

Kingwood Forestry Services, Inc.

Listing # 7306

LAND FOR SALE

Sabine River Ranch
Gladewater, Texas

PEACEFUL HUNTING RANCH WITH LOTS OF WATER!

Located on the Sabine River in the Piney Woods of East Texas, this hunting ranch is just 1.5 hours east of Dallas on I-20. It's just south of the loop around Gladewater, so it is just 5 minutes from all the conveniences you need in town. Nestled in a bend on the Sabine River, this quiet ranch is a rare purchase opportunity due to the easy access, quiet location, and numerous recreational opportunities for both hunters and anglers. A 17 acre lake, a 13 acre oxbow lake, numerous other ponds, open-water, and flooded hardwood areas total over 83 acres. Bottomland hardwood and pine of various ages provide excellent wildlife habitat. This ranch has two camp areas with electricity, food plots, river frontage on two sides and a good internal well-road system. Mixed hardwood/pine and planted pine areas offer future timber sale income. Come explore this ranch today or call for a showing! Call for gate combination.



- +/- 996 ACRES IN GREGG COUNTY
- 1.5 HOURS EAST OF DALLAS ON I-20
- RIVER FRONTAGE-SABINE RIVER
- HUNTING & FISHING RANCH
- 2 CAMP AREAS WITH ELECTRICITY
- 17 ACRE LAKE
- 13 ACRE OXBOW LAKE
- NUMEROUS OTHER DUCK SLOUGHS & WATER FEATURES-83 ACRES TOTAL
- GOOD INTERNAL ROAD SYSTEM
- 5 MINUTES FROM GLADEWATER

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*

**Price Drop! Now:
\$1,700,000.00**



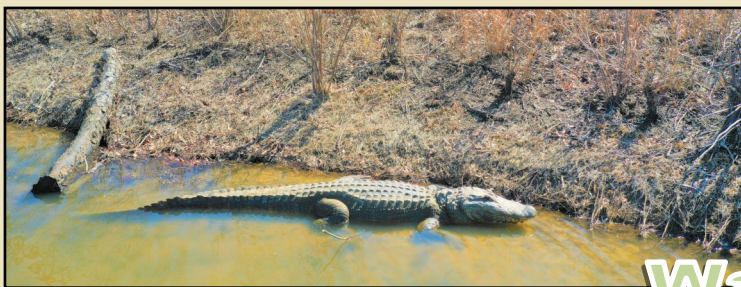
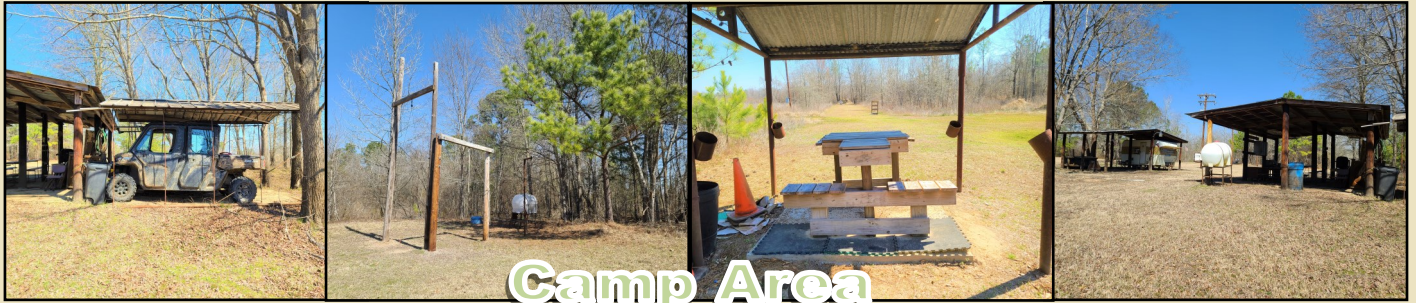
Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all

Sabine River Ranch
Gregg County, Texas

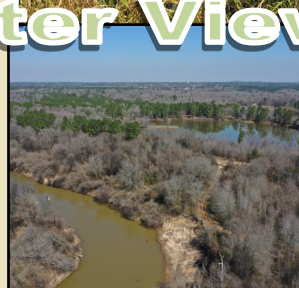
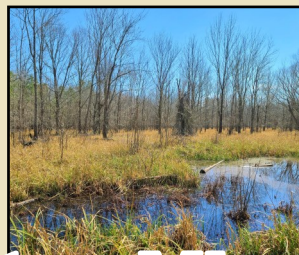


KFS Listing #: 7306

\$1,700,000.00



Water Views



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.

