

Kingwood Forestry Services, Inc.

Listing #7255

LAND FOR SALE

Shelby Tract

- +/- 149.586 ACRES IN RED RIVER COUNTY, TEXAS
- ACCEPTING OFFERS ON NORTH 69.586 ACRES, THE SOUTH 80 ACRES, OR THE ENTIRE TRACT
- INCLUDES A +/- 20 ACRE DUCK SLOUGH
- ELECTRICITY ON THE PROPERTY
- +/- 125 ACRES OF MIXED HARDWOOD & PINE TIMBER
- 2½ HOURS NORTHEAST OF DALLAS, TX
- PUBLIC ROAD ACCESS & INTERNAL ACCESS VIA A COUNTY ROAD



List Price:

\$336,000

(\$2,250/Acre)

Upland, Duck Slough, & Electricity

This is a first-time market offering of old family land that has lots of potential. Purchase the north 69.586 acres, the south 80 acres or the entire tract. Electricity is on the property, as are numerous places to build a weekend cabin or home. Duck hunters will enjoy the 20 acre duck slough and flooded timber. Deer hunters have 125 acres of mixed hardwood and pine upland to hunt. The upland timber could support timber sale to generate income. This property is located in a quiet area of Red River County and just 15 minutes from Clarksville and only 2½ hours from Dallas. Easy access from an FM road and a county road. Come check this property out!

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



*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.

Shelby Tract

KFS Listing #7255

Red River County, Texas

\$336,000.00

+/- 149.586 Acres

The Shelby Tract is offered for sale for \$336,000.00. All offers must be submitted on the attached offer form. No phone/verbal bids will be accepted. Please submit offers by e-mail, fax, US mail, or hand deliver. E-mail offers to 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 "**Shelby Tract**" clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

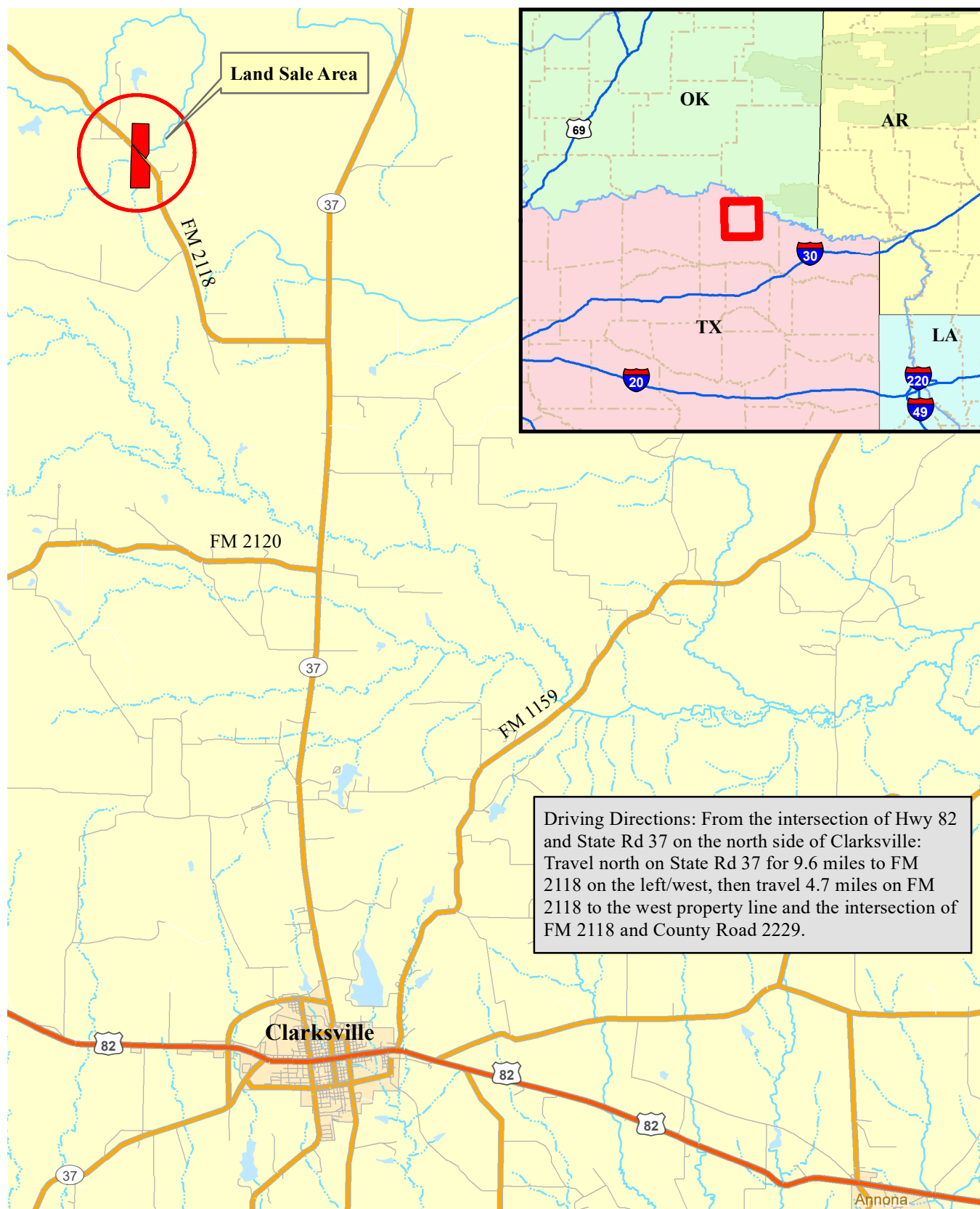
Conditions of Sale:

