

**Kingwood Forestry Services, Inc.**

**Listing # 7238**

# LAND FOR SALE

Smiley Watkins North Tract

- +/- 45 ACRES IN CASS COUNTY, TEXAS
- IMMEDIATE INVESTMENT RETURN
- 2ND THINNING READY TO CUT
- SECLUDED HUNTING LAND
- FOOD PLOT LOCATIONS
- GATED ACCESS
- GENTLY ROLLING HILLS
- ALL WEATHER GRAVEL ROAD

**List Price:**  
**\$120,600.00**



***Small tract—Large opportunity.***

Managed professionally for many years as a timber and hunting property, this small tract will appeal to both hunters and timberland investors. Hunters will enjoy the rolling terrain along with plenty of browse for deer habitat. The powerline opening offers food plot locations. The planted pine is ready for a 2nd thinning, so it offers immediate income to the successful buyer. Hunt this tract while watching your investment grow. It should be ready for a final harvest in about 10-12 years.

Call for the gate combination to access the property.

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](mailto:texarkana@kingwoodforestry.com)



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

Smiley Watkins North Tract

KFS Listing #: 7238

Cass County, Texas

\$120,600.00

The Smiley Watkins North Tract is offered for sale for \$120,600.00. 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). Fax offers to 903-831-9988. Please call our office to confirm receipt of e-mailed and faxed offers. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with **"Smiley Watkins North 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. 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. Offer price is for the entire tract, regardless of acreage. Seller will not provide 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. Owner will not convey any mineral rights they may own on this property.
5. Buyer will have 30 days due diligence for marketable and insurable title. Closing to occur 15 days after expiration of due diligence. Buyer is responsible for title insurance premiums, deed preparation, closing costs, and a survey if needed. Seller responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
6. A local title company, selected by Buyer, will conduct the closing with Buyer paying all closing costs.
7. 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.
8. 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.
9. 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.
10. Information About Brokerage Services and Consumer Protection Notice are provided at [www.kingwoodforestry.com](http://www.kingwoodforestry.com)
11. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

