

Kingwood Forestry Services, Inc.

LISTING # 7385

LAND FOR SALE

Iron Ore Lake Tract 3

- +/- 156 ACRES LOCATED IN CASS COUNTY, TEXAS
- PAVED ROAD FRONTAGE
- GRAVEL ROAD WITH A LOCKED GATE
- ROLLING HILLS AND SHADE TREES



List Price:

\$706,359.00

Rural Residential!

This tract already has a private driveway behind a locked gate, and is located directly on a paved county road. It is on rolling hills that are full of trees. It could make a beautiful country home site.

Come explore and see the possibilities today.

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.

Iron Ore Lake Tract 3

KFS Listing #: 7385

Cass County, Texas

\$706,359.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, 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. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed or mailed 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.

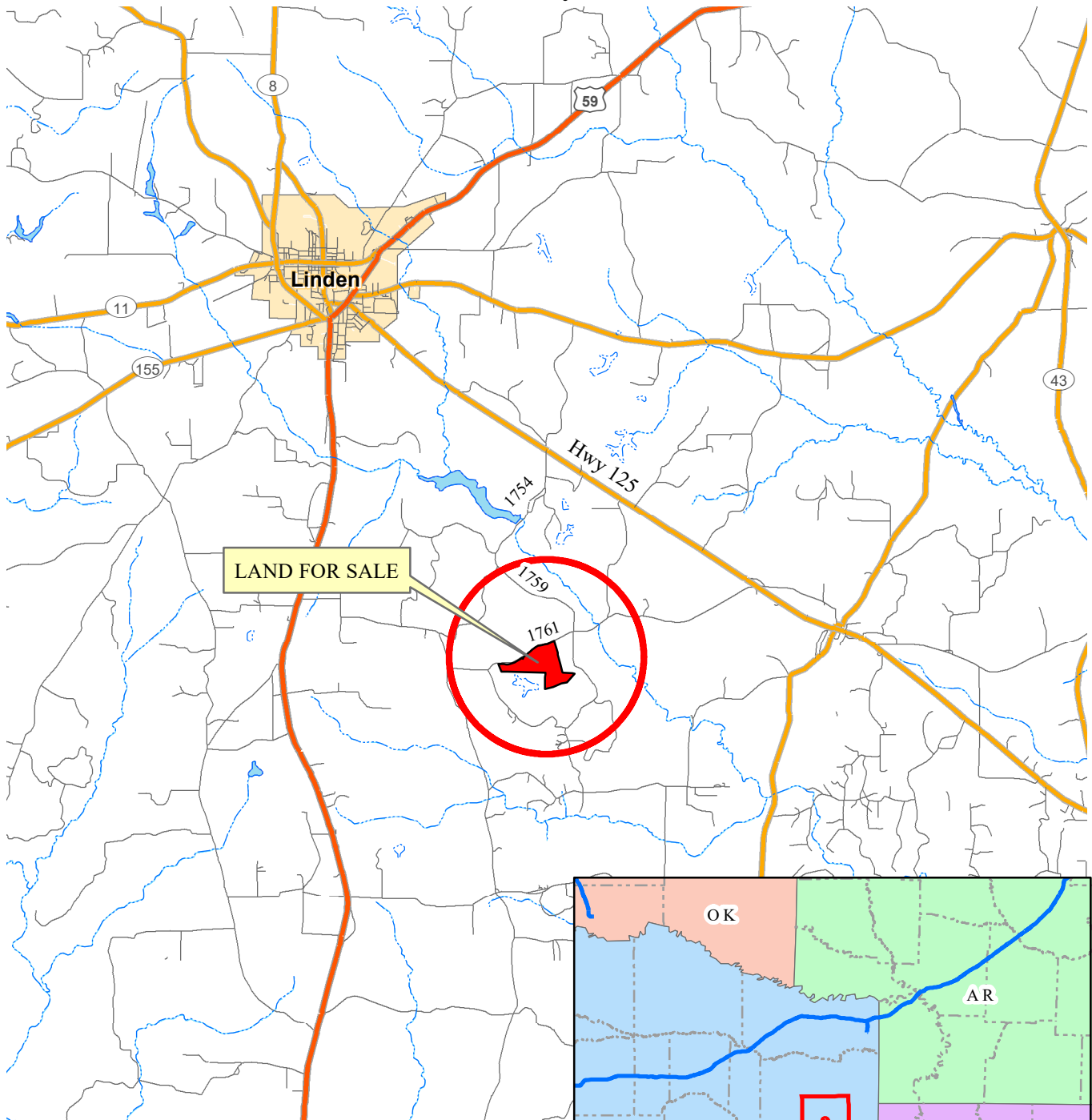
For more information, call (903) 831-5200 or visit our website at:

www.kingwoodforestry.com

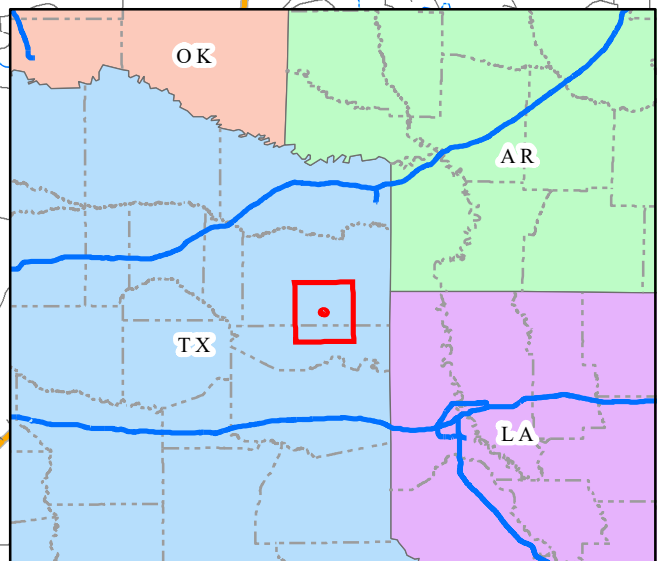
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

Kingwood makes no representation for the Buyer.

Land For Sale
Iron Ore Lake Tract 3
Listing #7385
+/- 156 Acres
Cass County, Texas



Driving directions beginning at the junction of U.S. Hwy 59 and TX Hwy 125 in Linden, Texas. Travel south on Hwy 125 for 3.3 miles then turn right/south onto CR 1754, then continue on CR 1754 for 1.6 miles. Then travel on CR 1759 on for 1.7 miles, then travel on CR 1761 for 0.7 miles to the gate on the left/south side of CR 1761.

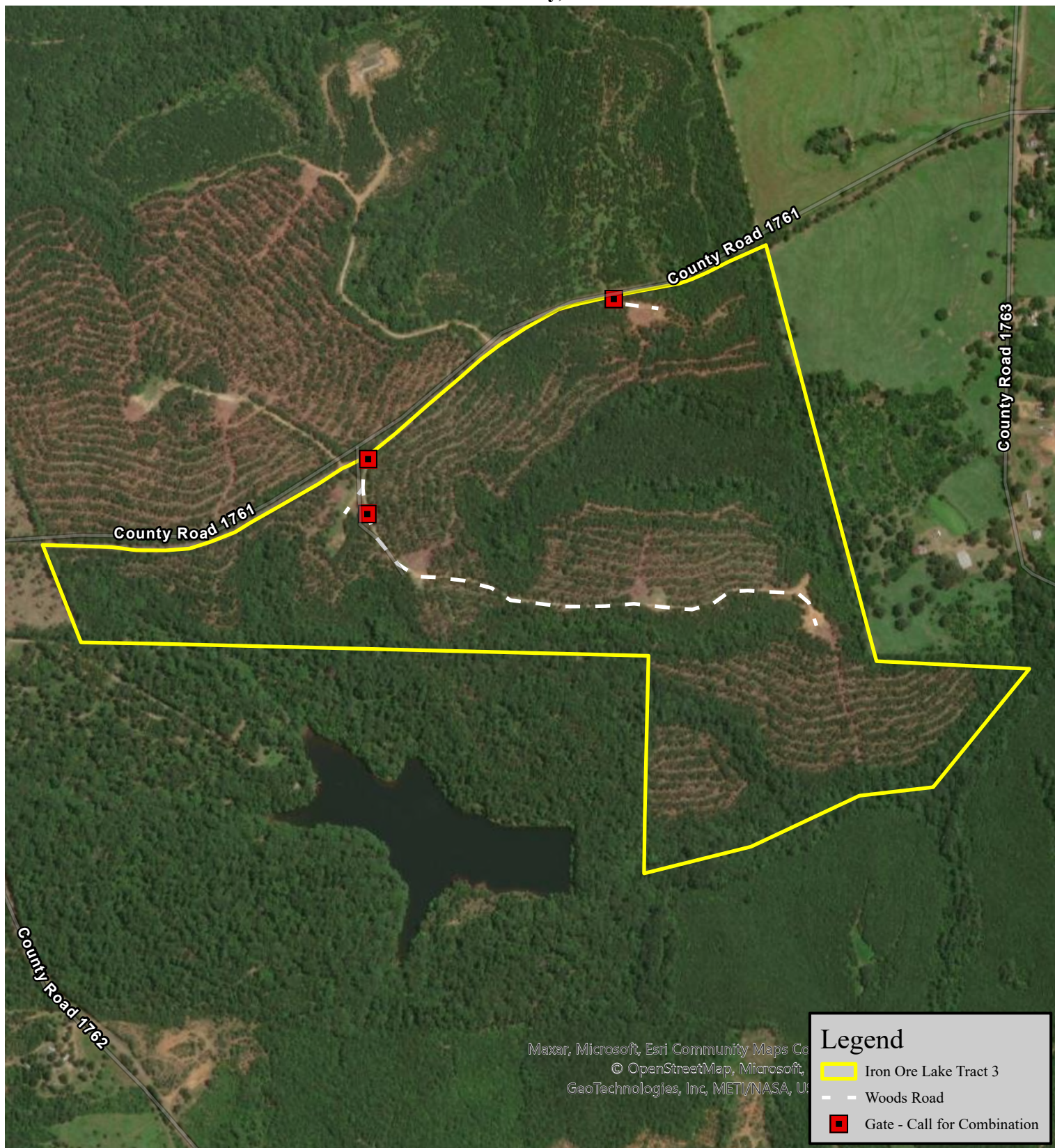


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Miles



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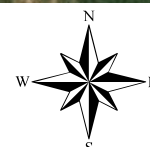
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© OpenStreetMap, Microsoft,
GeoTechnologies, Inc, METI/NASA, U

