

Kingwood Forestry Services, Inc.

Listing # 7269

LAND FOR SALE

Crutcher-Eaves Tract 2

- +/- 36 ACRES IN CASS COUNTY, TEXAS
- HILLTOP HOMESITE LOCATIONS
- ELECTRICITY ON THE PROPERTY
- COUNTY WATER AT THE ROAD
- COUNTY ROAD FRONTAGE
- INVESTMENT OPPORTUNITY TO DIVIDE THE PROPERTY

List Price:

\$128,000

(\$3,500/Acre)



Hilltop rural country living!

This undeveloped tract is conveniently located between Atlanta and Linden in the heart of Cass County. It typifies rural country living and offers scenic hilltop homesite options, county water and electricity across the county road and potential pond location. Compare the per acre price of this tract to other rural homesite tract prices and you'll soon see the value of this property! Bring your family to enjoy the rolling terrain of Northeast Texas pine land.

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.

Crutcher-Eaves Tract 2

KFS Listing #: 7269

Cass County, Texas

\$128,000.00

The Crutcher-Eaves Tract 2 is offered for sale for \$128,000.00. 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 **“Crutcher-Eaves Tract 2”** 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 sixty (60) 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. Buyer will be responsible for determining ownership of mineral rights. Seller makes no representation regarding mineral rights, but will quit claim mineral rights if any owned.
5. A local title company, selected by Buyer, will conduct the closing. Buyer will have 45 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. 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. Seller responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood.
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 broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

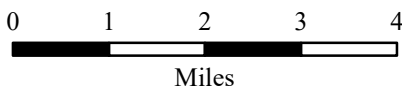
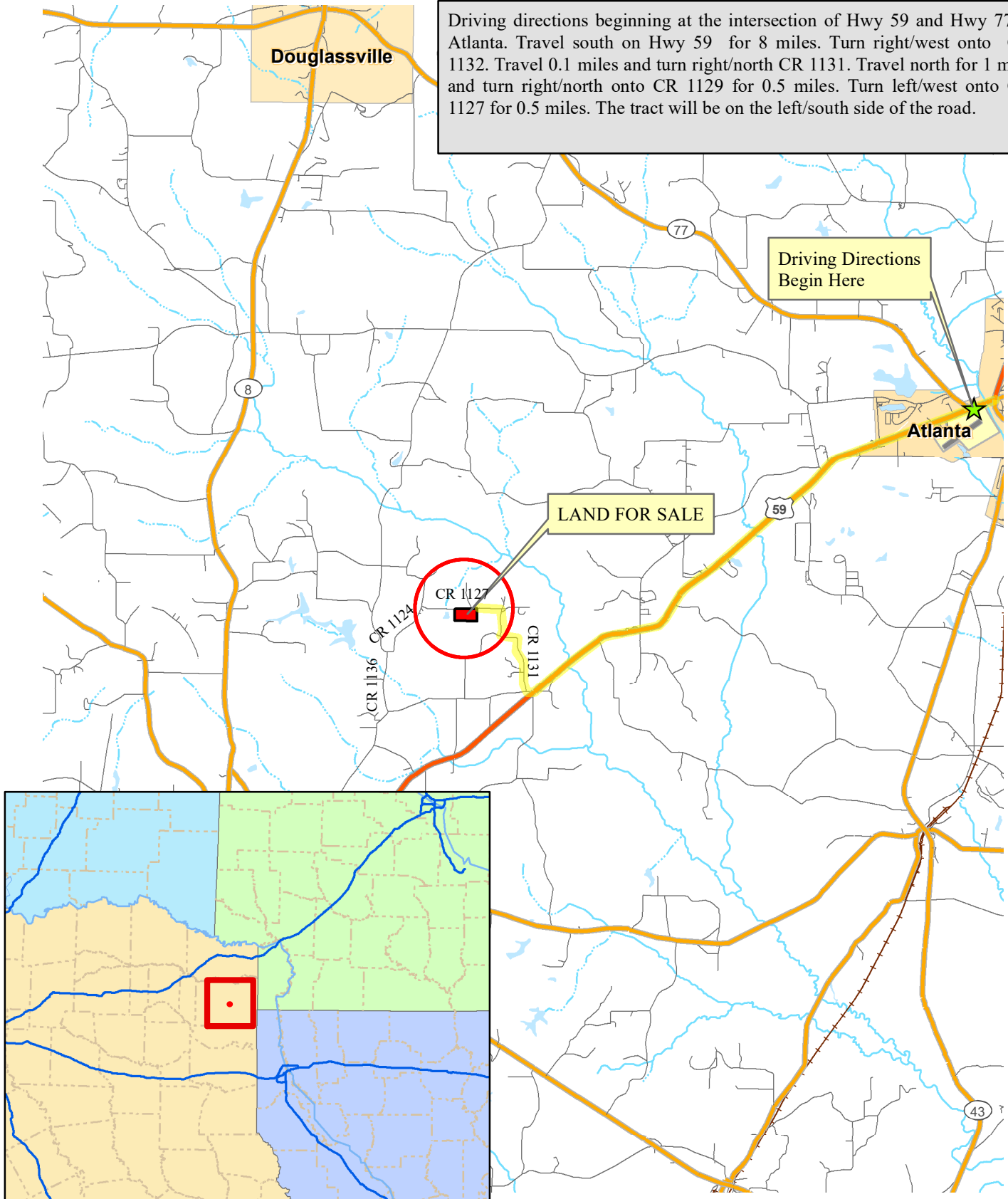
**For more information, call (903) 831-5200 or visit our website at:
www.kingwoodforestry.com**

