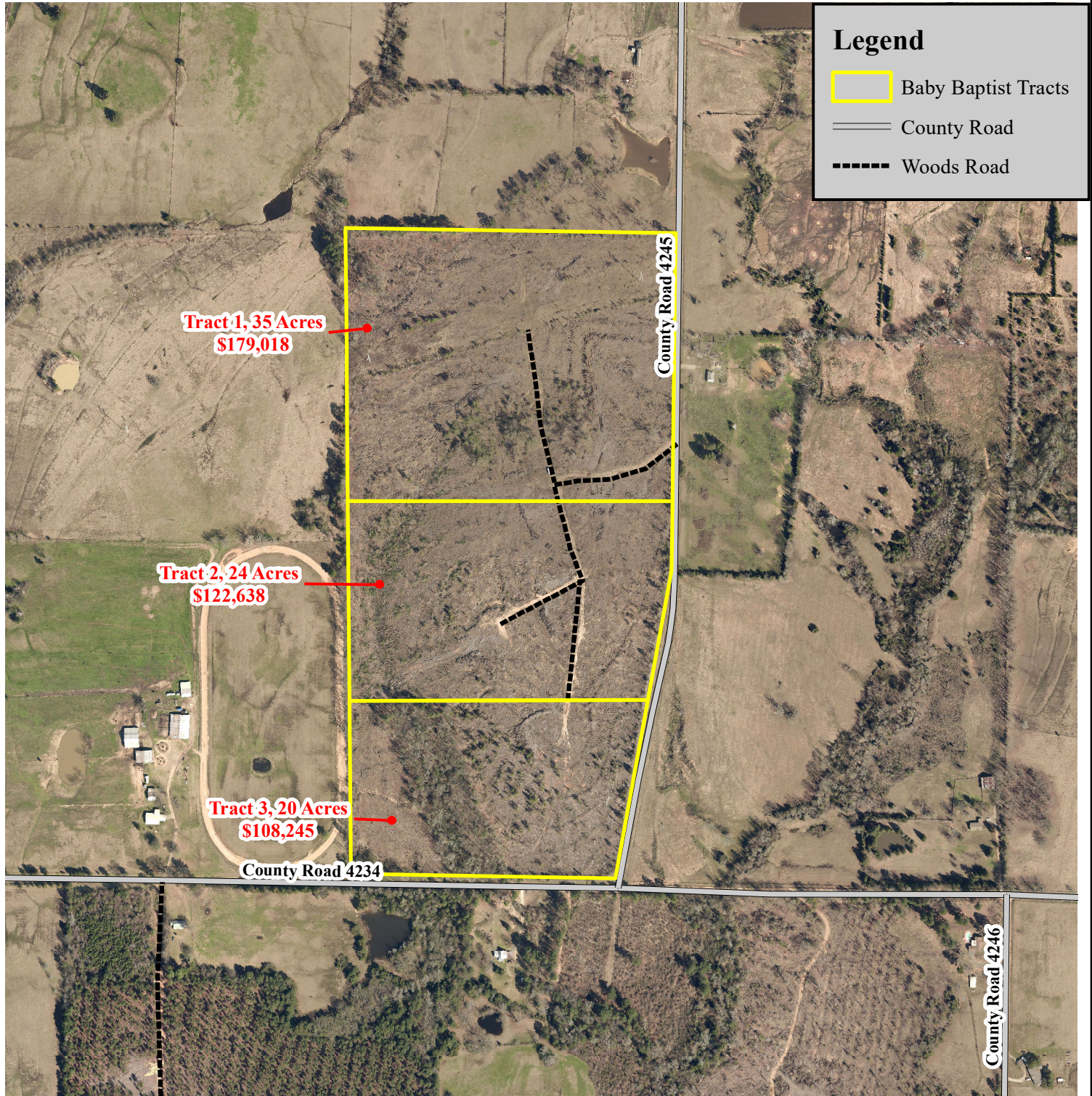
Driving directions from the intersection of U.S. Hwy 82 and U.S. Hwy 259 at De Kalb: Travel south on U.S. Hwy 259 for 5.6 miles to Co. Rd. 4234 on the left/east, then travel .8 miles to the property on the left.



