

Kingwood Forestry Services, Inc.

Listing #: 7201

LAND FOR SALE

Jackson Trust Tract

- **+/- 833.7 ACRES LOCATED IN MARION COUNTY, TEXAS**
- **HWY 59 ACCESS**
- **FULLY STOCKED PINE PLANTATIONS**
- **NUMEROUS TRAILS**
- **GENTLY ROLLING HILLS**
- **ELECTRICITY AVAILABLE AT THE CAMPSITE**

\$1,667,350.00

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



Bring your ATV/UTV to explore!

Located adjacent to Hwy 59 between Jefferson and Linden, Texas, this large tract has multiple attractive features. Hunters will like the opportunities afforded from the seclusion, the numerous trails, and the many timber types. Timber investors will like the all-weather access as well as the professionally managed pine plantations that are in excellent condition and about 5 years from generating income from over 300 acres. Be sure to bring your ATV/UTV to explore this tract.

**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



\$2,000/Acre



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.

Jackson Trust Tract
Marion County, Texas

KFS Listing #:7201

\$ 1,667,350.00

Method of Sale: The Jackson Trust Tract is offered for sale for \$1,417,273.00.

All offers must be signed and submitted on the attached offer form 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

Please call to confirm receipt of any submitted offer.

Conditions of Sale:

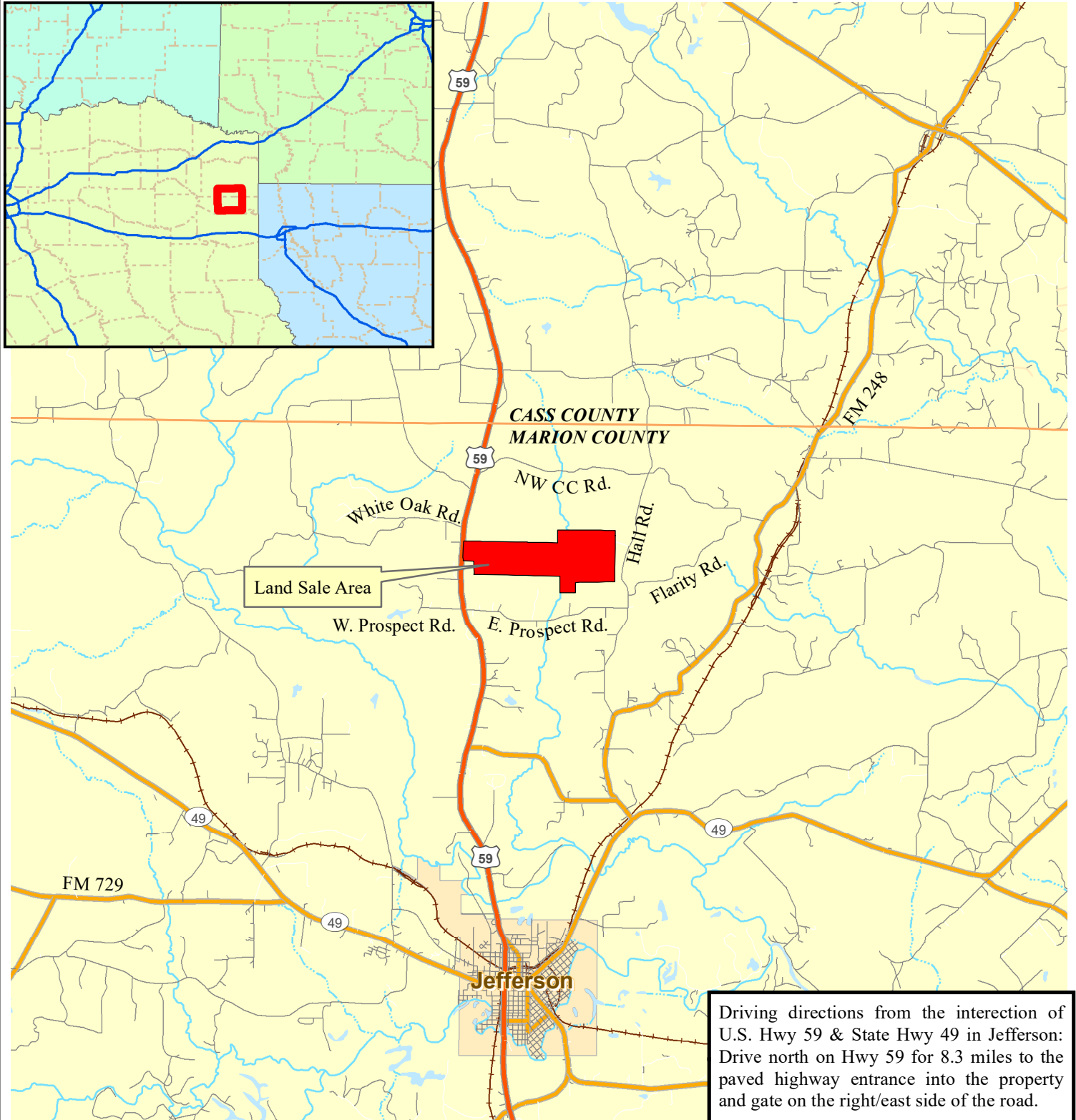
1. All offers will be presented to the Seller for consideration. The landowner reserves the right to accept or reject all offers.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a formal Contract of Sale, with earnest money in the amount of five percent (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 through buyer-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Owner will 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.

