

Kingwood Forestry Services, Inc.

Listing # 7322

LAND FOR SALE

BR SOUTH RANCH

- 32 ACRES IN BOWIE COUNTY
- PAVED ROAD FRONTAGE
- COUNTY WATER
- ELECTRICITY
- PASTURELAND & TREES
- 2 STOCK PONDS
- RURAL RESIDENTIAL POTENTIAL

List Price:
\$160,000.00

\$5,000/acre



Rural Residential Potential!

This small ranch has easy access to I-30 that is less than a mile away. It is about half pasture and half woods and is currently being used for pasture. It also has two small stock ponds. From the interstate, you are less than 30 minutes to Texarkana to the east and Mt. Pleasant to the west. Dallas is 2 hours away. It fronts on FM 990, a paved road, and has county water and electricity available. With the utilities, this could be a place to build a rural home.

Kingwood Forestry Services, Inc.

Broker Contact:

Carl Herberg

Phone: (903) 831-5200

texarkana@kingwoodforestry.com

www.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.

LAND FOR SALE
BR NORTH RANCH (LISTING # 7322)
+/-32 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. 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:

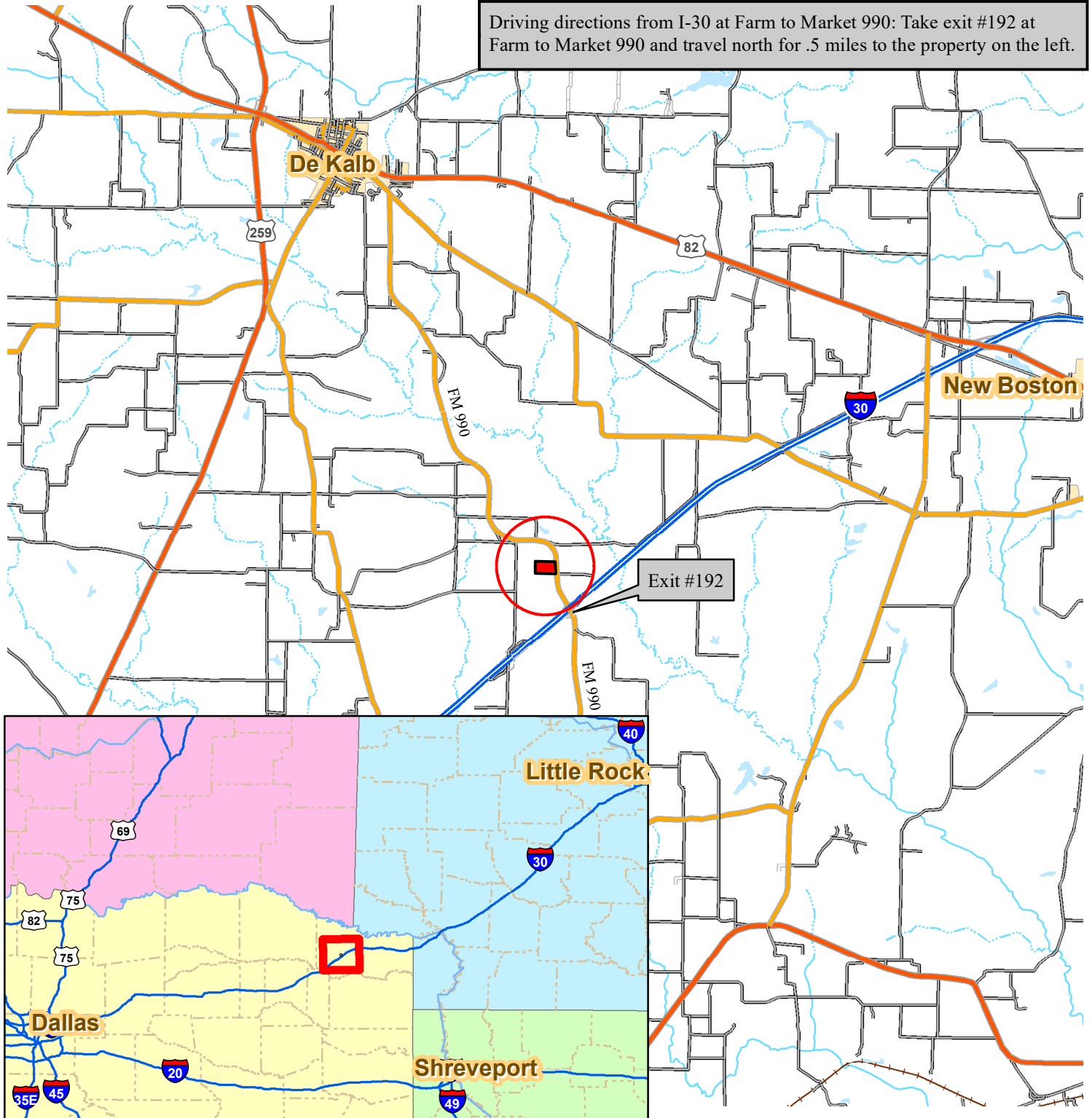
1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of \$10,000.00, will be executed 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. Closing is expected to occur within 45 days of signing a purchase contract.
4. 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. The attached maps are thought to be accurate but should not be considered a survey.
5. Conveyance will be by General 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.
6. Seller will pay for title insurance, half the cost of a survey, prorated property taxes to date of closing, and the costs of curing any title objections that Seller elects to cure, and the brokerage commission.
7. Buyer will pay for half the cost of a survey, deed preparation, and all 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. Any 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

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
BR South Ranch
Listing # 7322
+/- 32 Acres
Bowie County, Texas

Driving directions from I-30 at Farm to Market 990: Take exit #192 at Farm to Market 990 and travel north for .5 miles to the property on the left.



