

Kingwood Forestry Services, Inc.

Listing #7197

LAND FOR SALE

Clark North Tract

- +/- 479.2 ACRES IN BOWIE
- COUNTY, TEXAS
- SECLUDED, YET VERY EASY TO ACCESS
- MULTIPLE DEER HUNTING TRAILS & GOOD ROADS
- GOOD LONG TERM INVESTMENT IN PINE
- NEAR CORPS OF ENGINEERS LAND NORTH OF WRIGHT PATMAN LAKE

\$802,576.00

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



Large property with excellent access.

Located a couple minutes from Maud, Texas, this large tract with gently rolling hills will make for an excellent deer lease. Just off Hwy 67, there are two gated entrances to the property connected by a gravel road that bisects the property. The tract includes 2.5 miles of good internal roads, plus ATV trails.

Predominantly young pine, it boasts uncommonly good growth and survival on both plantations that were planted in 2014 and 2017. (See picture to left).



**LARGE ACREAGE
RECREATIONAL AND TIMBER
INVESTMENT**



**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



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.

Clark North Tract
Bowie County, Texas

KFS Listing #7197

\$ 802,576.00

Method of Sale: The Clark North Tract is offered for sale for \$802,576.25. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 5887, Texarkana, TX, 75505 with “**Clark North Tract:**” clearly marked in the lower left corner of the envelope to protect the security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may also be hand-delivered or sent by fax to **(903) 831-9988**. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

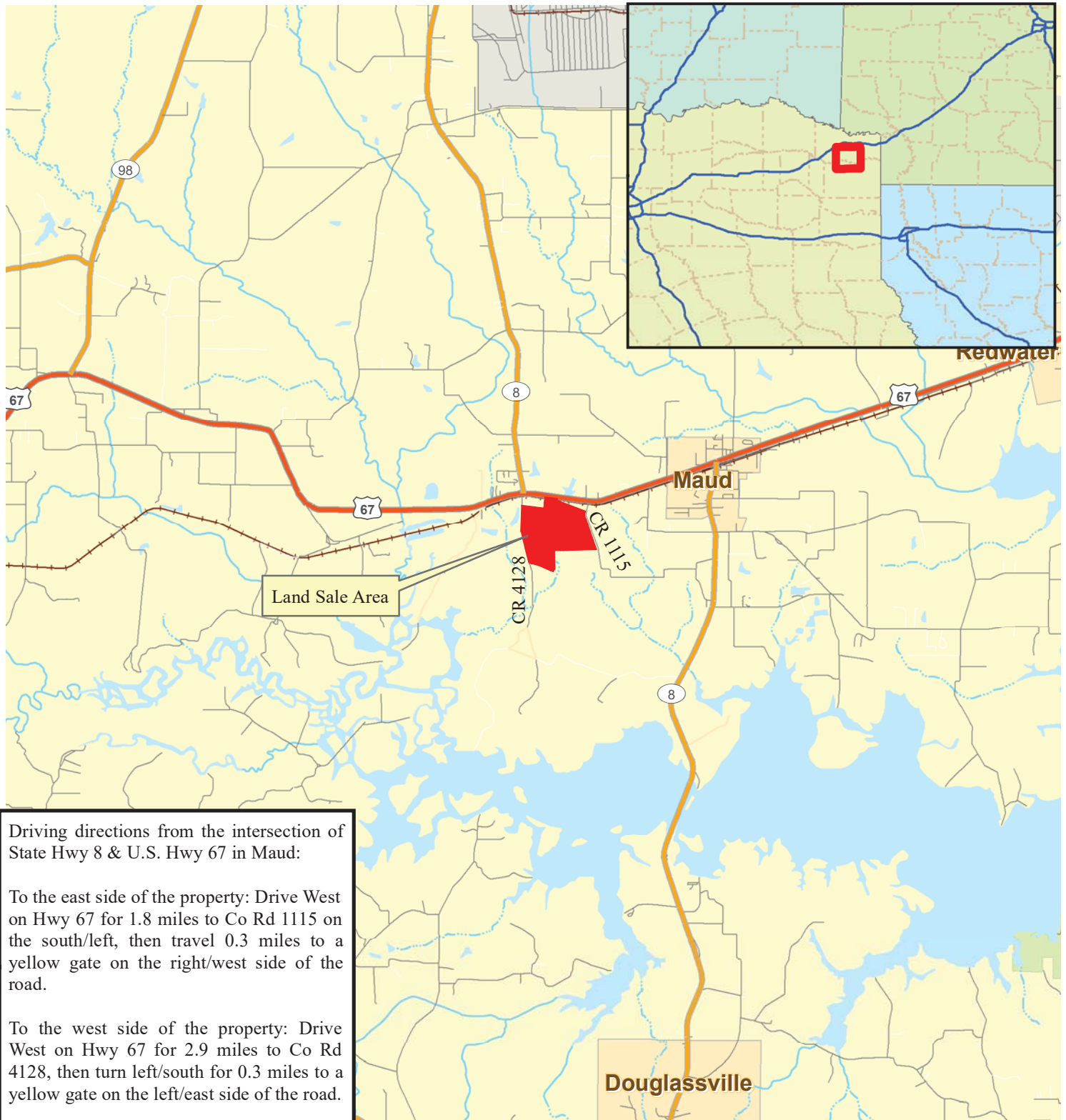
Conditions of Sale:

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 seven (7) 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 through 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.
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**

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.

LAND FOR SALE
Clark North Tract
Listing #7197
+/- 479.2 Acres
Bowie County, Texas



Driving directions from the intersection of State Hwy 8 & U.S. Hwy 67 in Maud:

To the east side of the property: Drive West on Hwy 67 for 1.8 miles to Co Rd 1115 on the south/left, then travel 0.3 miles to a yellow gate on the right/west side of the road.

To the west side of the property: Drive West on Hwy 67 for 2.9 miles to Co Rd 4128, then turn left/south for 0.3 miles to a yellow gate on the left/east side of the road.

0 2
Miles



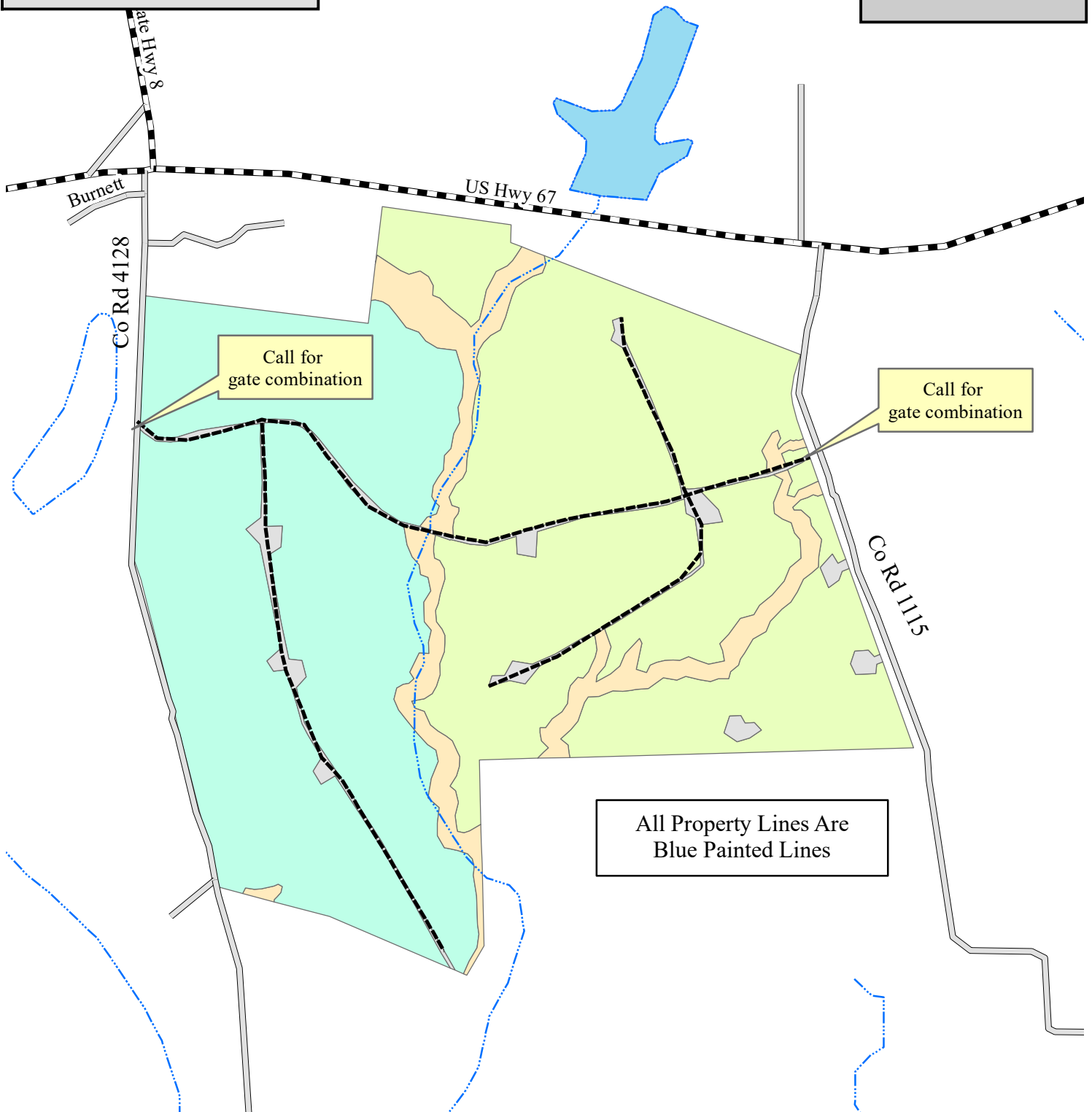
Legend

- Planted 2017 +/- 211 Acres
- Planted 2014 +/- 216 Acres
- Natural Hardwood +/- 39 Acres
- Road/Open

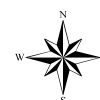
LAND FOR SALE Clark North Tract Listing #7197 +/- 479.2 Acres Bowie County, Texas

Legend

- Primary Road
- Secondary Road
- Woods Road
- Creek



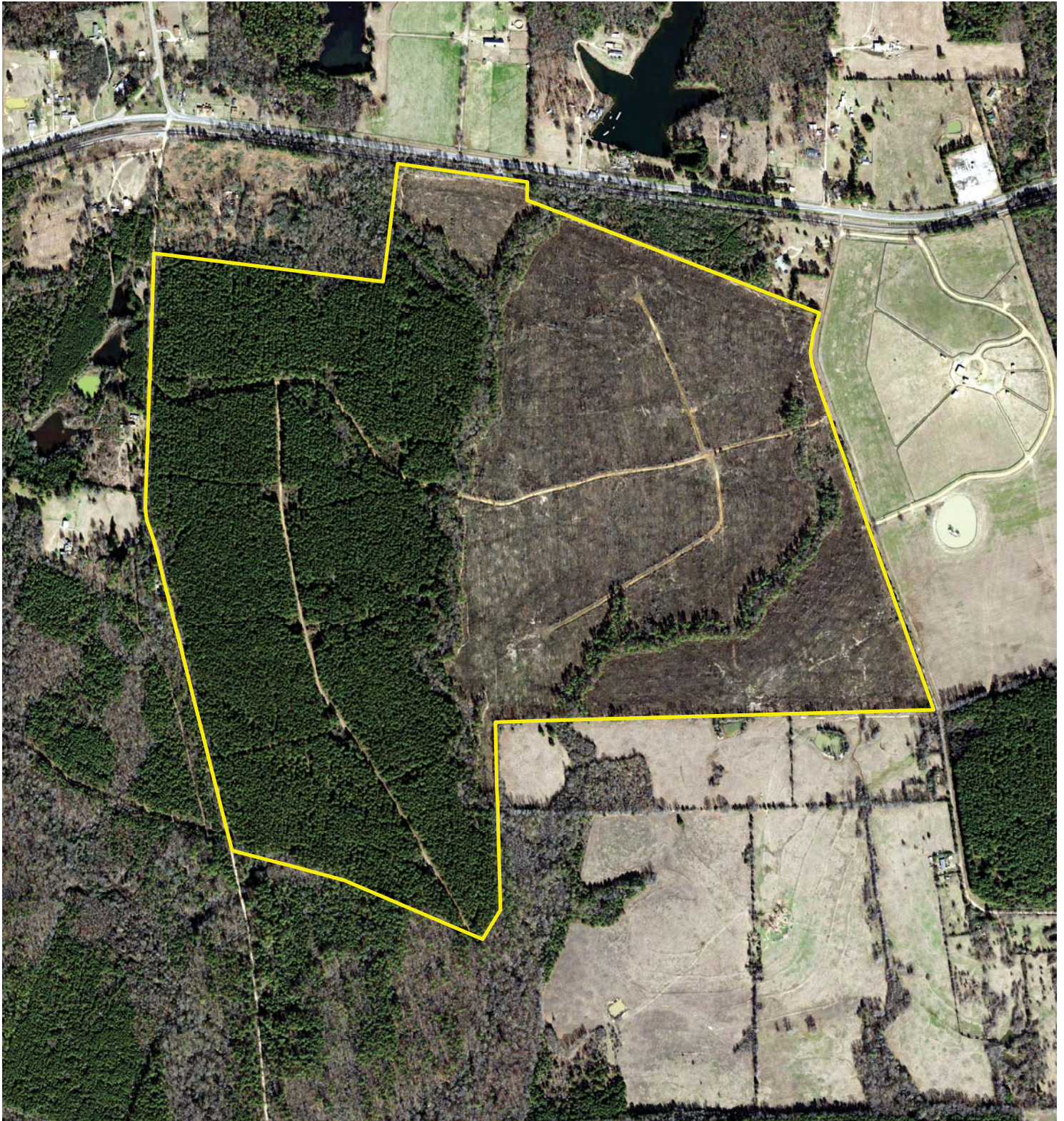
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Legend

