

# LAND FOR SALE

5 Separate Tracts For Sale or Entire 85.5 acres for \$367,650.00



## *Rural Residential Potential!*

A quiet country neighborhood awaits your next home. These small residential tracts have easy access to I-30 and are 7 miles from DeKalb and 10 miles from New Boston. They have recently been cleared and are ready for your home construction. These tracts all have county road frontage access with county water and electricity across the road. Come see you next homesite today!

**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.

See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



Broker Contact: Carl Herberg

Phone: (903) 831-5200

[texarkana@kingwoodforestry.com](mailto:texarkana@kingwoodforestry.com)

[www.kingwoodforestry.com](http://www.kingwoodforestry.com)



**LAND FOR SALE  
(LISTING # 7411)**

**5 Parcels +/-13.5 to 21 Acres (\$5,500/Acre to \$7,000/Acre)  
or 85.5 Acres Total for \$4,300/acre or \$367,650.00 Total**

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](mailto: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 per acre will be accepted. The purchase price will be adjusted based on surveyed acreage. Advertised acreage is for marketing purposes only. The attached maps and acreages 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. No minerals will be conveyed.
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. If the entire tract is purchased, Seller will not pay for a survey.
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. 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](http://www.kingwoodforestry.com).
12. To participate in a real estate commission, Real Estate agents must make the first contact with Kingwood and must also accompany the potential buyer on the initial showing of the property. Otherwise, any fee will be at the sole discretion of Kingwood.
13. Questions regarding the land sale should be directed to licensed Real Estate 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](http://www.kingwoodforestry.com)**

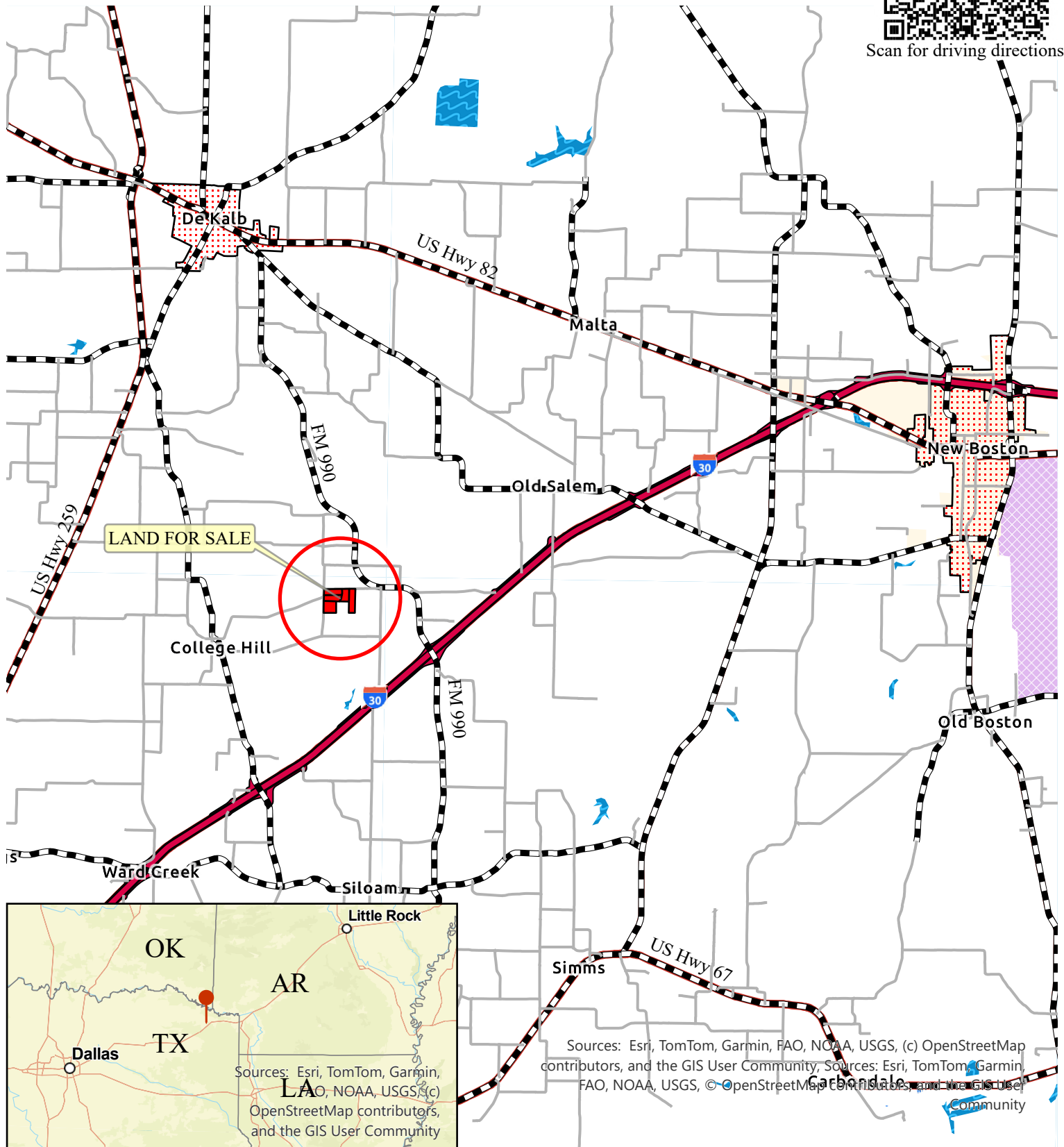
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