Kingwood makes no representation for the Buyer.

LAND FOR SALE
Jackson Trust Tract
Listing #7201
+/- 833.7 Acres
Marion County, Texas



0 2
Miles



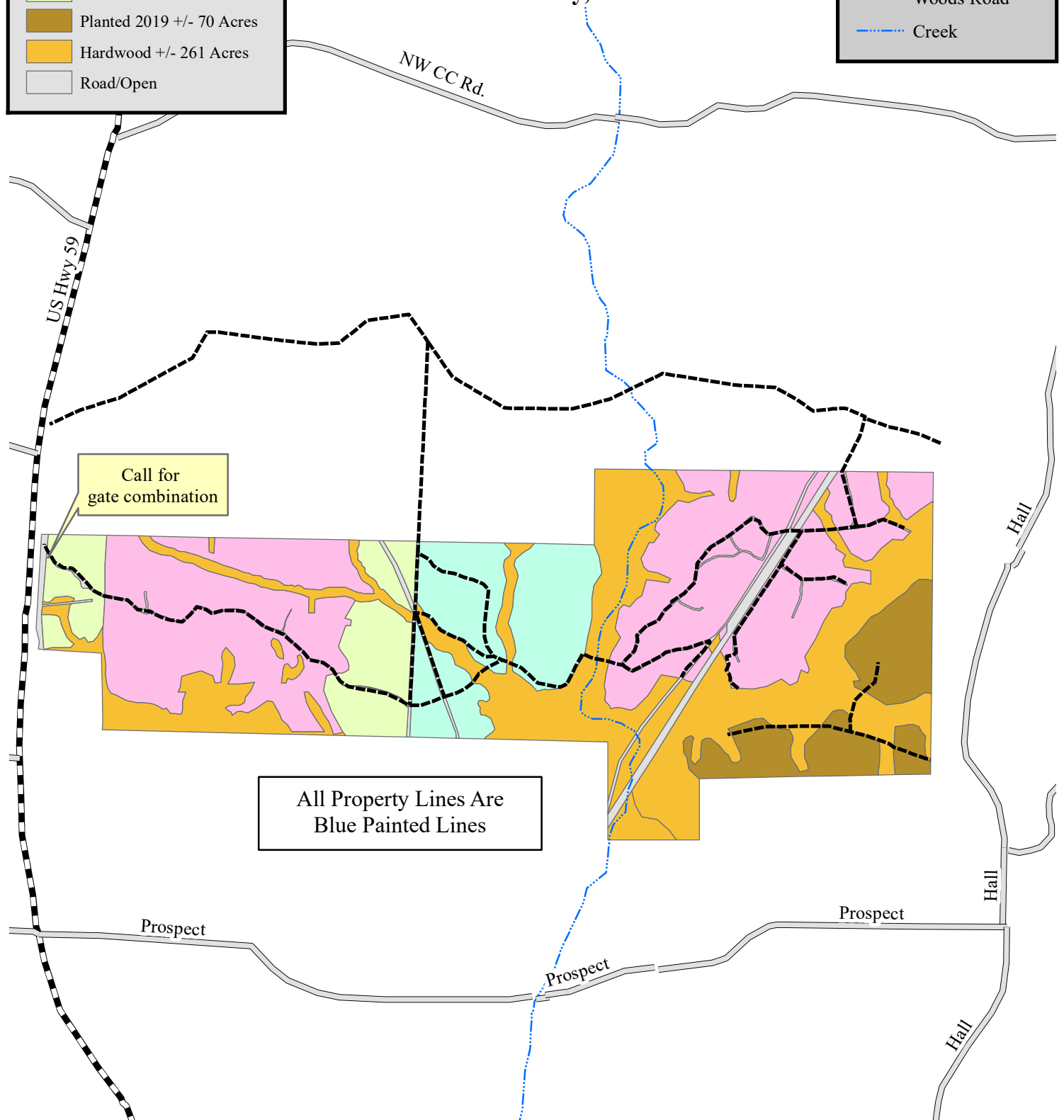
LAND FOR SALE
Jackson Trust Tract
Listing #7201
+/- 833.7 Acres
Marion County, Texas