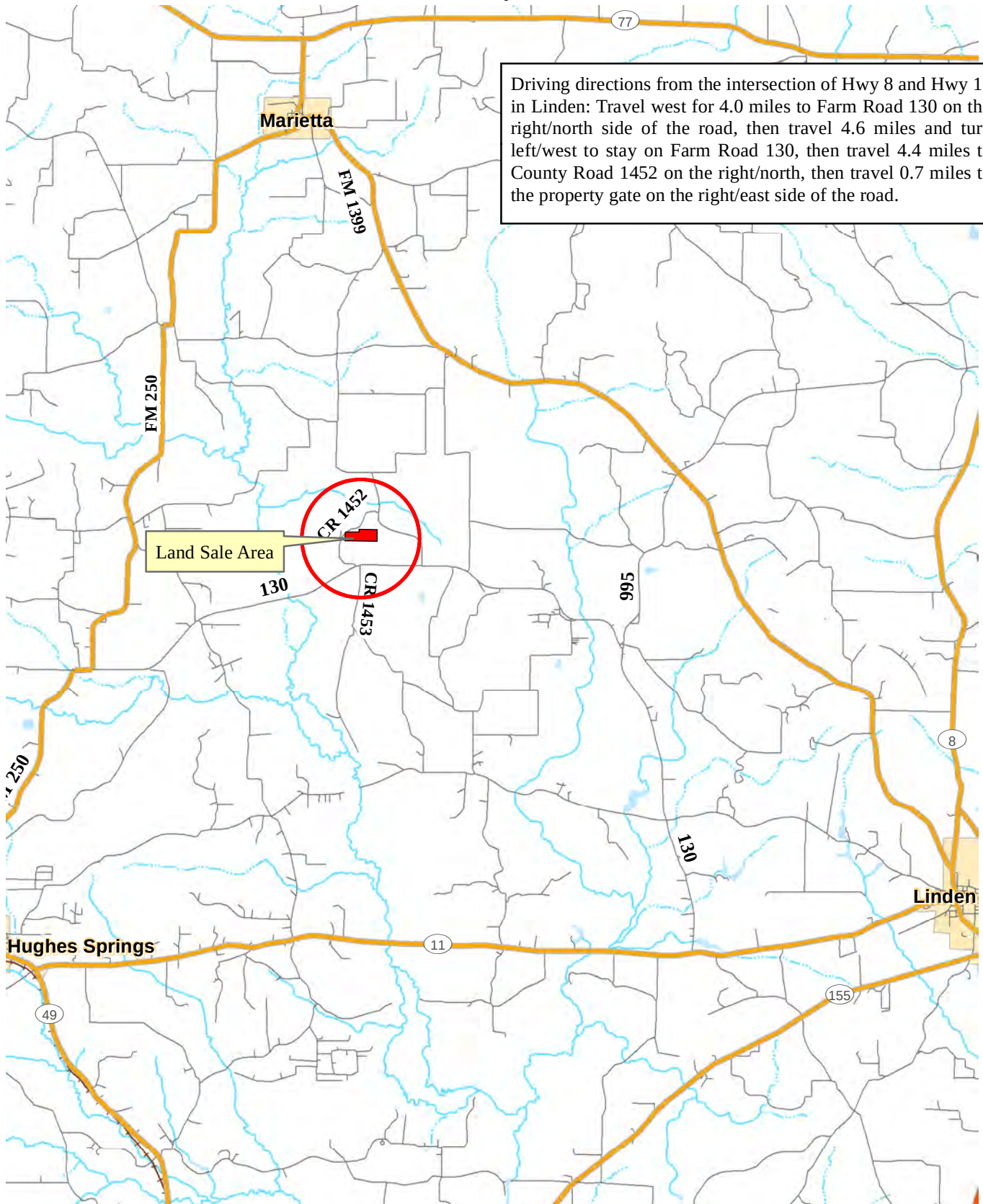
**For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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.**



**LAND FOR SALE**  
**Smiley Watkins North Tract**  
**Listing # 7238**  
**+/- 45 Acres**  
**Cass County, Texas**



Driving directions from the intersection of Hwy 8 and Hwy 11 in Linden: Travel west for 4.0 miles to Farm Road 130 on the right/north side of the road, then travel 4.6 miles and turn left/west to stay on Farm Road 130, then travel 4.4 miles to County Road 1452 on the right/north, then travel 0.7 miles to the property gate on the right/east side of the road.

0 2  
Miles



Printed: June, 2020  
Printed By: CBH

### Legend

-  Planted 2002 +/- 43 Acres
-  Non-forest +/- 2 Acres

## LAND FOR SALE

### Smiley Watkins North Tract

Listing # 7238  
+/- 45 Acres  
Cass County, Texas

### Legend

-  County Road
-  Woods Road
-  Creek

Call for gate combination

Property lines are blue painted lines.

