

Kingwood Forestry Services, Inc.

LISTING # 7330

LAND FOR SALE

Bowie Hill West Tract 1

- 44 ACRES OF PROPERTY
- RURAL RESIDENTIAL POTENTIAL
- CASS COUNTY, TEXAS
- PAVED COUNTY ROAD FRONTAGE
- ROLLING TERRAIN
- POTENTIAL POND LOCATIONS
- BETWEEN TEXARKANA & ATLANTA
- QUEEN CITY SCHOOL DISTRICT
- SECLUDED WITH EASY ACCESS
- ELECTRICITY NEARBY



List Price:
\$177,750.00
(\$4,000/Acre)

Seclusion close to town!

This tract is what you've been looking for; a secluded tract to build a home, be away from neighbors, watch your trees grow, and enjoy the outdoors. It has rolling terrain with 50 feet of elevation, young pine, and is 10 miles from Texarkana and 8 Miles from Atlanta & Queen City. Electricity can be found at the county road. There are no zoning restrictions. Come explore and see the possibilities for your future country home!

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.

Bowie Hill West Tract 1
Cass County, Texas

KFS Listing #: 7330
\$177,750.00

All offers must be submitted on the attached offer form. No phone/verbal offers 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. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed, mailed, or faxed offers at (903) 831-5200.

Conditions of Sale:

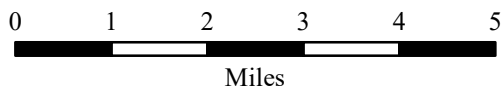
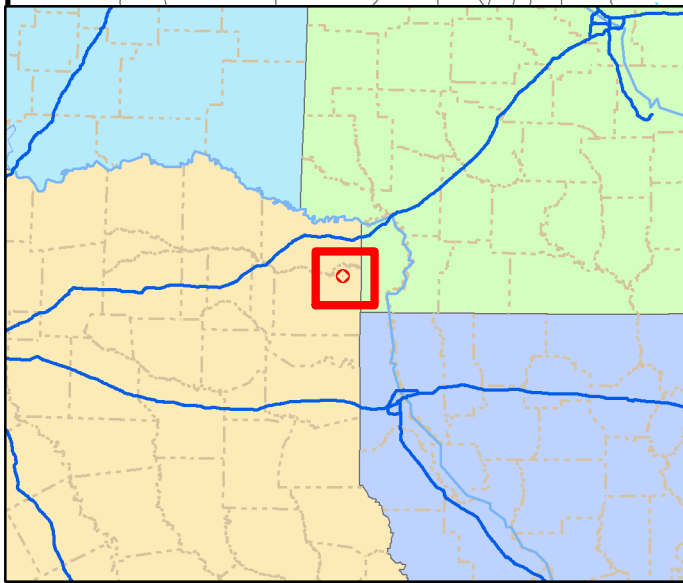
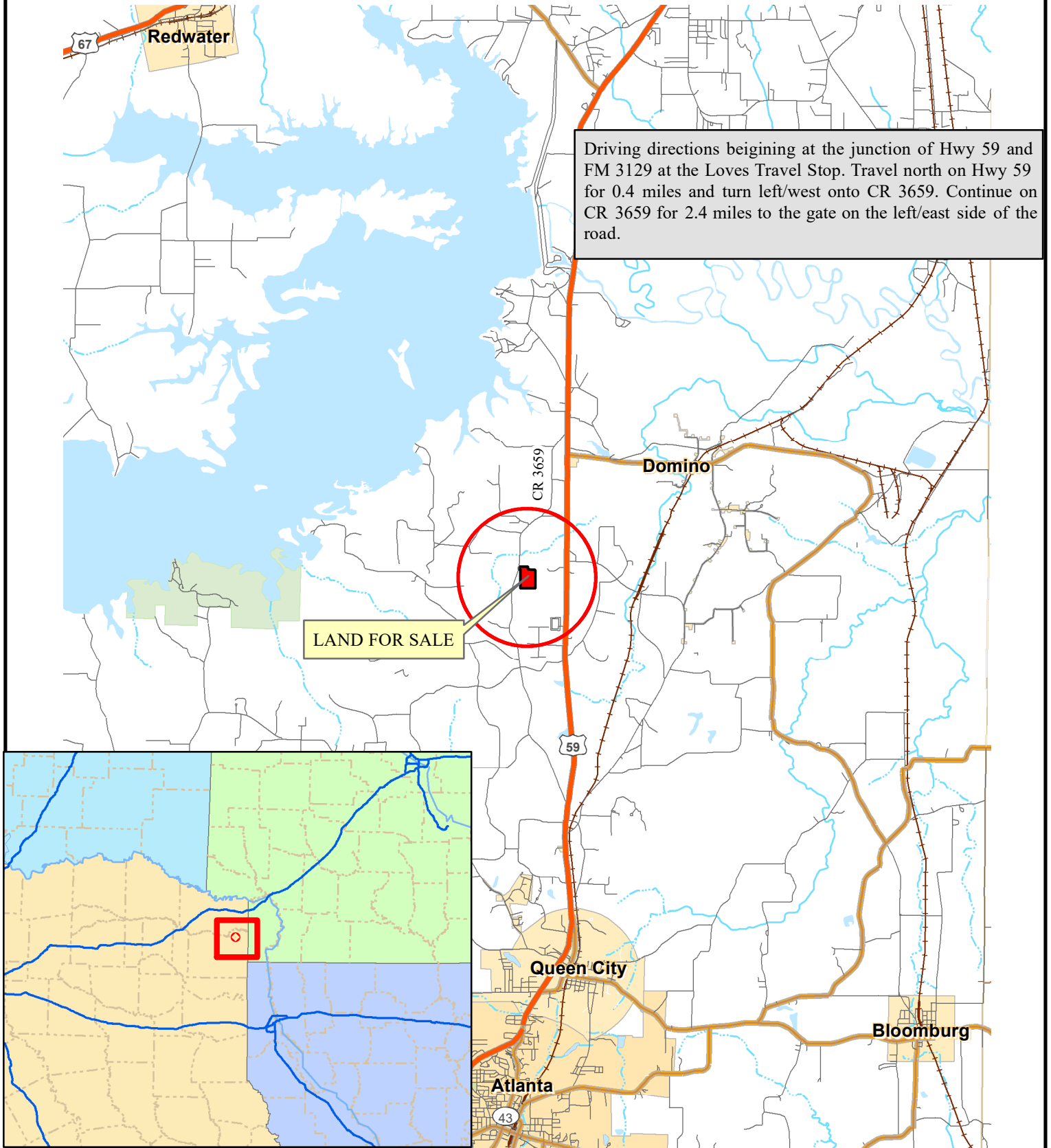
1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. 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 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 tract map is 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, 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. Seller makes no representation regarding mineral rights, but will quit claim mineral rights if any owned.
5. Seller is responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood.
6. A local title company, selected by Buyer, will conduct the closing. Buyer is responsible for title insurance premiums, deed preparation, closing costs, and a survey if needed. 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. 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 make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" 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 affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) 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**

