

Kingwood Forestry Services, Inc.

Listing # 7301

LAND FOR SALE

Hwy 125 Tract 9

- RECREATIONAL TIMBERLAND
- CASS COUNTY, TEXAS
- NEW SURVEY (98.36 ACRES)
- PAVED ROAD FRONTAGE
- ELECTRICITY
- GENTLY ROLLING TERRAIN
- PLANTATION INVESTMENT
- LOCATED SOUTHEAST OF LINDEN
- VARIETY OF WILDLIFE HABITAT
- 70 FEET OF ELEVATION CHANGE

List Price:
\$275,408.00
(\$2,800/Acre)



Recreational Timberland

This tract has a variety of wildlife habitat that hunters will find appealing. There are several good locations to easily place a deer stand. It has three ages of pine plantations to generate revenue for the timberland investor. The 2002 plantation can be harvested in the next few years. It offers easy access right off FM 125 and is less than 5 minutes from Linden. Terrain is rolling hills with 70 feet of elevation change across the property. The internal gravel road is iron ore gravel and provides year-round hunting and harvesting access.

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.

Hwy 125 Tract 9
Cass County, Texas

KFS Listing #: 7301

\$275,408.00

The Hwy 125 Tract 9 is offered for sale for \$275,408.00. 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 125 Tract 9**" 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 through 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**

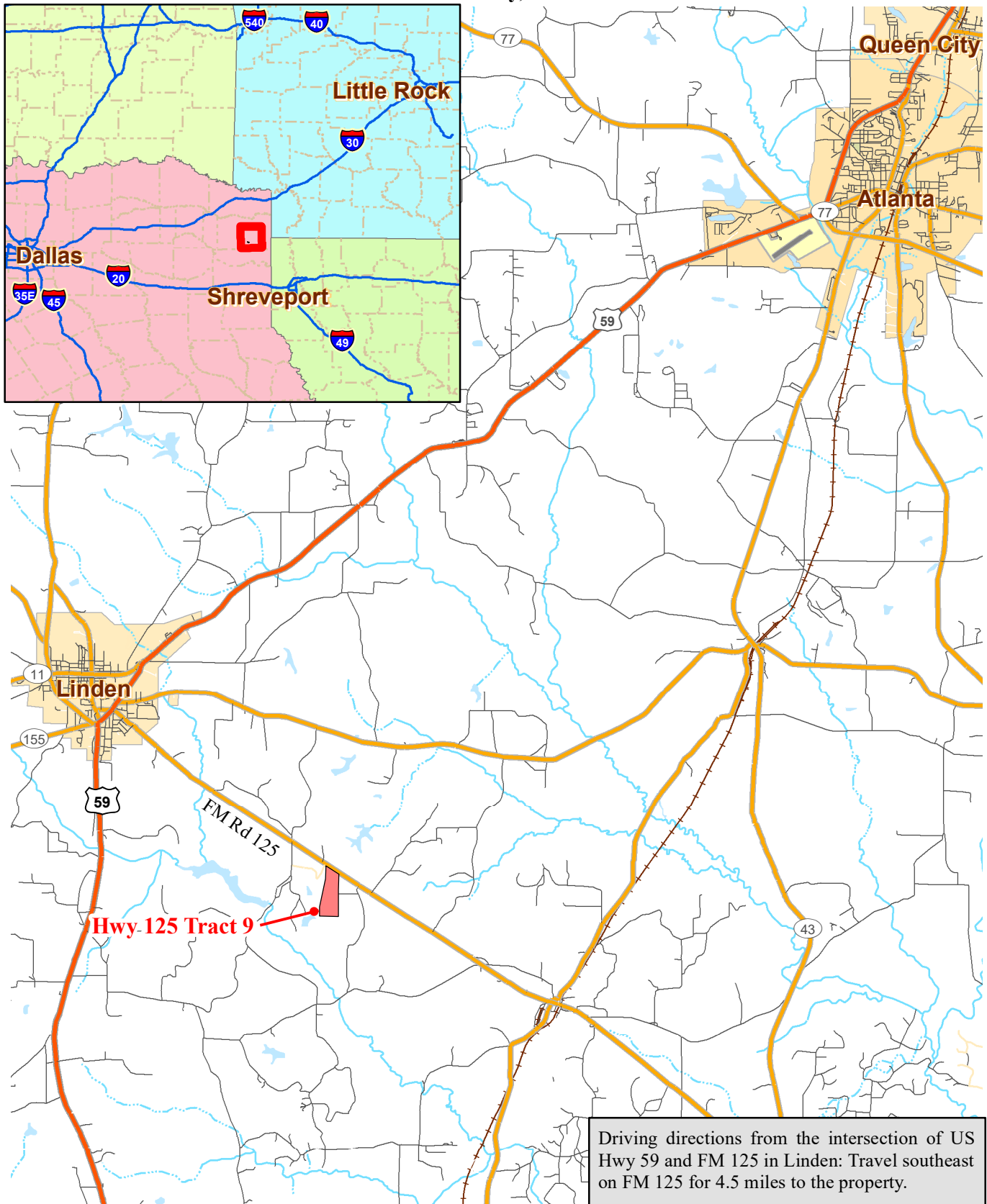
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.
Kingwood makes no representation for the Buyer.