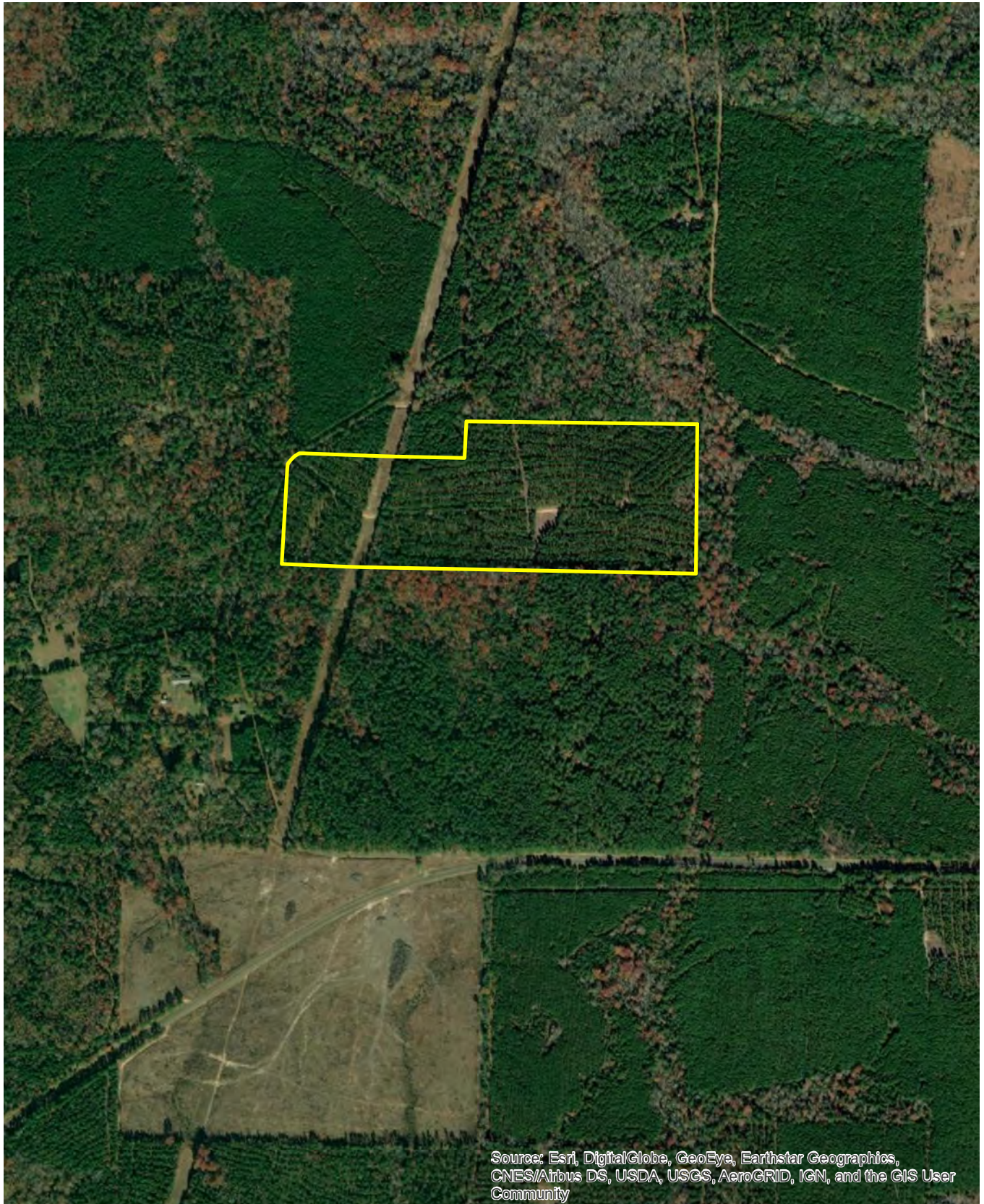
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**LAND FOR SALE**  
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**+/- 45 Acres**  
**Cass County, Texas**