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 thirty (30) 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 maps are 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.
5. Seller will pay pro-rated property taxes to date of closing and deed preparation.
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/real-estate
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.
Kingwood makes no representation for the Buyer.

LAND FOR SALE
Shelby Tract
Listing # 7255
+/- 149 Acres
Red River County, Texas



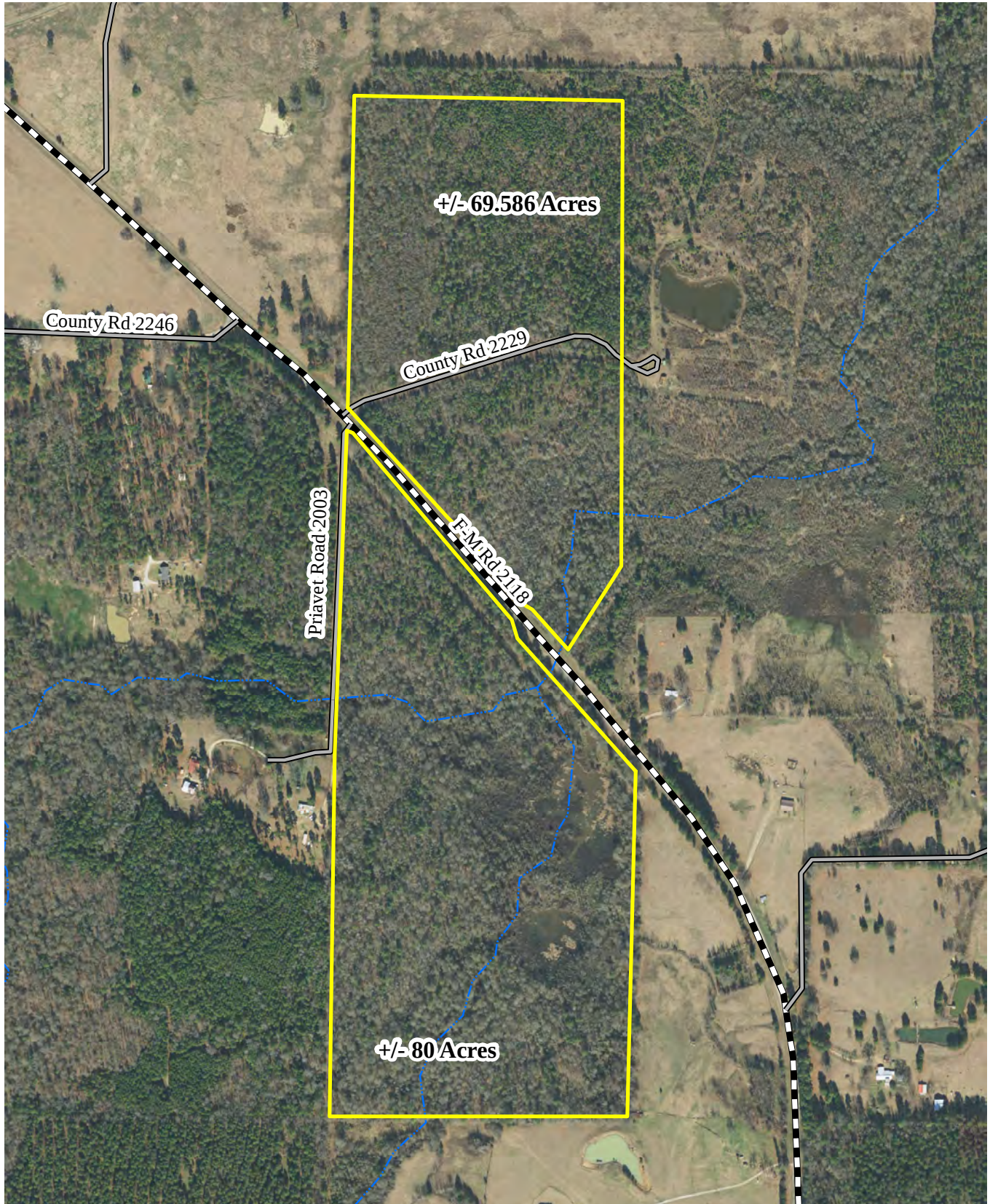
Driving Directions: From the intersection of Hwy 82 and State Rd 37 on the north side of Clarksville: Travel north on State Rd 37 for 9.6 miles to FM 2118 on the left/west, then travel 4.7 miles on FM 2118 to the west property line and the intersection of FM 2118 and County Road 2229.

