

Kingwood Forestry Services, Inc.

Listing # 7402

LAND FOR SALE

Union Springs Tract

- +/- 1,009 ACRES IN WEBSTER PARISH
- RECREATIONAL TIMBERLAND
- ADJOINS DORCHEAT BAYOU
- INTERNAL WOODS ROAD
- BOTTOMLAND HARDWOOD
- UNCUT FOR DECADES
- IMMEDIATE TIMBER SALE INCOME
- NUMEROUS WATER FEATURES

List Price:

\$4,150,000.00



Sportsman's Paradise!

This tract truly lives up to Louisiana's license plate motto of "Sportsman's Paradise". It has mature oaks, adjoins Dorcheat Bayou, and has all the deer, ducks, hogs, squirrels and turkeys an avid hunter wants. It's located north of Minden, Louisiana and just north of the Cox boat ramp on Dorcheat Bayou. This timber hasn't harvested in over 20 years, but certainly could be. Massive oaks will provide wildlife habitat or timber sale income. Bring your ATV/UTV and come explore this tract today!

Kingwood Forestry
Services, Inc.

4414 Galleria Oaks Dr.
P.O. Box 5887
Texarkana, TX 75505

Contact: Carl Herberg

Phone: (903) 831-5200

E-mail:

texarkana@kingwoodforestry.com



*See this listing and more at:
www.kingwoodforestry.com*



Scan for driving directions

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.

Union Springs Tract

KFS Listing #: 7402

Webster Parish, Louisiana

\$4,150,000.00

The Union Springs Tract is offered for sale for \$4,150,000.00. All offers must be submitted on the attached offer form. No phone/verbal bids will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Please call our office to confirm receipt of e-mailed and mailed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with "Union Springs Tract" clearly marked in the lower left corner of the envelope. 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 landowner reserves the right to accept or reject all offers.
2. Offers submitted will 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 contract execution.
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 maps are thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations, and exceptions, to any valid rights-of-way, easements, including flowage easement, 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.
5. No mineral rights will be conveyed. All mineral rights have been previously reserved.
6. Seller will pay for title insurance/abstract of title, pro-rated property tax, and real estate commission to Kingwood. Buyer will pay for 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. A local title company, selected by Buyer, will conduct the closing with Buyer paying all 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.
11. Questions regarding the land sale should be directed to Carl Herberg of Kingwood Forestry Services at 903-831-5200.

