

Kingwood Forestry Services, Inc.

Listing # 7279

LAND FOR SALE

Beer Joint 40 Tract

- +/- 40 ACRES IN OKLAHOMA
- MCCURTAIN COUNTY
- PAVED ROAD FRONTAGE
- MIXED NATIVE PINE HARDWOOD
- IMMEDIATE INCOME FROM THINNING
- ELECTRICITY ON THE PROPERTY
- HARDWOOD CREEK BOTTOM NEARBY
- SMALL TIMBERLAND OR HUNTING INVESTMENT OPPORTUNITY

List Price:
\$102,000.00
(~\$2,550/Acre)



Small timberland and hunting property.

This small timberland and hunting investment tract is located in the very southeastern corner of Oklahoma in McCurtain County. It's right around the corner from the Red Slough Wildlife Management Area. Surrounding property contributes to the hunting appeal on this tract. A timber thinning has been postponed to allow immediate income to the new owner of this tract, so don't delay!

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.

Beer Joint 40 Tract

KFS Listing #: 7279

McCurtain County, Oklahoma

\$102,000.00

The Beer Joint 40 Tract is offered for sale for \$102,000.00. 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 **"Beer Joint 40 Tract"** clearly marked in the lower left corner of the envelope. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503.

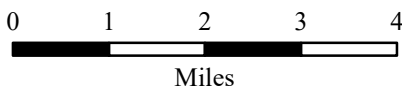
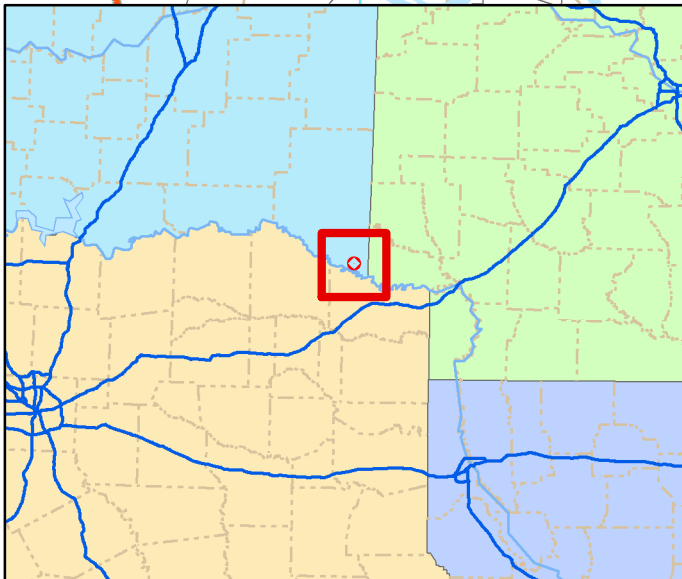
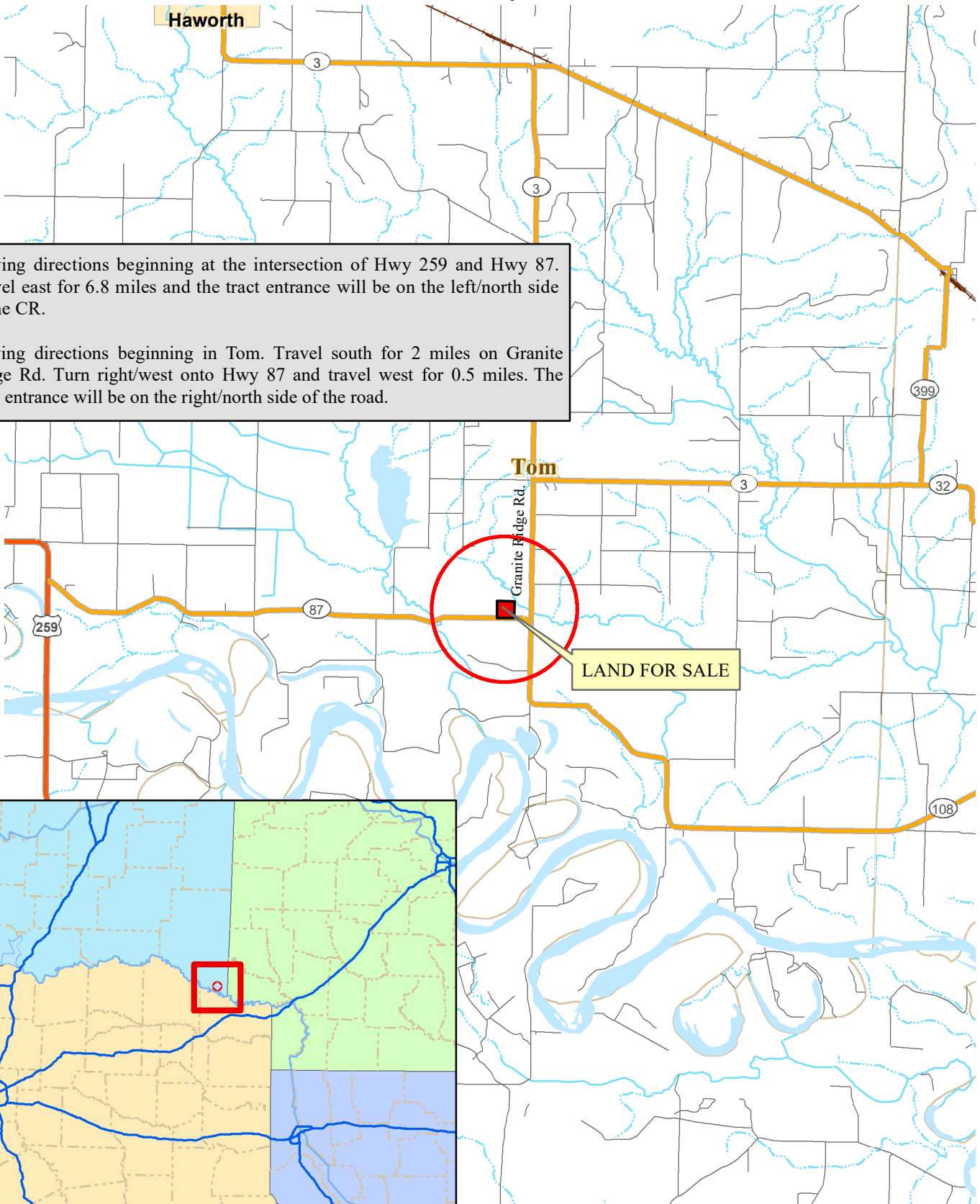
Conditions of Sale:

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 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 a title insurance policy at the buyer's expense. No environmental inspection or representation has been or will be made by seller. Owner will convey 50% of the 50% owned mineral rights on this property.
5. Seller will be responsible for half of closing costs, deed preparation, prorated property taxes, half of real estate transfer tax paid from proceeds at closing, and real estate commission to Kingwood.
6. Buyer will pay for title insurance, half of closing costs, half of real estate transfer tax, and recording fees. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
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
Beer Joint 40
Listing #7279
+/- 40 Acres
McCurtain County, Oklahoma



Legend

-  Pine/Hardwood +/- 39 Acres
-  Hardwood +/- 1 Acre

LAND FOR SALE




Beer Joint 40

Listing #7279

+/- 40 Acres

McCurtain County, Oklahoma

Legend

-  Paved Road
-  Woods Road
-  Creek

Granite Ridge Rd.

State Highway 87

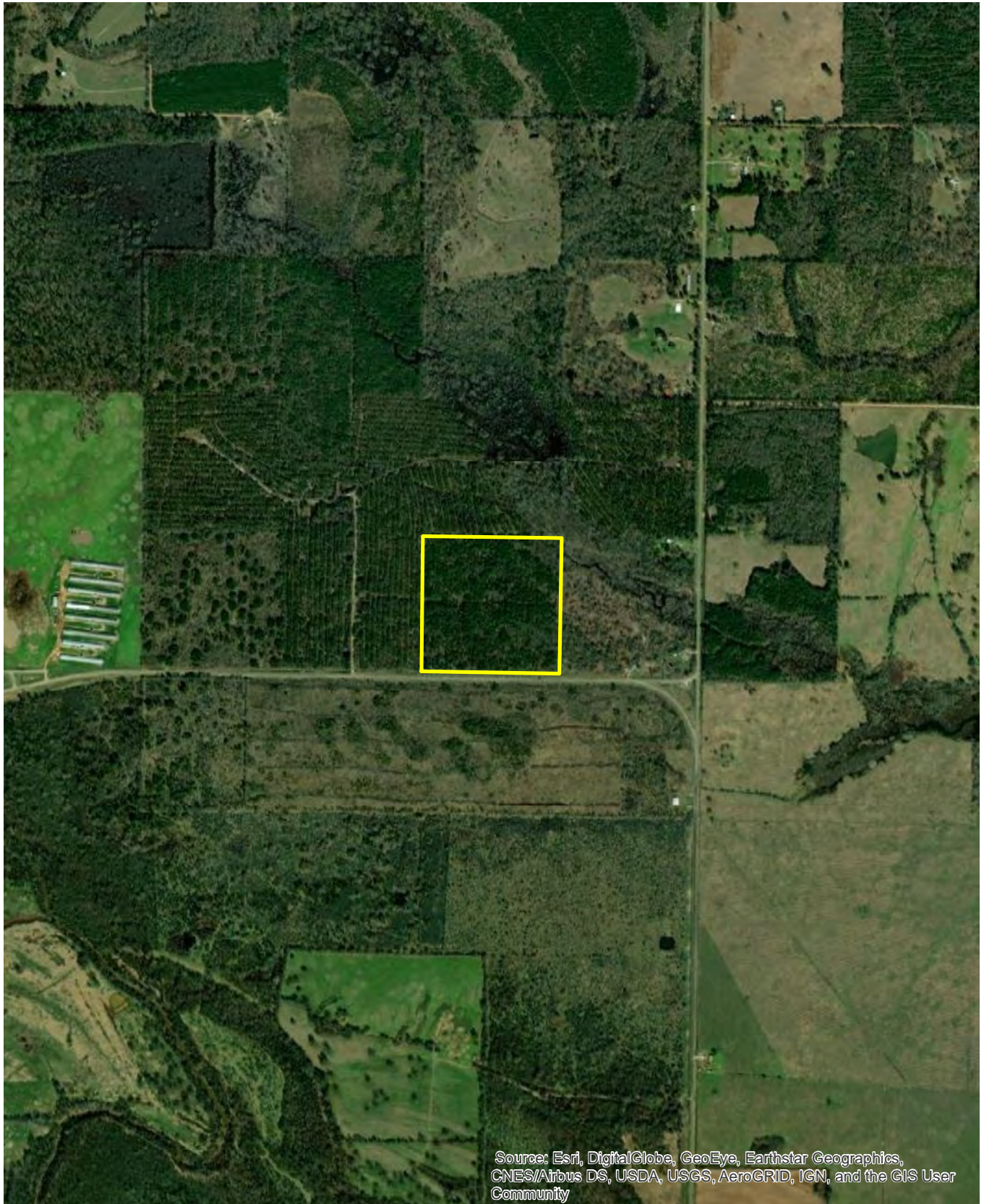
All boundaries marked with blue boundary paint.

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Miles



Printed: May, 2021
Printed By: RJH

LAND FOR SALE
Beer Joint 40
Listing #7279
+/- 40 Acres
McCurtain County, Oklahoma