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
Crutcher Eaves Tract 2
Listing #7269
+/- 36 Acres
Cass County, Texas

Driving directions beginning at the intersection of Hwy 59 and Hwy 77 in Atlanta. Travel south on Hwy 59 for 8 miles. Turn right/west onto CR 1132. Travel 0.1 miles and turn right/north CR 1131. Travel north for 1 mile and turn right/north onto CR 1129 for 0.5 miles. Turn left/west onto CR 1127 for 0.5 miles. The tract will be on the left/south side of the road.



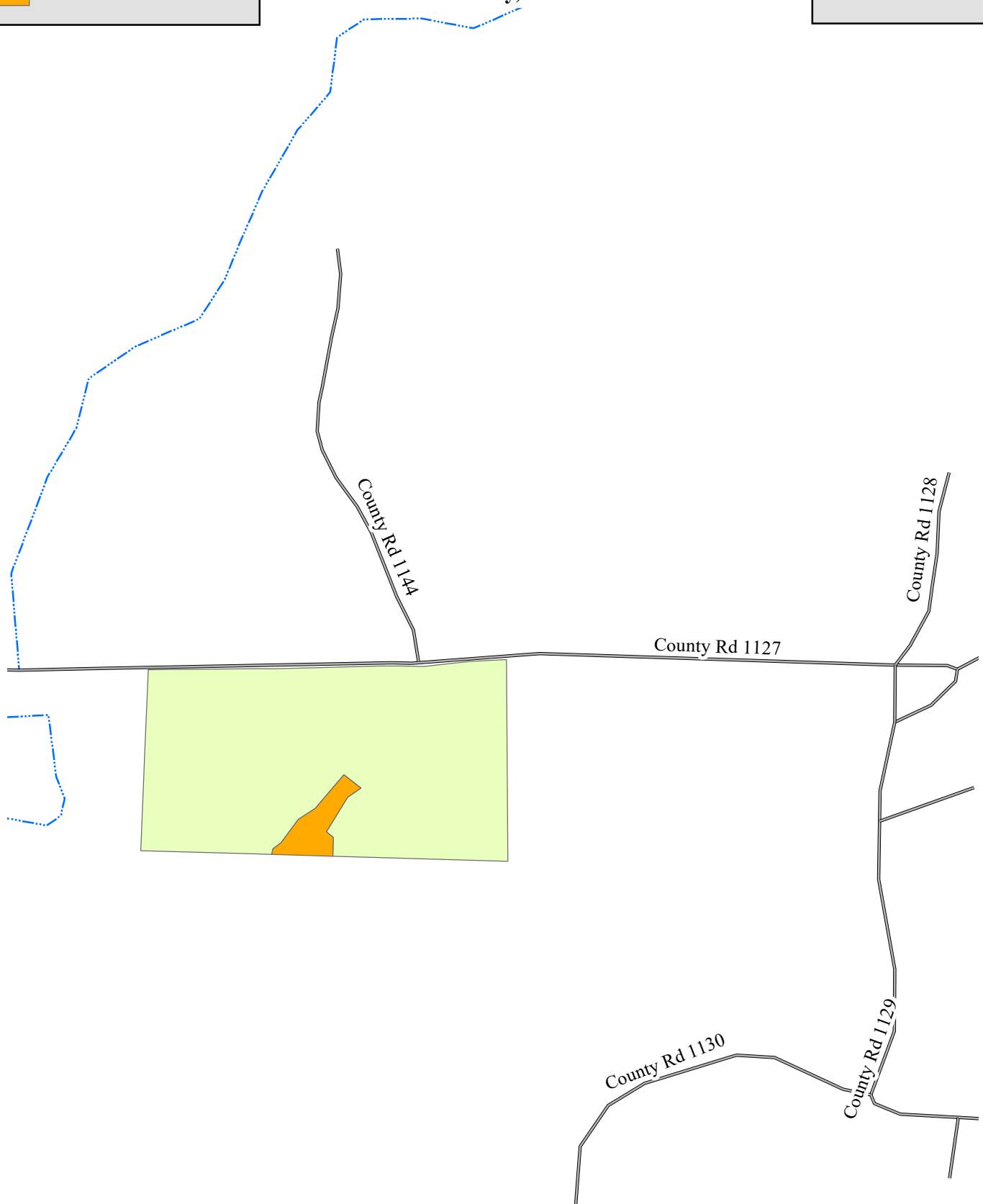
Legend

- Planted 2020 +/- 36 Acres
- Hardwood/Pine +/- 1 Acre

LAND FOR SALE
Crutcher Eaves Tract 2
Listing #7269
+/- 36 Acres
Cass County, Texas