Sabine River Ranch
Gregg County, Texas

KFS Listing #: 7306
\$1,700,000.00

Property viewing instructions: Contract Broker Carl Herberg for the gate combination. Office 903-831-5200 or cell 903-748-8600. Ranch showings may be self-guided or a tour scheduled and provided by the broker.

Instructions to make an offer: The Sabine River Ranch is offered for sale for \$2,200,000.00. All offers must be submitted on the attached offer form after reading the Conditions of Sale below. No phone/verbal bids will be accepted.

Conditions of Sale:

1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject any offers.
2. Offers submitted must 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. Seller will not accept offers contingent on financing or contingent on offer meeting appraised price. Closing is expected to be held within forty five (45) 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. Seller will not provide a survey. Offer price is for the entire tract, regardless of acreage. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. 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. No environmental inspection or representation has been or will be made by seller. No mineral rights will be conveyed.
5. Seller will pay for pro-rated property tax, deed preparation, title insurance policy, and real estate commission to Kingwood.
6. Buyer will pay for recording fees, all closing fees, and a survey if desired. 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. A local title company will conduct the closing with Buyer paying the closing costs.
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. Information About Brokerage Services is available on our website 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.

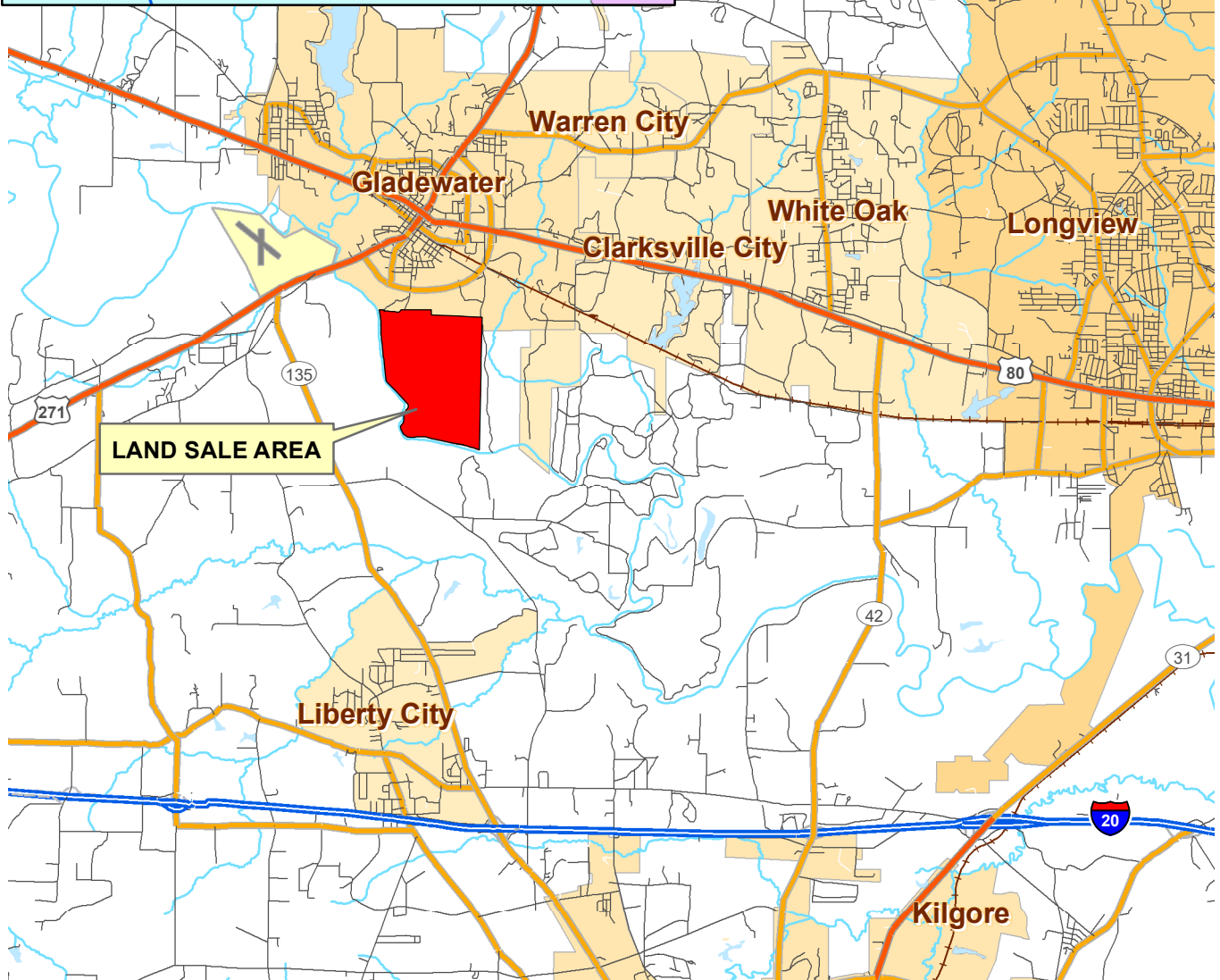
**For more information, call (903) 831-5200 or visit our website at:
www.kingwoodforestry.com**