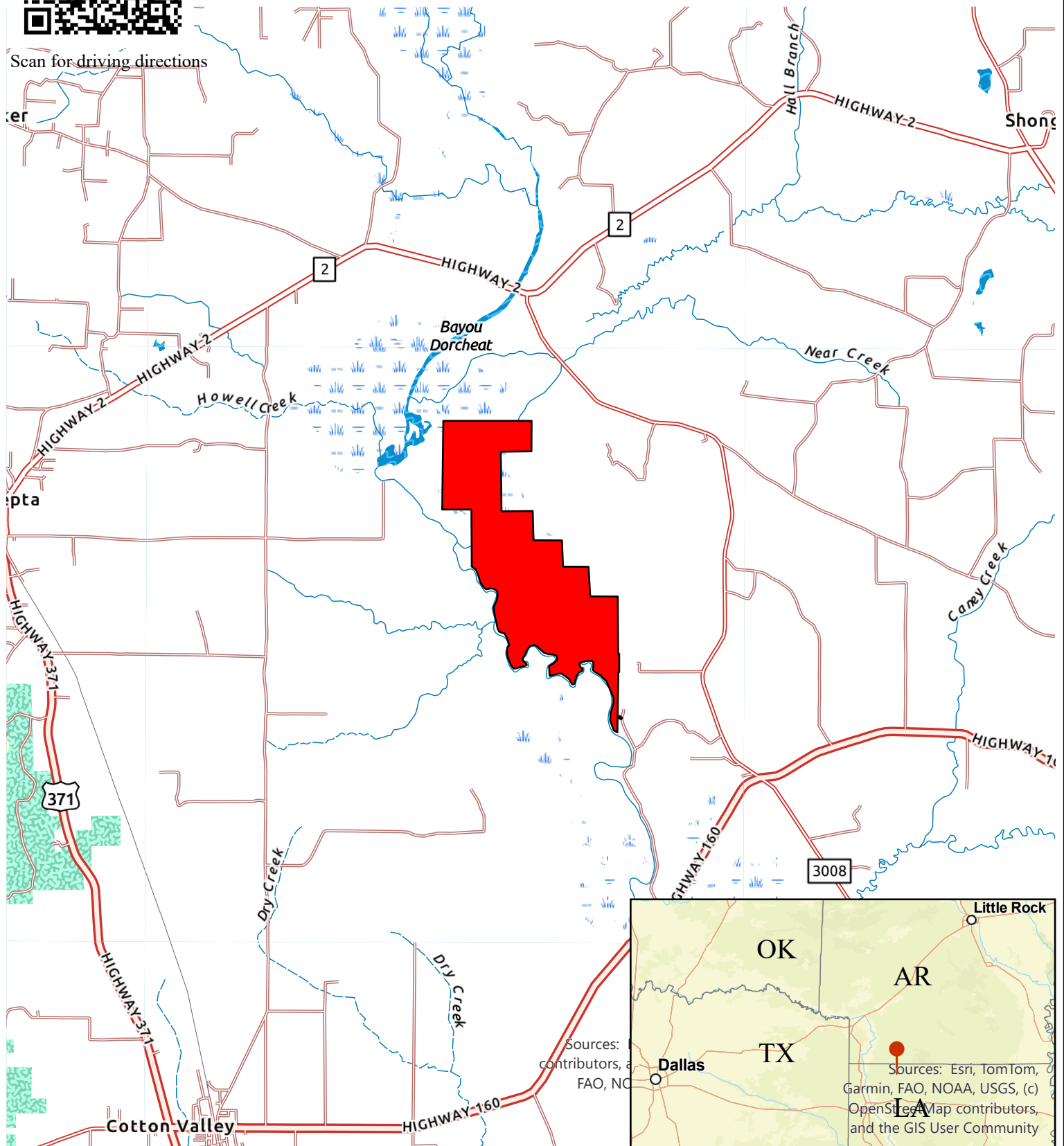
**For more information, call (903) 831-5200 or visit our website at:
www.kingwoodforestry.com**

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.



Scan for driving directions

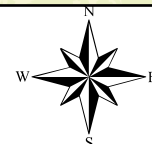
LAND FOR SALE
Union Springs Tract
Listing #7402
+/- 1,009 Acres
Webster Parish, Louisiana



Sources:
contributors, and
FAO, NOAA, USGS, (c)
OpenStreetMap contributors,
and the GIS User Community