Legend

- County Road
- Creek



0 0.25
Miles



Printed: May, 2021
Printed By: RJH

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Listing #7269
+/- 36 Acres
Cass County, Texas



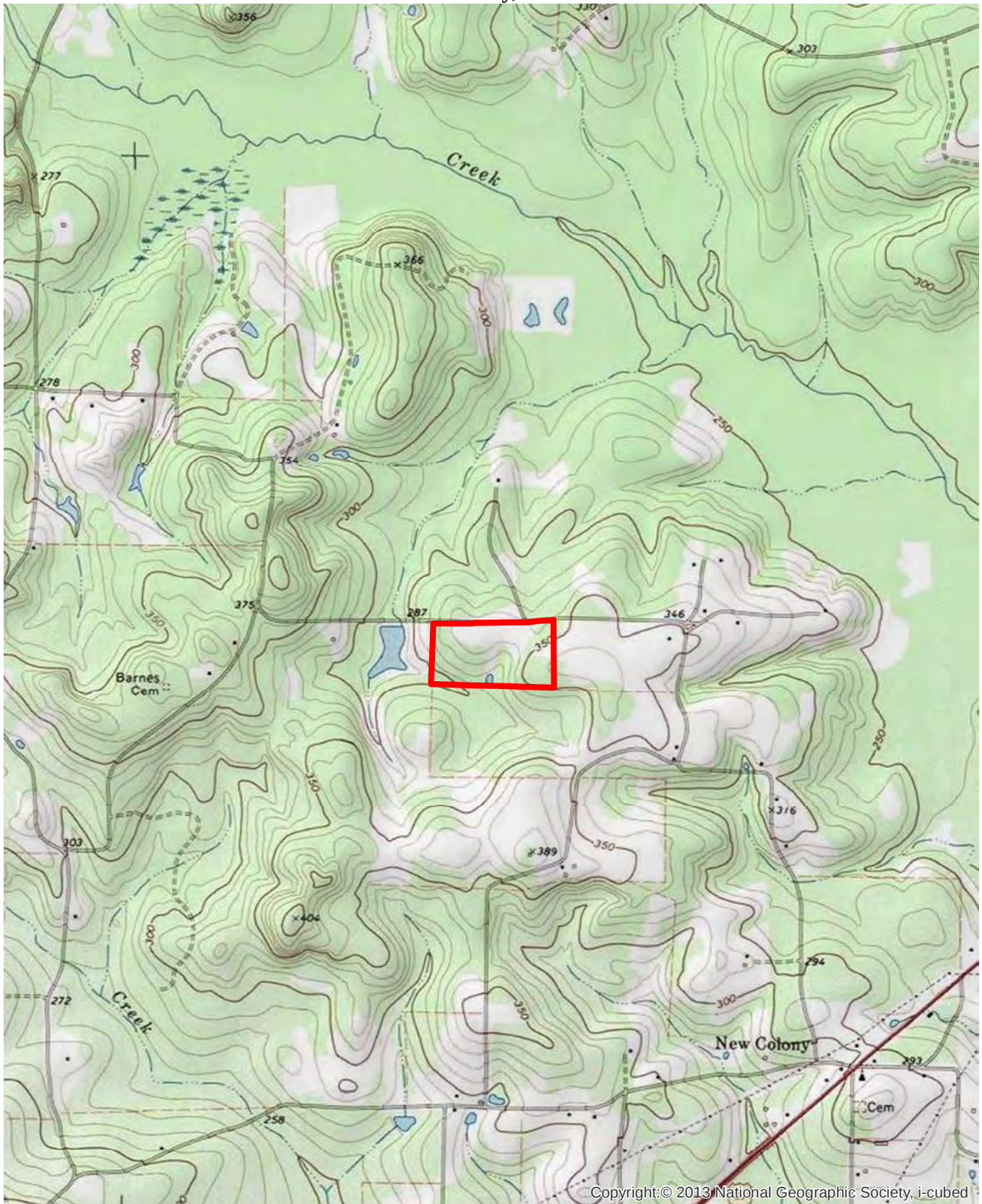
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

0 0.25
Miles



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Crutcher Eaves Tract 2
Listing #7269
+/- 36 Acres
Cass County, Texas



0 0.25
Miles



Printed: May, 2021
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**Land Sale — Offer For
Crutcher-Eaves Tract 2
Listing # 7269 — 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

I submit the following as an offer for the purchase of the property described as the Crutcher Eaves 2 Tract.
The tract is offered for sale at **\$128,000.00**

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 sixty (60) days of contract execution. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

Tract Name: **Crutcher-Eaves Tract 2**

Advertised Acreage: **36.47 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: _____

Printed

Company: _____

Fax Number: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