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LAND FOR SALE
Sabine River Ranch +/- 996.77 Acres
Gregg County, Texas



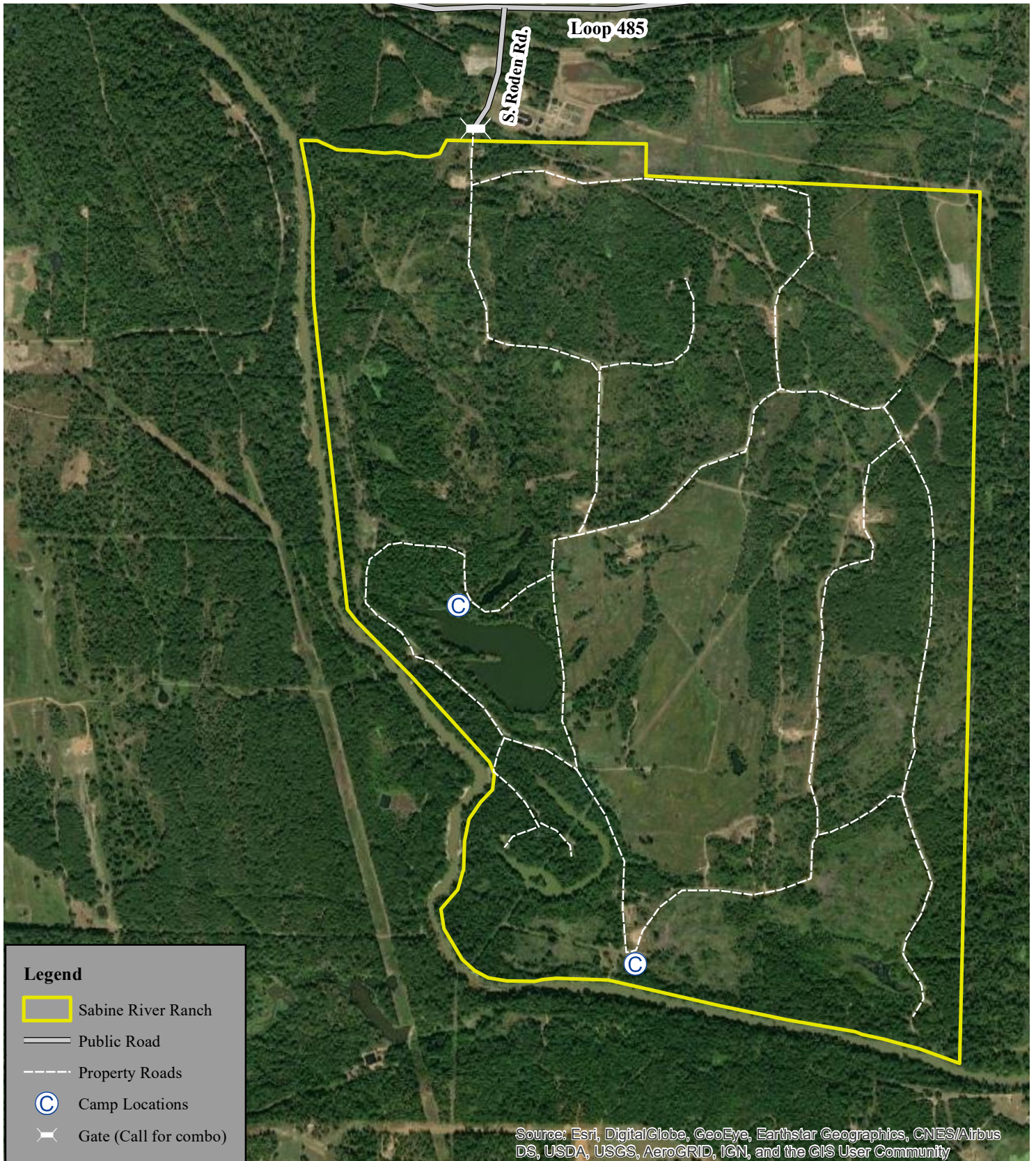
Driving Directions: From the southwest side of Gladewater at the intersection of State Hwy 271 and South Loop 485: Head southeast on Loop 485 for 0.7 miles, then turn right/south onto S. Roden Rd and proceed for 0.3 miles to the gate and entrance to the property. Call for gate combination.