0 2
Miles



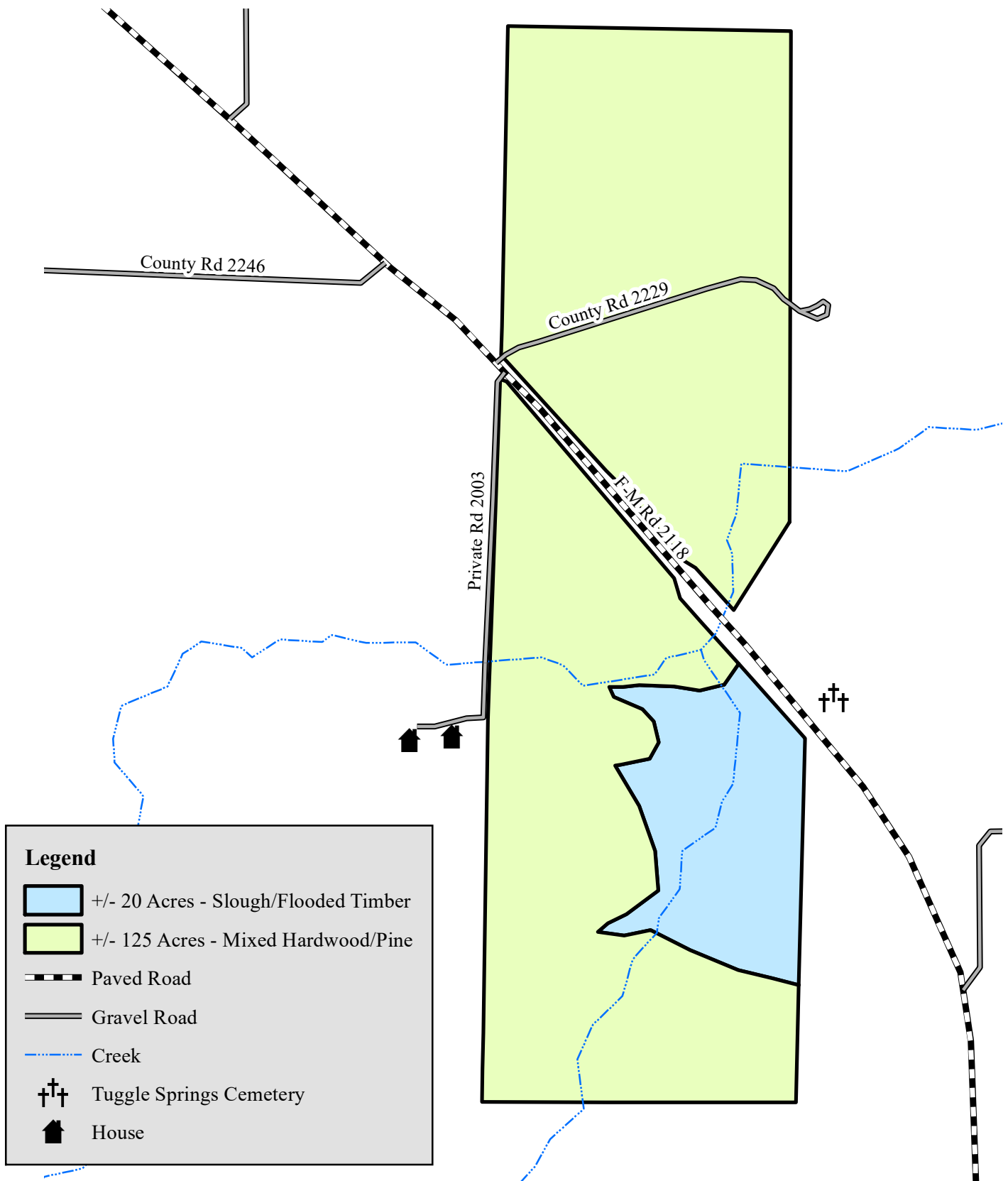
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+/- 149 Acres
Red River County, Texas