Legend

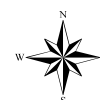
- Planted 2011 +/- 306 Acres
- Planted 2014 +/- 98 Acres
- Planted 2017 +/- 68 Acres
- Planted 2019 +/- 70 Acres
- Hardwood +/- 261 Acres
- Road/Open

Legend

- Primary Road
- Secondary Road
- Woods Road
- Creek




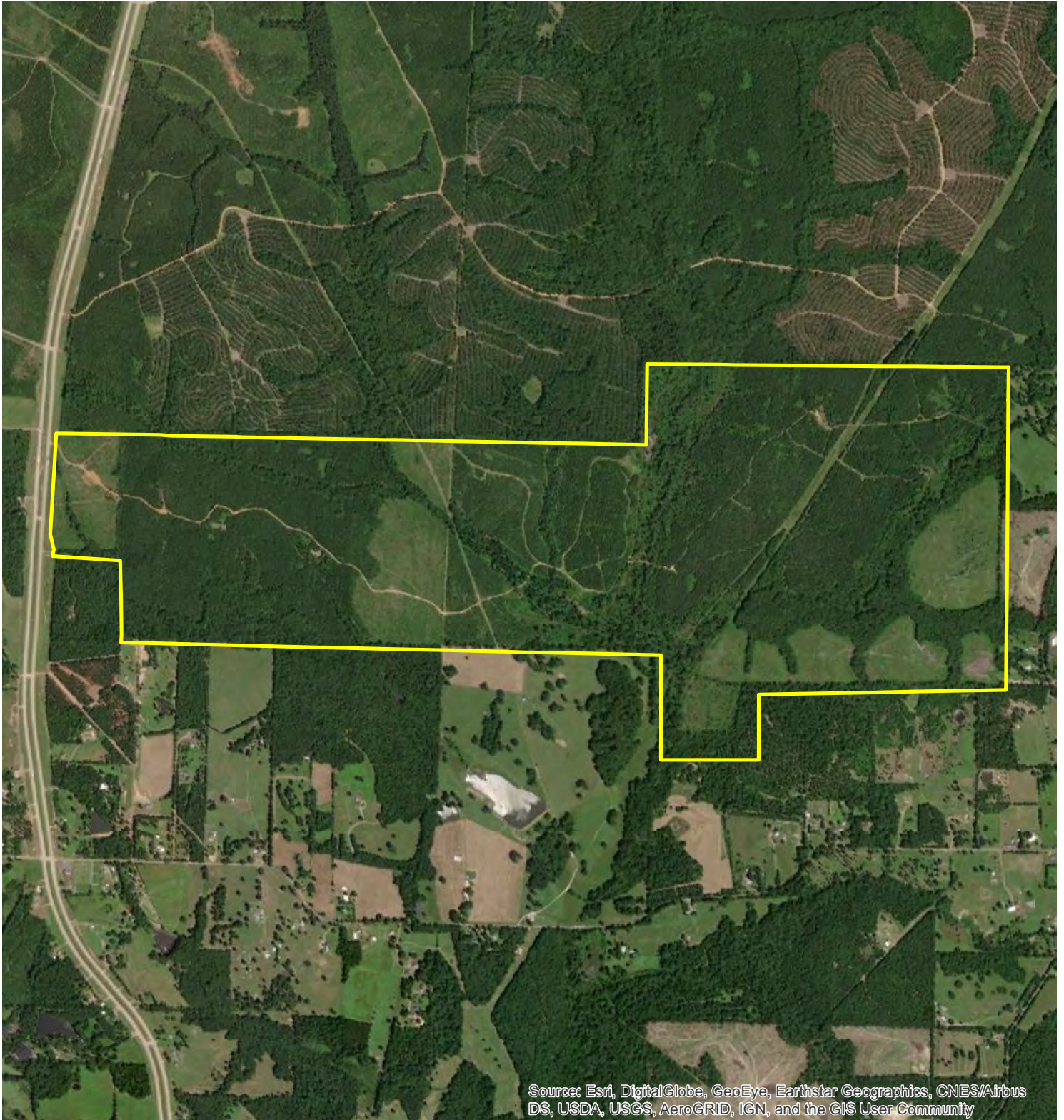
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LAND FOR SALE
Jackson Trust Tract
Listing #7201
+/- 833.7 Acres
Marion County, Texas