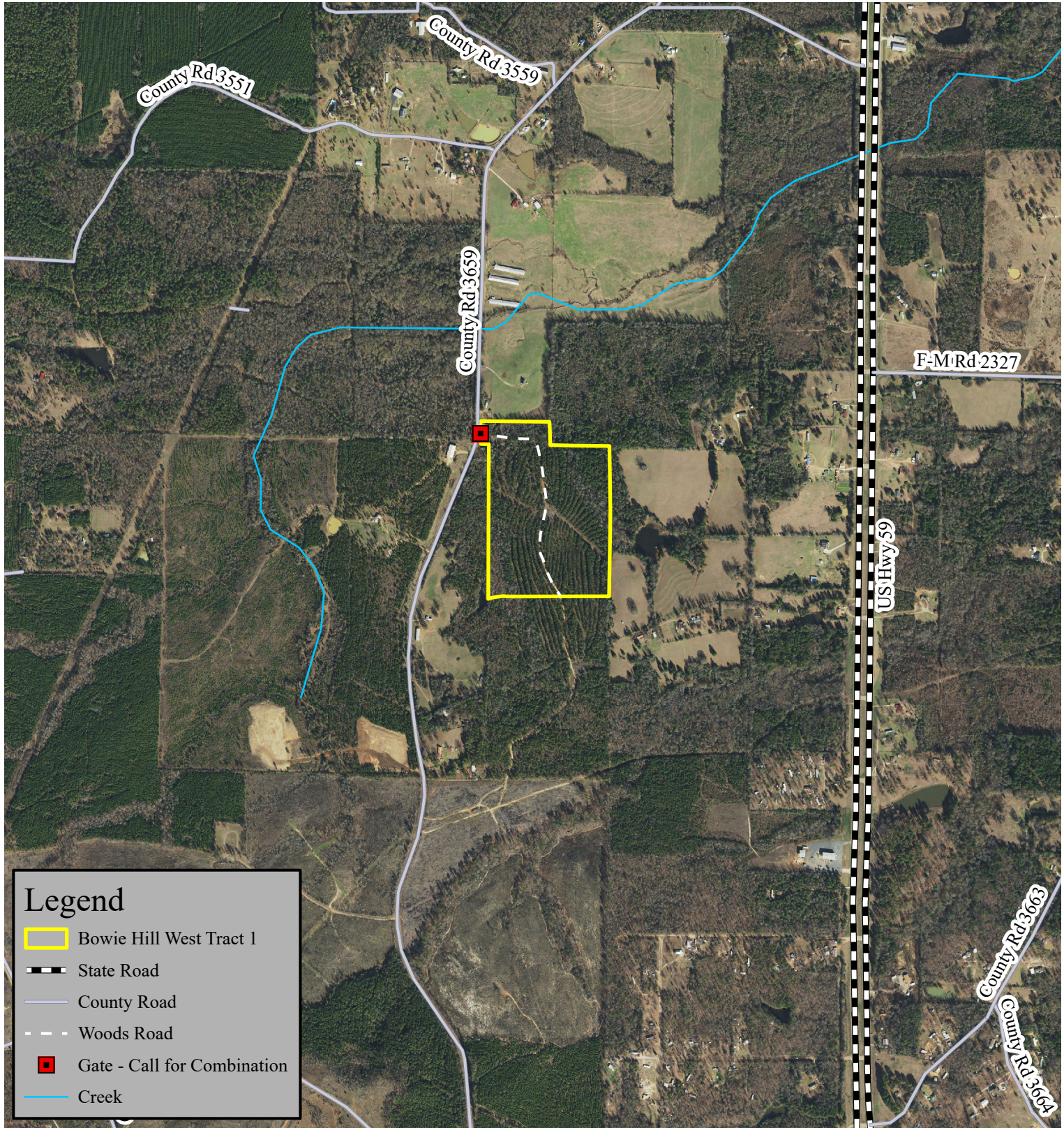
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

LAND FOR SALE
Bowie Hill West Tract 1
Listing # 7330
+/- 44 Acres
Cass County, Texas