0 2
Miles



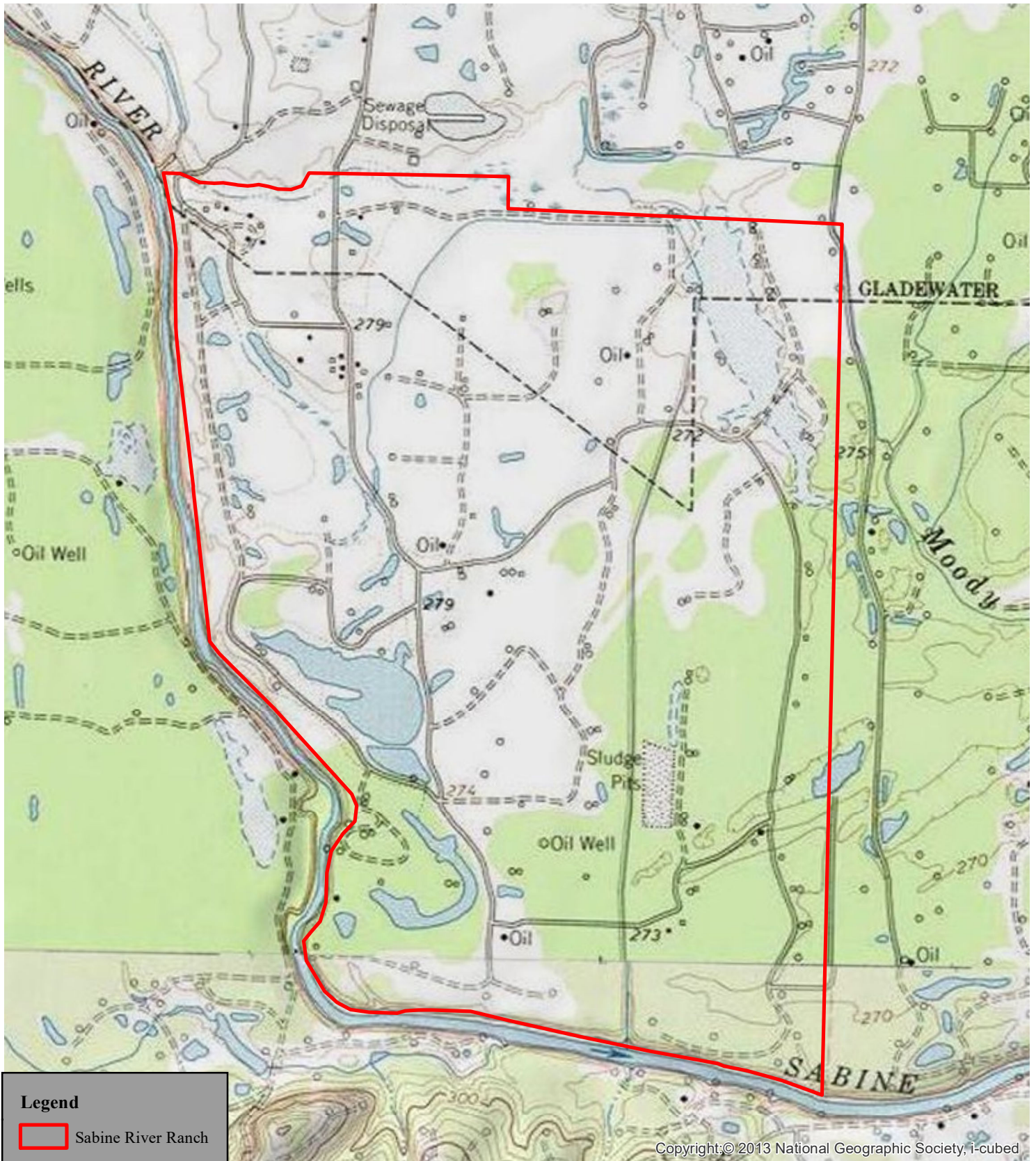
LAND FOR SALE
Sabine River Ranch +/- 996.77 Acres
Gregg County, Texas



0 0.25
Miles



LAND FOR SALE
Sabine River Ranch +/- 996.77 Acres
Gregg County, Texas



Legend

 Sabine River Ranch

0 0.25

Miles



Land Sale — Offer Form
Sabine River Ranch
Listing # 7306 — Gregg 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

(Call 903-831-5200 to confirm receipt of offer)

I submit the following as an offer for the purchase of the property described as the Sabine River Ranch. The tract is offered for sale at **\$1,700,000.00.**

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, and agree to, the Conditions of Sale section in this notice. The conditions of sale will be used to format the Contract of Sale.

Tract Name: **Sabine River Ranch**

Advertised Acreage: **996.77 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