0 2.5
Miles



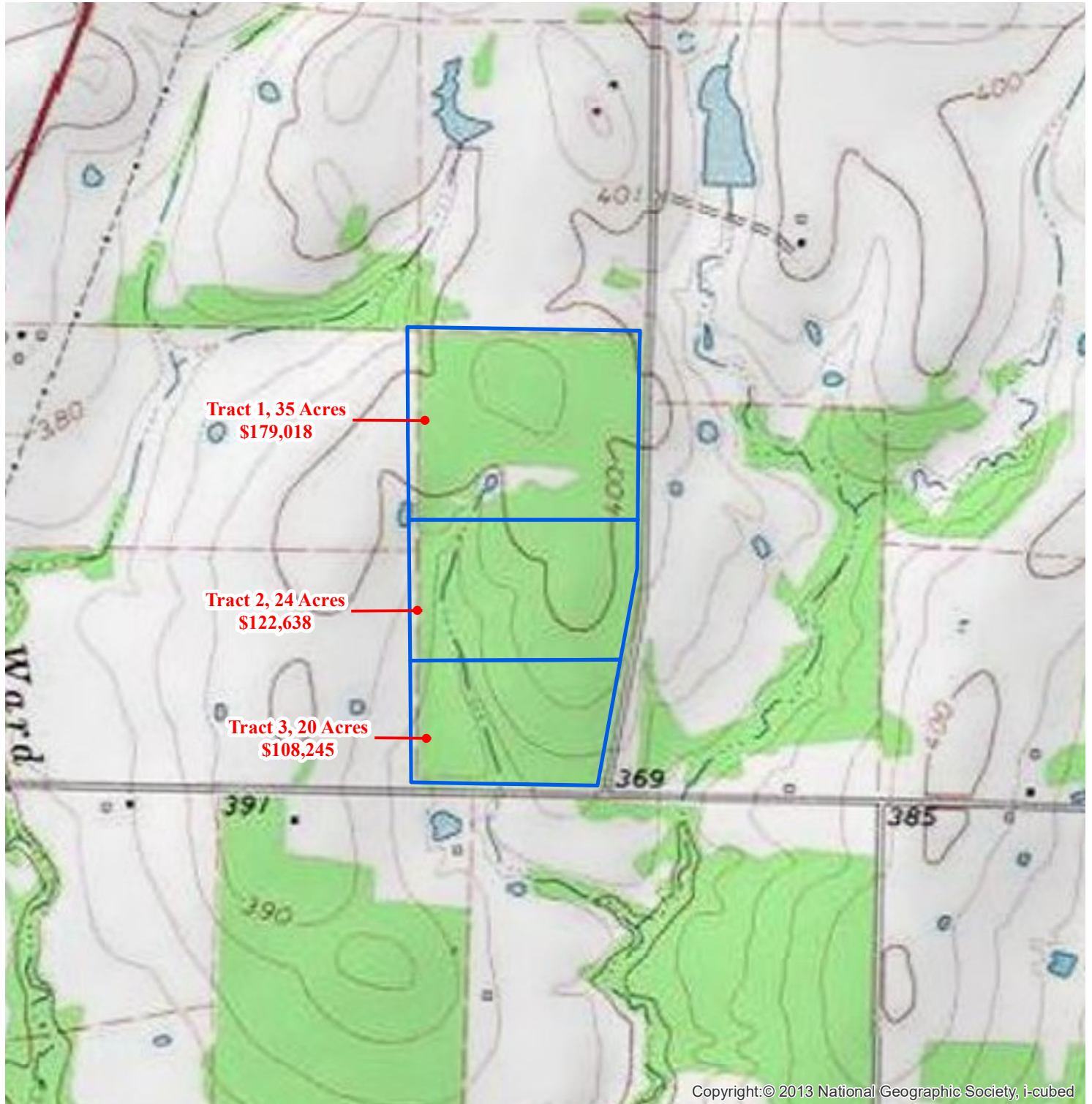
LAND FOR SALE
Baby Baptist Tracts
20-35 Acres
Bowie County, Texas



0 0.25
Miles



LAND FOR SALE
Baby Baptist Tracts
20-35 Acres
Bowie County, Texas



0 0.25
Miles



Printed By: DJS

Land Sale Offer Form

Baby Baptist Tracts

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

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

Fax: 903-831-9988

Call our office to confirm receipt of an offer at (903) 831-5200.

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.

Listing #	Tract-Parcel	Acres	List Price	Offer Amount
7315	Baby Baptist Tract 1	35	\$179,018	_____
7317	Baby Baptist Tract 2	24	\$122,638	_____
7316	Baby Baptist Tract 3	20	\$108,245	_____

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

Name: _____
Printed

Signed

Address: _____

Company: _____

Phone Number: _____

E-Mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