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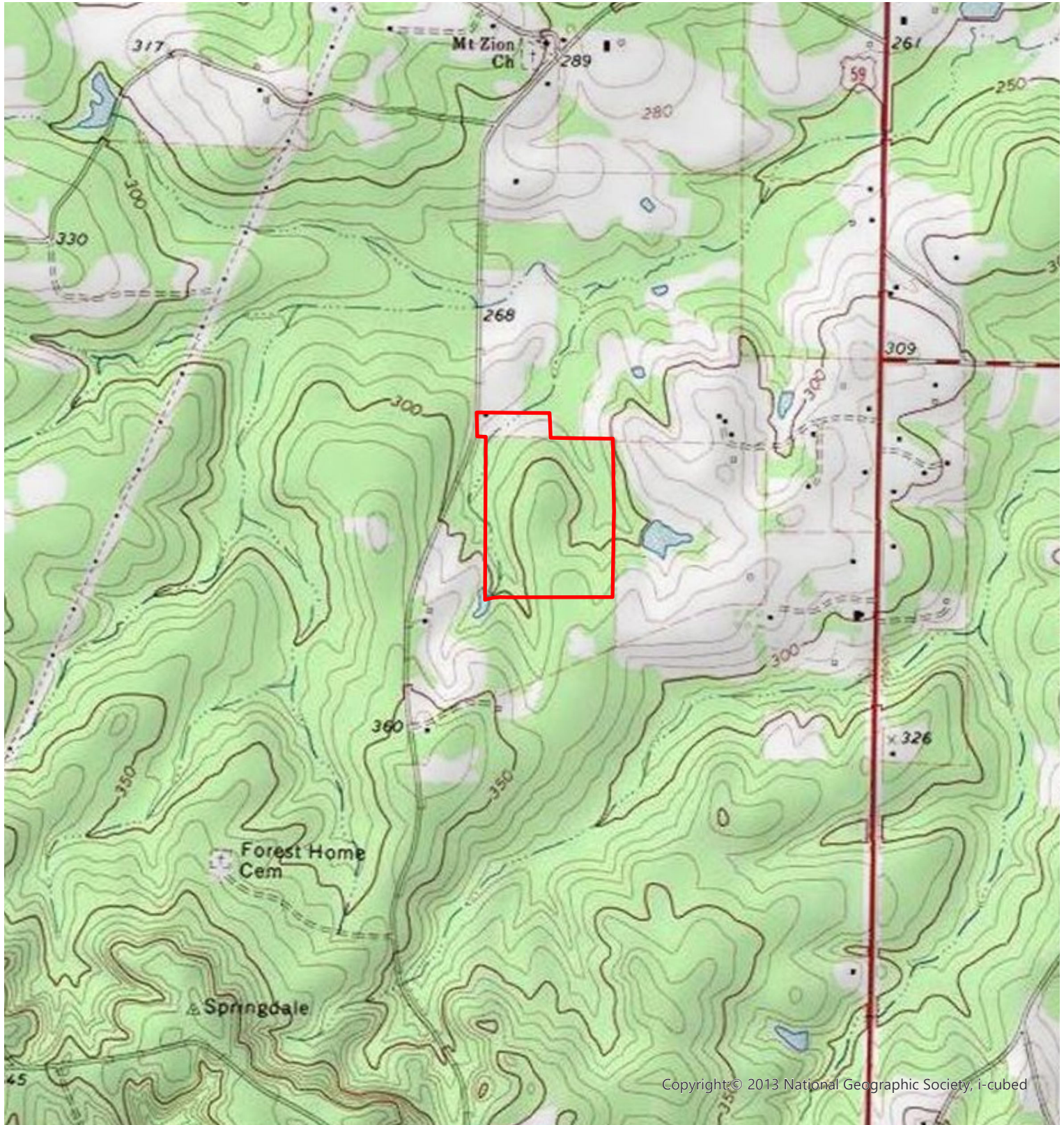
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Miles



Printed By: DJS

LAND FOR SALE
Bowie Hill West Tract 1
Listing #7330
+/- 44 Acres
Cass County, Texas



0.25
Miles



Printed By: DJS

Land Sale Offer Form
Bowie Hill West Tract 1
Listing # 7330 Cass County, Texas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

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

Fax: 903-831-9988

(Call to confirm receipt after submitting offer (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 percent (5%) of the purchase price. Closing date is to occur within sixty (60) days of contract execution.

Tract Name: **Bowie Hill West 1**

Listed Price: **\$177,750.00**

Advertised Acreage: **44.4 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

Company: _____

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