LAND FOR SALE

Hwy 125 Tract 9

98.36 Acres

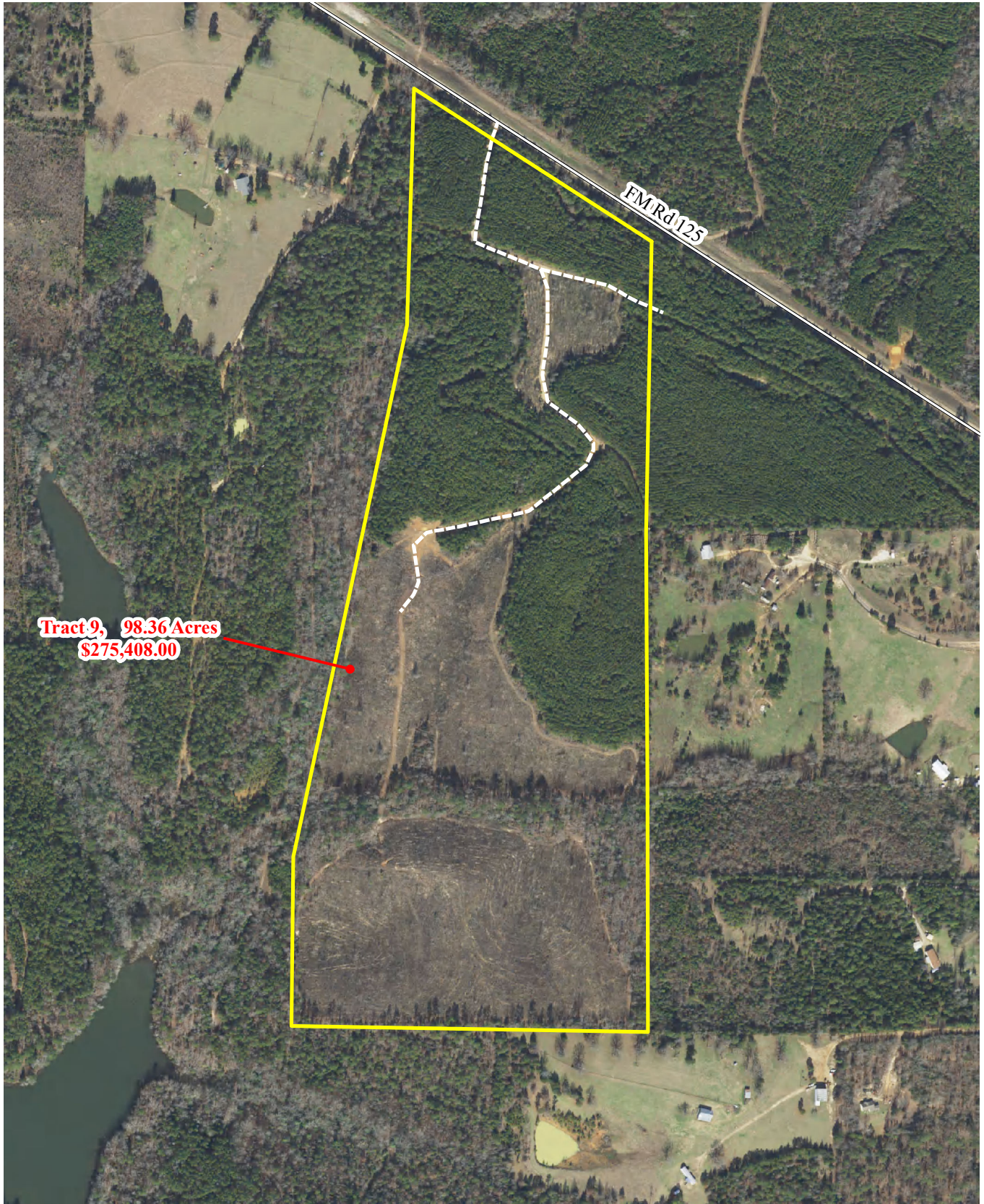
Cass County, Texas



0 2
Miles



LAND FOR SALE
Hwy 125 Tract 9
98.36 Acres
Cass County, Texas



Tract 9, 98.36 Acres
\$275,408.00

0 0.25
Miles



Printed: February, 2022
Printed By: CBH

LAND FOR SALE
Hwy 125 Tract 9
98.36 Acres
Cass County, Texas

Legend

- ==== Paved Road
- Woods Road

Legend

- Planted 2001 +/- 42 Acres
- Planted 2018 +/- 43 Acres
- Hardwood +/- 9 Acres
- Planted 2014 +/- 4 Acres



