

Kingwood Forestry Services, Inc.

CENTER GROVE TRACTS

LAND FOR SALE

Four Tracts Available

- RURAL RESIDENTIAL POTENTIAL
- FOUR TRACTS FROM 9-35 ACRES
- CASS COUNTY, TEXAS
- PAVED ROAD FRONTAGE
- ELECTRICITY & WATER AVAILABLE
- GENTLY ROLLING TERRAIN
- FULLY WOODED
- LOCATED JUST NORTH OF LINDEN
- LINDEN-KILDARE SCHOOL DISTRICT



Water & Electricity

Country living with electricity and county water!

These tracts are located about 5 minutes from Linden and about 15 minutes from Atlanta. Choose from 4 adjoining tracts that range from 9-35 acres. Surveys have already been completed. Each tract fronts on a paved road. Electricity and water are available at the county road. No zoning restrictions. Come explore and see the possibilities for your future country home! See additional pictures at www.kingwoodforestry.com

You are welcome to view the property on your own, or you can contact listing agent Carl Herberg for a showing!

Phone: (903) 831-5200

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.

-4 Tracts For Sale-

See more pictures of each tract at
www.kingwoodforestry.com/real-estate.html



Center Grove-4

Listing # 7292	\$136,070.00
\$3,800/Acre	35.808 Acres



Center Grove-5

Listing # 7293	\$62,751.00
\$6,500/Acre	9.654 Acres



Center Grove-6

Listing # 7294	\$116,512.00
\$3,800/Acre	30.661 Acres



Center Grove-7

Listing # 7295	\$120,259.00
\$3,800/Acre	31.647 Acres

**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.

-4 Tracts For Sale-

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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. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505 with “**Center Grove Tract**” clearly marked in the lower left corner of the envelope. Please call our office to confirm receipt of an offer. 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 Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five thousand dollars (\$5,000.00), will be executed between the Buyer and Seller within ten (10) business days. A sample Real Estate Sales Contract may be provided in advance upon request. Terms are cash at closing. Offers contingent on financing or an appraisal will not be accepted. Buyer will have 45 days due diligence for marketable and insurable title. Closing to occur within 15 days after expiration of due diligence period.
3. Only offers for a specific dollar amount will be accepted. The parcel has been surveyed and a copy of the survey is available upon request. Seller is selling the property by the tract or parcel only, it being understood the acreage is not guaranteed or warranted in any way by Seller. The attached maps is thought to be accurate but should not be considered a survey.
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 seller-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 via quitclaim.
5. Seller shall pay prorated property taxes to date of closing, deed preparation, fees and expenses of its own attorney, the costs of curing any title objections that Seller elects to cure, Escrow Agent's escrow fees in an amount not to exceed \$300, the title premium and any endorsements required under Buyer's owner's policy, and the brokerage commission.
6. Buyer shall pay all other closing costs including, without limitation, transfer taxes, and other taxes (including, but not limited to, rollback taxes, recoupment fees and taxes occasioned by a change in use of the Property or occasioned by this transaction, recording fees, escrow fees in excess of \$300, wire transfer fees, additional title costs, any costs related to Buyer obtaining a mortgage or deed or trust, the cost of buyer's lender, including a loan policy and any related endorsements, and all fees and expenses of Buyer's attorneys or consultants.
7. It is understood that the property is being sold “As is, where is, and with all faults” condition. Seller makes no representations or warranties of any kind with respect to the condition or value of the Property or its fitness, suitability or acceptability for any particular use or purpose.
8. 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.
9. 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.
10. 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.
11. Information About Brokerage Services and Consumer Protection Notice are provided at www.kingwoodforestry.com.
12. Questions regarding the land sale should be directed to licensed broker Carl Herberg of Kingwood Forestry Services at 903-831-5200.