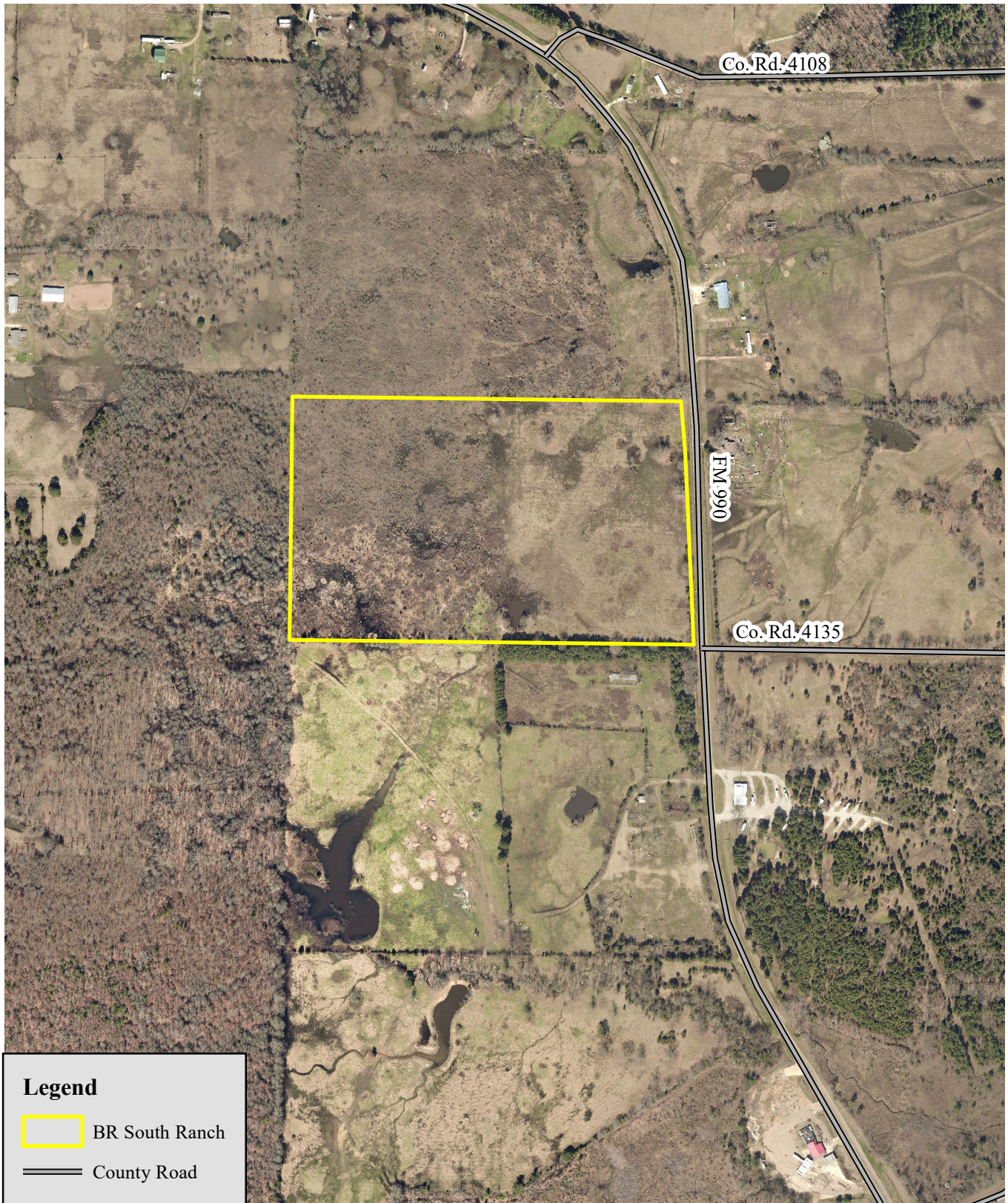
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5

Miles



LAND FOR SALE
BR South Ranch
Listing #7322
+/- 32 Acres
Bowie County, Texas



0 0.25
Miles



Land Sale Offer Form

BR South Ranch (Listing #7322)

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

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 ten thousand dollars (\$10,000.00) within ten (10) business days. Closing date is to occur within sixty (60) days of contract execution.

Ranch Name: BR South Ranch

List Price: \$160,000.00

Advertised Acreage: 32 acres, more or less

FULL PRICE OFFERS ONLY: _____

Date of Offer: _____

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

Name: _____

Printed

Company: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