Legend

 Jackson Trust Tract



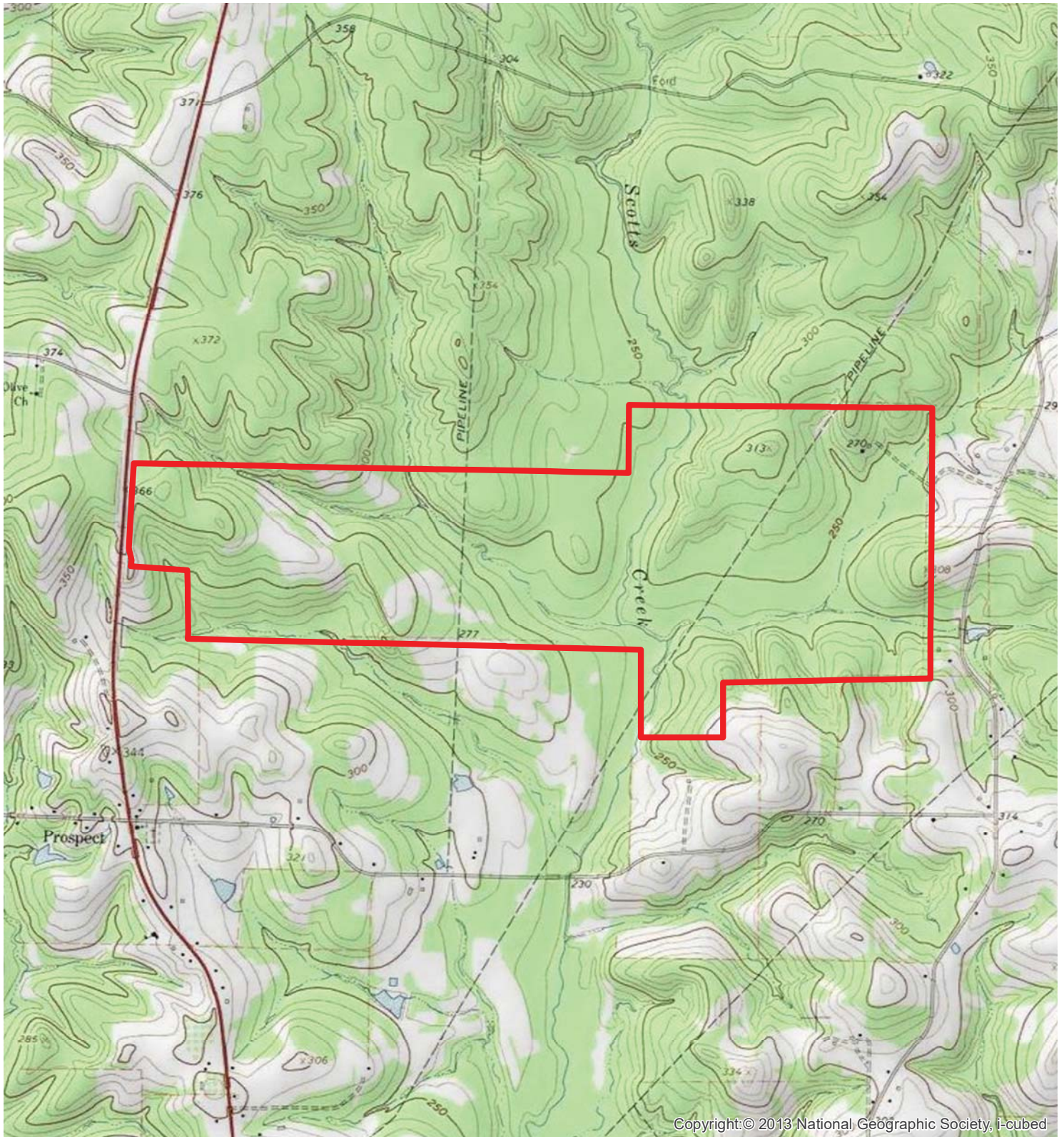
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 0.25
Miles



Printed: April, 2021
Printed By: CBH

LAND FOR SALE
Jackson Trust Tract
Listing #7201
+/- 833.7 Acres
Marion County, Texas



0 0.25
Miles



USA Topo Maps
Printed: April, 2021
Printed By: CBH

Land Sale — Offer Form

Jackson Trust Tract

Listing #7201 — Marion County, Texas

All offers must be signed and submitted on this offer form by:

Mail: P.O. Box 5887 Texarkana, TX 75505 **E-mail:** texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503 **Fax:** 903-831-9988

I submit the following as an offer for the purchase of the property referred to as the Jackson Trust tract. The tract is offered for sale at **\$1,667,350.00**

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:

Jackson Trust Tract

Advertised Acreage:

833.7 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

Address: _____

Phone Number: _____

Date: _____

E-Mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Broker: _____