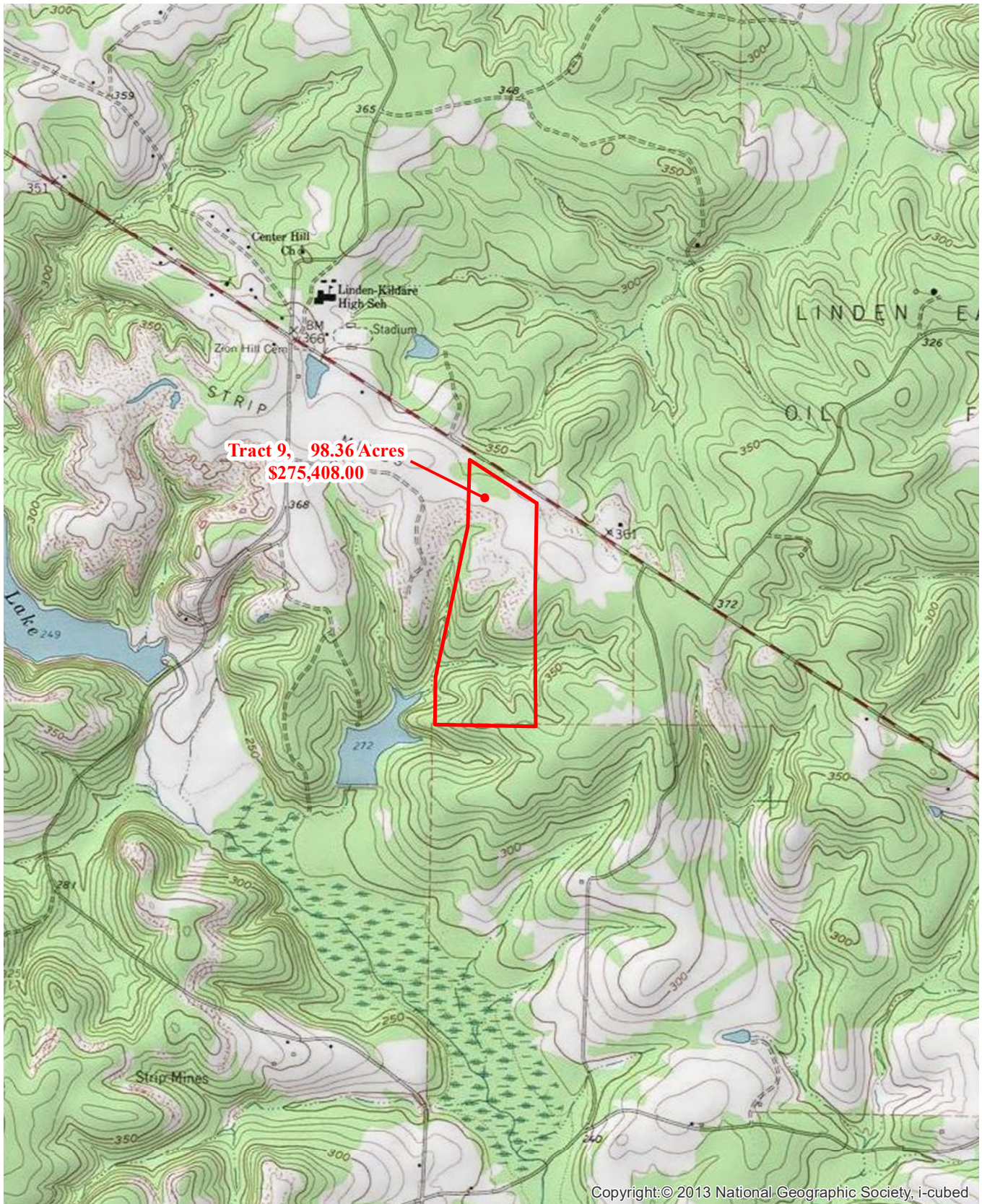
Printed: February, 2022
Printed By: CBH

LAND FOR SALE

Hwy 125 Tract 9

98.36 Acres

Cass County, Texas



0 0.25
Miles



Printed: February, 2022
Printed By: CBH

Land Sale — Offer Form
Hwy 125 Tract 9
Listing # 7243 — 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: **Hwy 125 Tract 9**

Listed Price: **\$275,408.00**

Advertised Acreage: **98.36 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: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