**Kingwood makes no representation for the Buyer.**

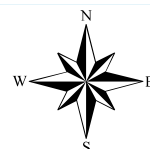
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**Bowie County, Texas**



Scan for driving directions

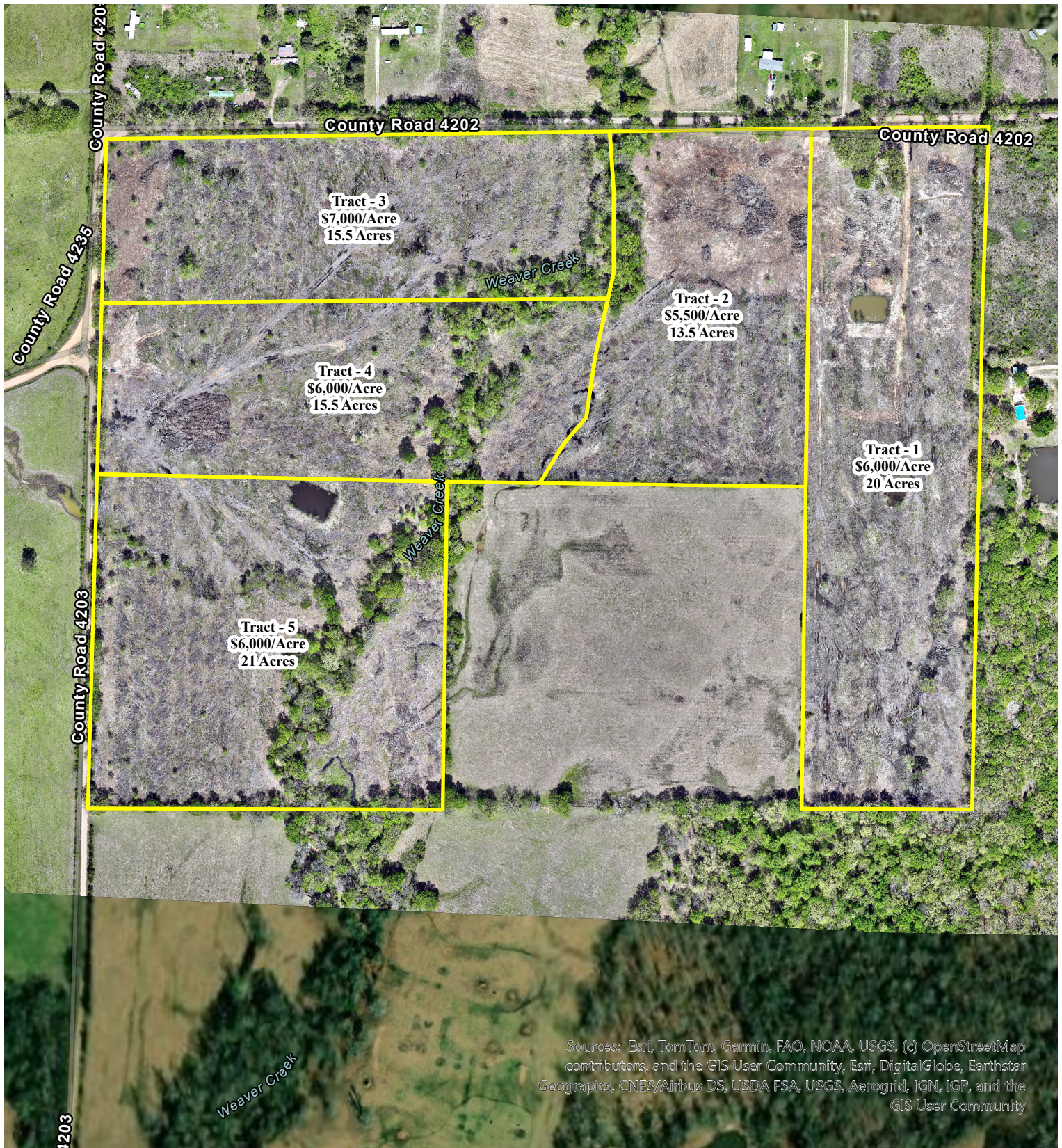


2  
Miles





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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, USDA FSA, USGS, AeroGrid, IGN, IGP, and the GIS User Community

500

US Feet



Drone Imagery Date: March, 2025



# Land Sale Offer Form

## Tracts 1-5 (Listing #7411)

**Completed Offer Forms can be submitted by:**

**E-mail:** [texarkana@kingwoodforestry.com](mailto: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 forty five (45) days of contract execution.

Parcel/Acres	List Price	Offer Price Per Acre
Tract 1 +/- 20 Acres	\$6,000/Acre	\$ _____
Tract 2 +/- 13.5 Acres	\$5,500/Acre	\$ _____
Tract 3 +/- 15.5 Acres	\$7,000/Acre	\$ _____
Tract 4 +/- 15.5 Acres	\$6,000/Acre	\$ _____
Tract 5 +/- 21 Acres:	\$6,000/Acre	\$ _____
Entire Property +/- 85.5	\$4,300/Acre	\$ _____

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

Name: \_\_\_\_\_  
Printed

\_\_\_\_\_  
Signed

Address: \_\_\_\_\_  
\_\_\_\_\_

Company: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date: \_\_\_\_\_

### AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: \_\_\_\_\_

Name

Date