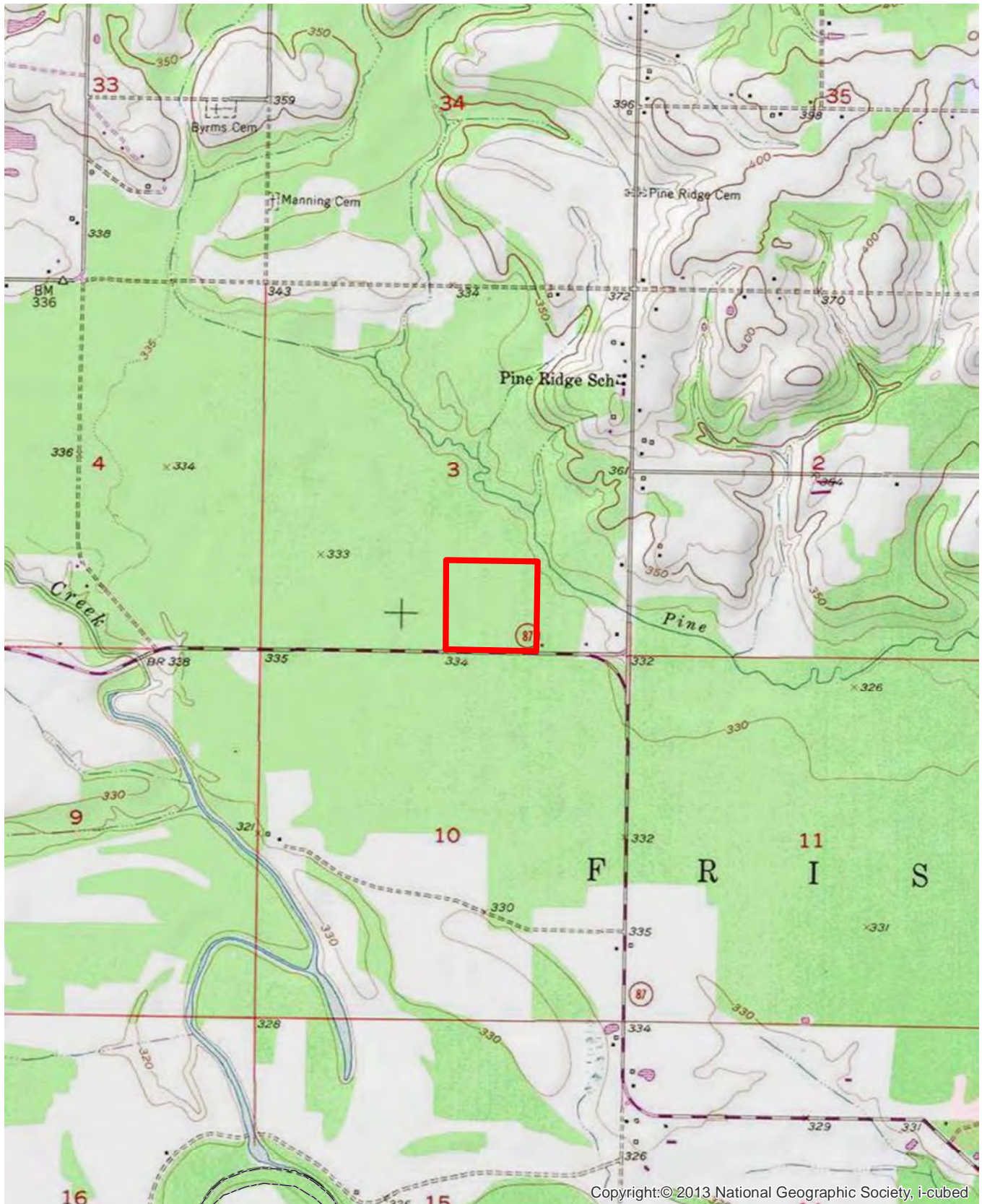
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
Community

0 0.25
Miles



Printed: May, 2021
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LAND FOR SALE
Beer Joint 40
Listing #7279
+/- 40 Acres
McCurtain County, Oklahoma



0 0.25
Miles



Printed: May, 2021
Printed By: RJH

Land Sale — Offer For
Beer Joint 40 Tract
Listing # 7279 — McCurtain County, OK

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 Beer Joint 40 Tract. The tract is offered for sale at **\$102,000.00**.

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 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: **Beer Joint 40 Tract**

Advertised Acreage: **40 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