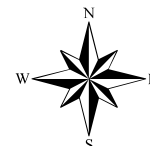
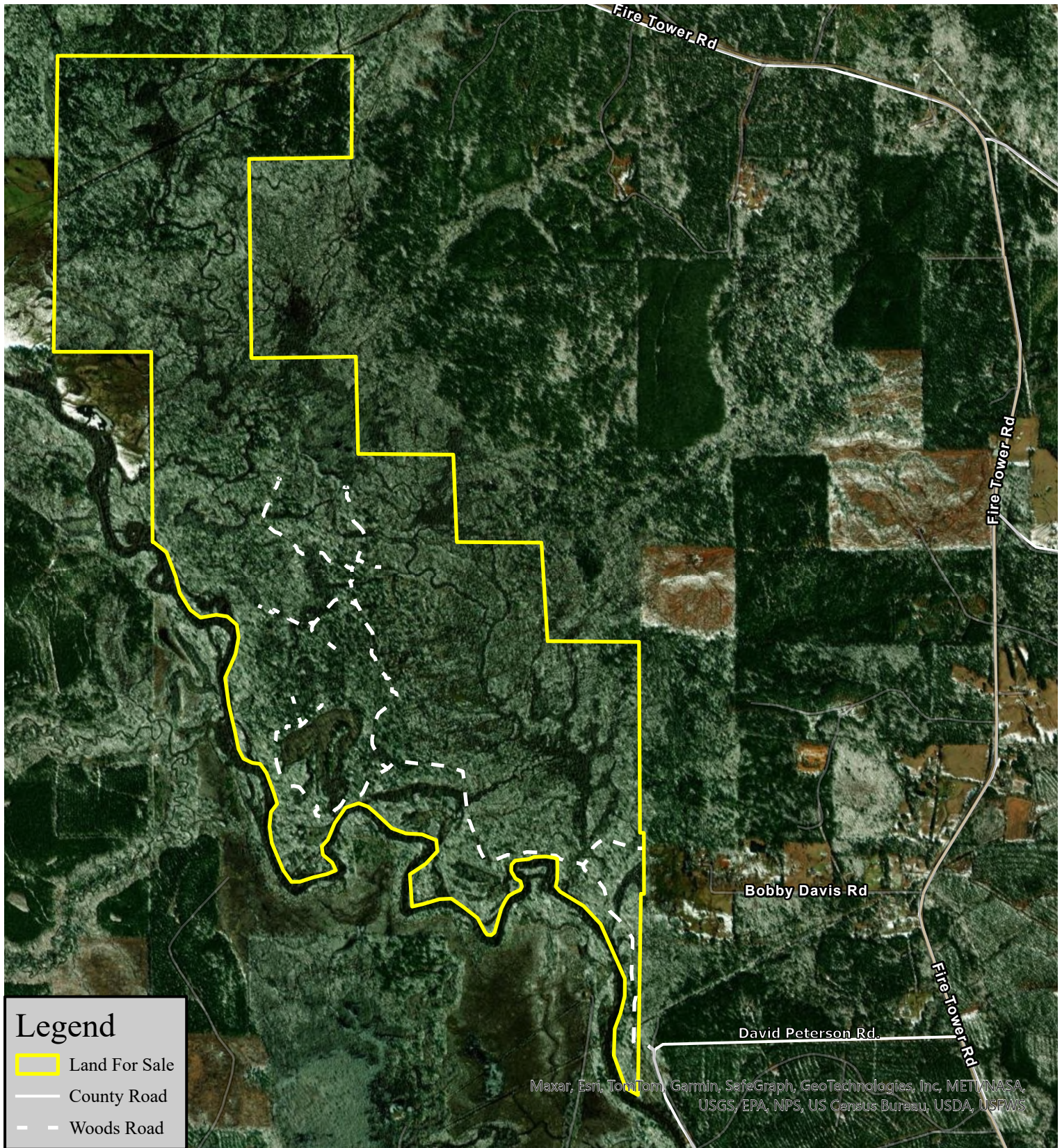
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Garmin, FAO, NOAA, USGS, (c)
OpenStreetMap contributors,
and the GIS User Community