Legend

- Iron Ore Lake Tract 3
- Woods Road
- Gate - Call for Combination

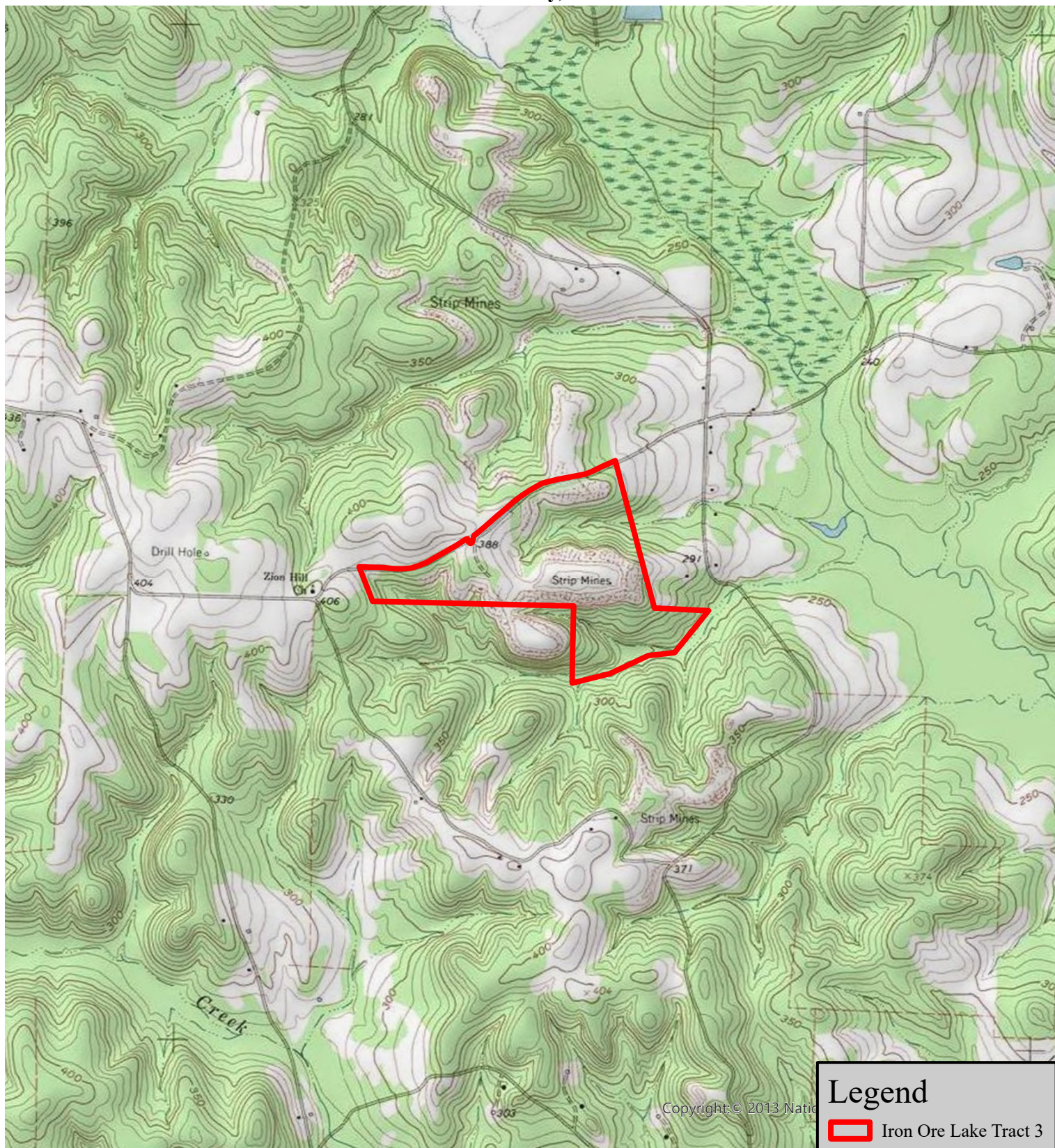
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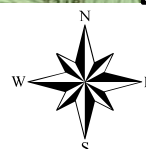
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+/- 156 Acres
Cass County, Texas



0.25

Miles



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Land Sale Offer Form
Iron Ore Lake Tract 3
Listing # 7385 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

(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: **Iron Ore Lake Tract 3**

Listed Price: **\$706,359.00**

Advertised Acreage: **+/- 156 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: _____

Phone Number: _____

Signed

E-Mail: _____

Address: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