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User  
Community

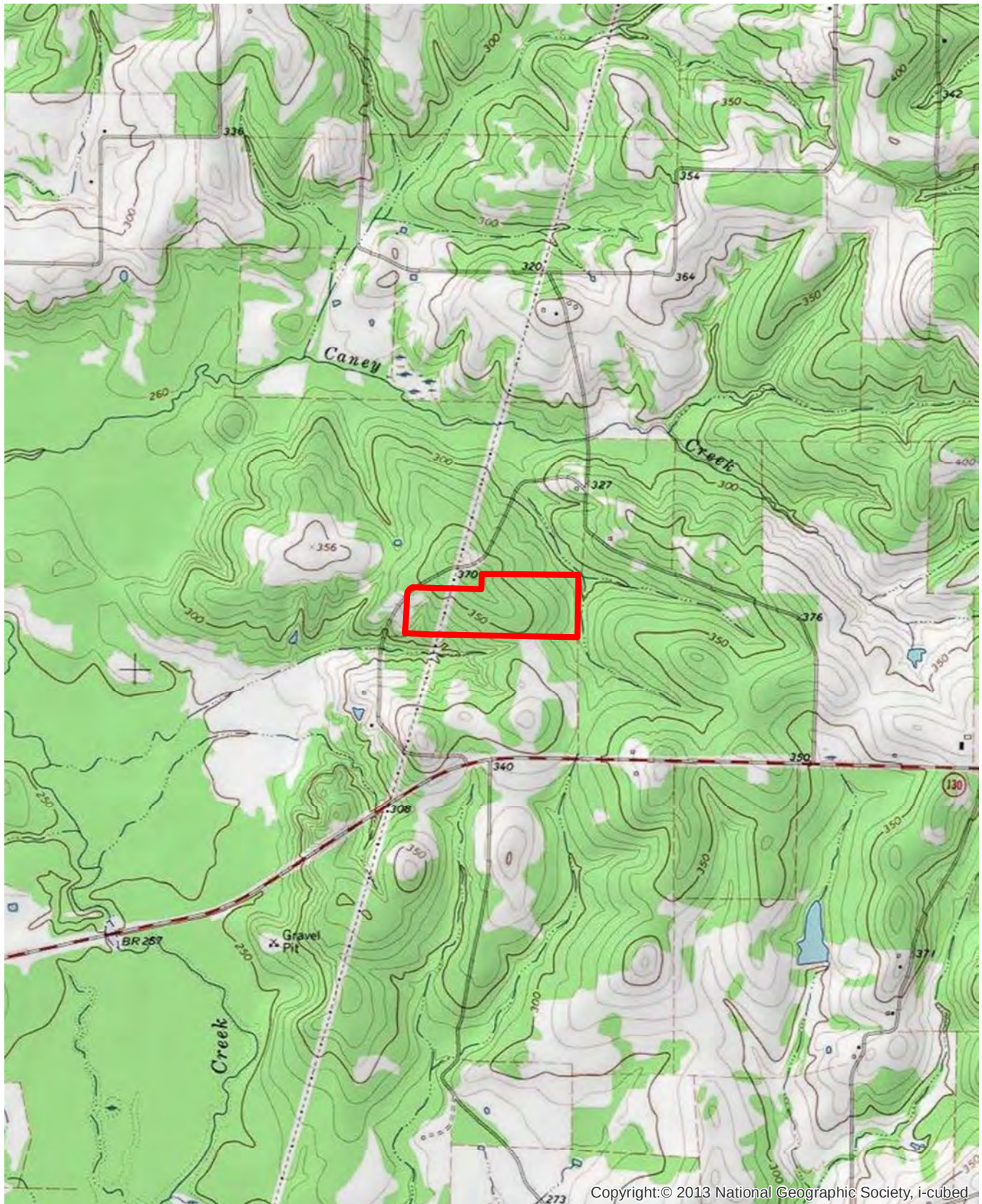
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**Smiley Watkins North Tract**  
**Listing # 7238**  
**+/- 45 Acres**  
**Cass County, Texas**



0 0.25  
Miles



Printed: June, 2020  
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**Land Sale — Offer Form**  
**Smiley Watkins North Tract**  
**Listing # 7238 — Cass 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](mailto:texarkana@kingwoodforestry.com)

I submit the following as an offer for the purchase of the property described as the Smiley Watkins North Tract. The tract is offered for sale at **\$120,600.00.**

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 within ten (10) days of acceptance. Closing date is to occur within forty five (45) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

**Tract Name:** **Smiley Watkins North Tract**

**Advertised Acreage:** **45 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: _____<br>Printed<br><br>_____<br>Signed<br><br>Address: _____<br><br>_____ | Company: _____<br><br>Fax Number: _____<br><br>Phone Number: _____<br><br>E-Mail: _____<br><br>Date: _____ |
|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|

AREA BELOW FOR KINGWOOD USE ONLY

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

Name

Date