2.5
Miles

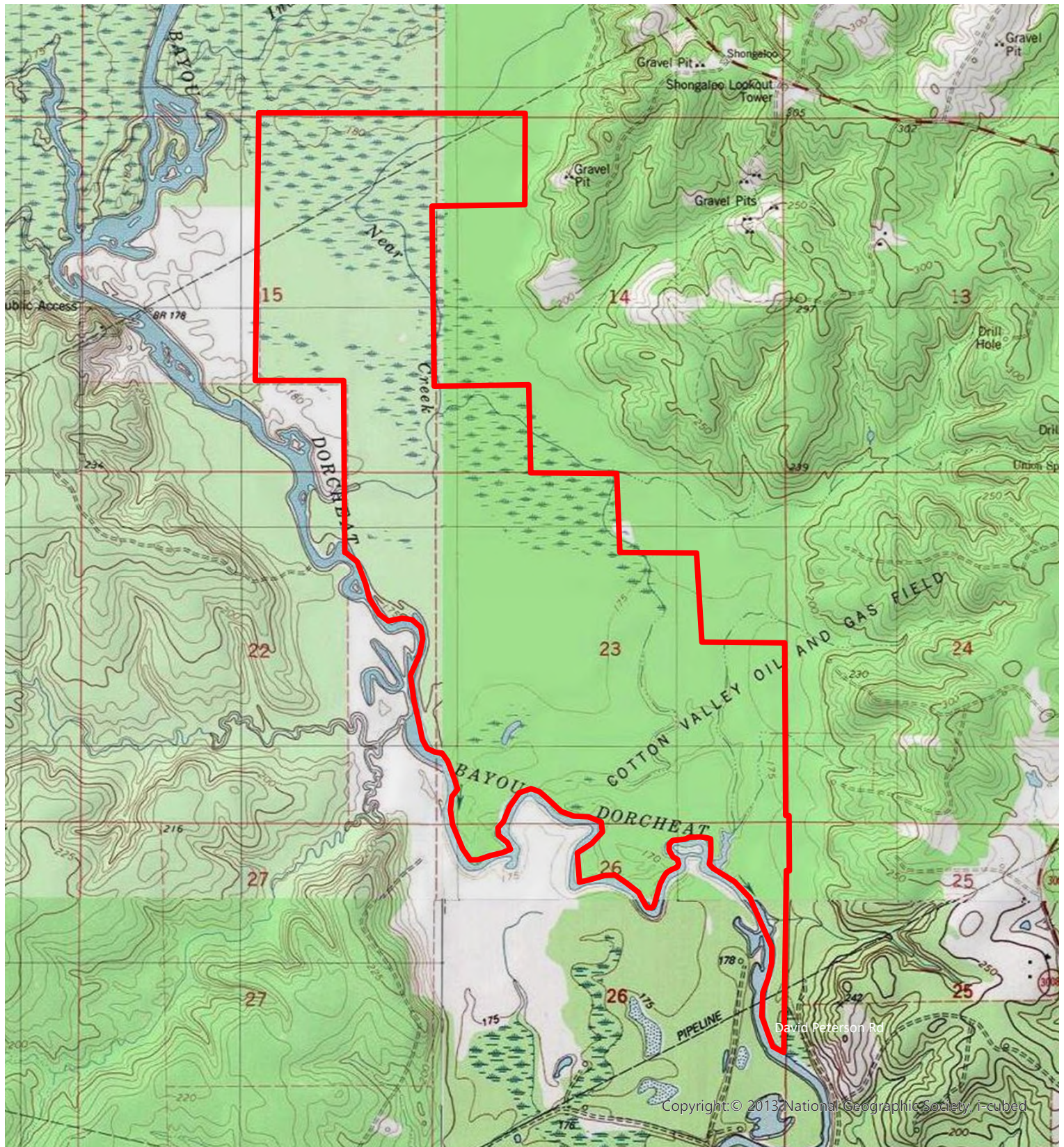


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LAND FOR SALE
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Listing # 7402
+/- 1,009 Acres
Webster Parish, Louisiana

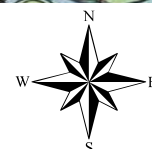


LAND FOR SALE
Union Springs Tract
Listing # 7402
+/- 1,009 Acres
Webster Parish, Louisiana



0.25

Miles



Printed by: RJH

Land Sale Offer Form
Union Springs Tract
Listing # 7402 Webster Parish, Louisiana

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 purchase price. Closing date is to occur within forty five (45) days of contract execution.

Tract Name: **Union Springs**

Listed Price: **\$4,150,000.00**

Advertised Acreage: **+/- 1,009 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