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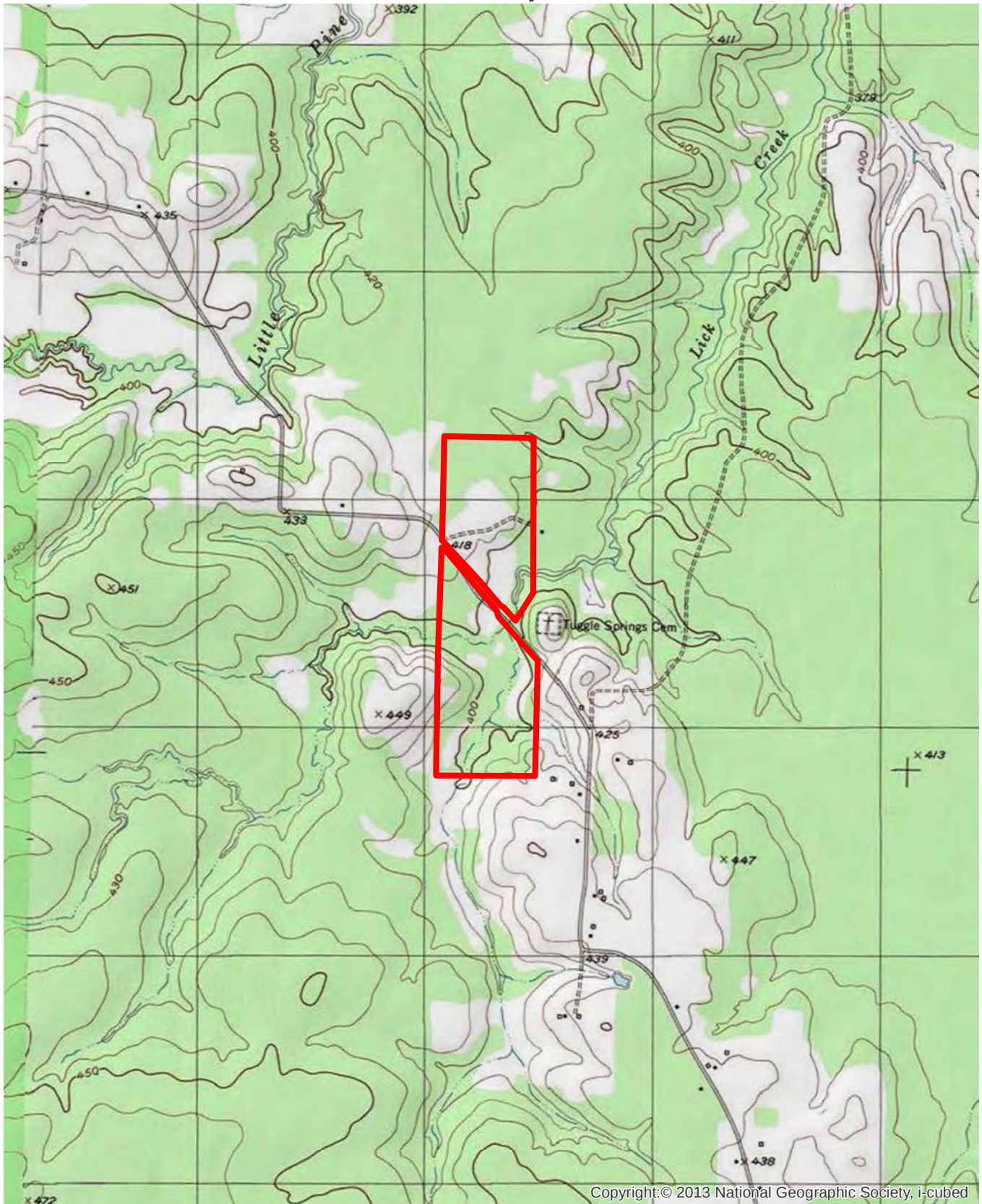
LAND FOR SALE
Shelby Tract
Listing # 7255
+/- 149 Acres
Red River County, Texas



0 0.25
Miles



LAND FOR SALE
Shelby Tract
Listing # 7255
+/- 149 Acres
Red River County, Texas



0 0.25
Miles



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Land Sale — Offer Form
Shelby Tract
Listing #7255 — Red River 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

I submit the following as an offer for the purchase of the property described as the Shelby Tract. The tract is offered for sale at **\$336,000.00**

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. Closing date is to occur within thirty (30) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name:	Shelby Tract	(North of FM 2118)	(South of FM 2118)
Advertised Acreage:	+/- 149.58636 Acres	+/- 69.586 Acres	+/- 80 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:	_____	Company:	_____
Printed	_____	Fax Number:	_____
Signed	_____	Phone Number:	_____
Address:	_____	E-Mail:	_____
	_____	Date:	_____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