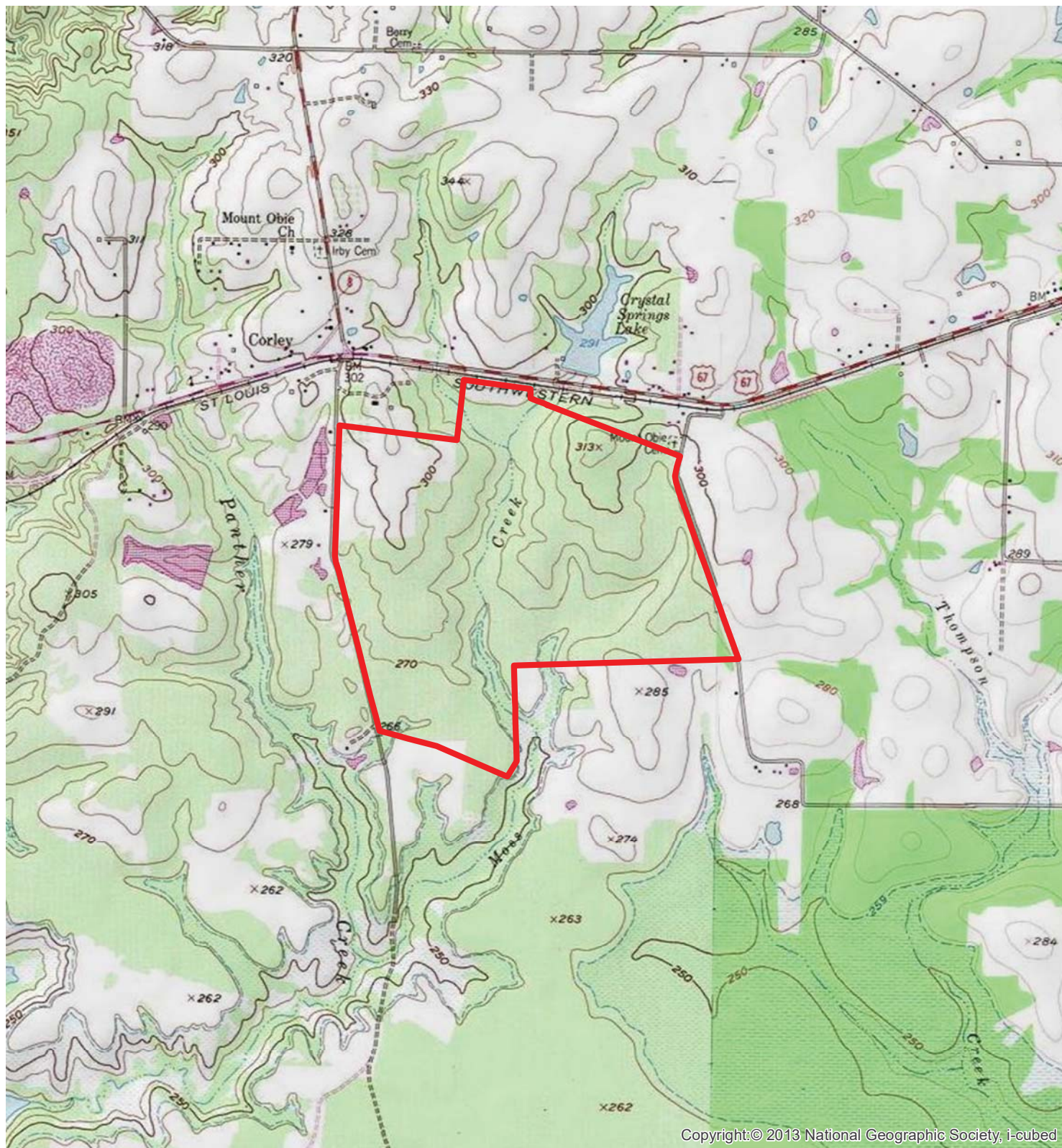
 Clark North Tract



0 0.25
Miles



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Bowie County, Texas



0 0.25
Miles



Land Sale — Offer Form

Clark North Tract

Listing #7197 — Cass County, Texas

— Please fax offer to 903-831-9988 or mail to P.O. Box 5887, Texarkana, TX 75505—

I submit the following as an offer for the purchase of the property described as the Clark North Tract. The tract is offered for sale at \$802,576.00.

My offer will remain valid for five (5) business days from this date. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days of owner's acceptance 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 the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Clark North Tract**

Advertised Acreage: **479.2 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: _____ Company: _____

Printed

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