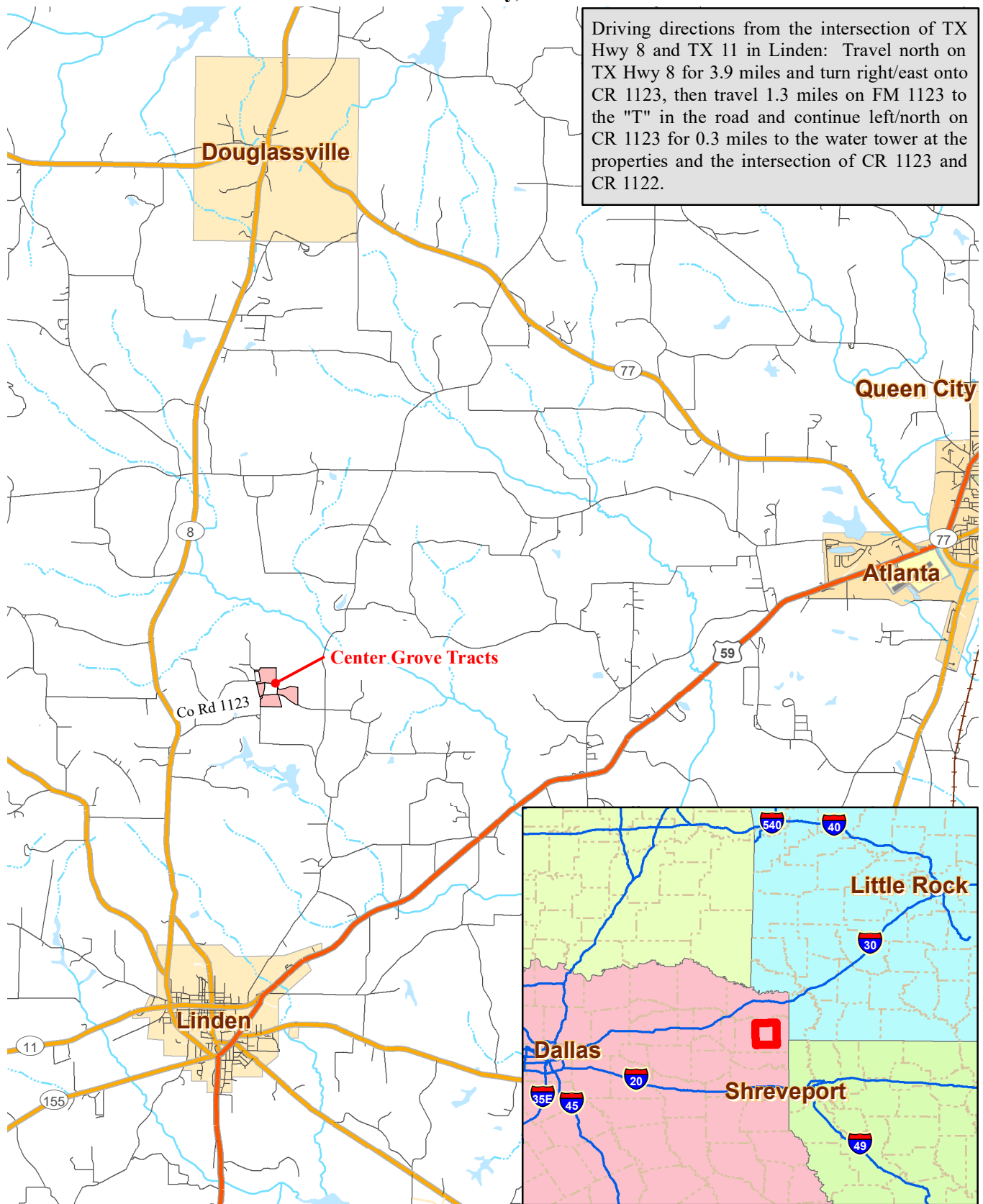
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LAND FOR SALE
Center Grove Tracts
9-35 Acres
Cass County, Texas

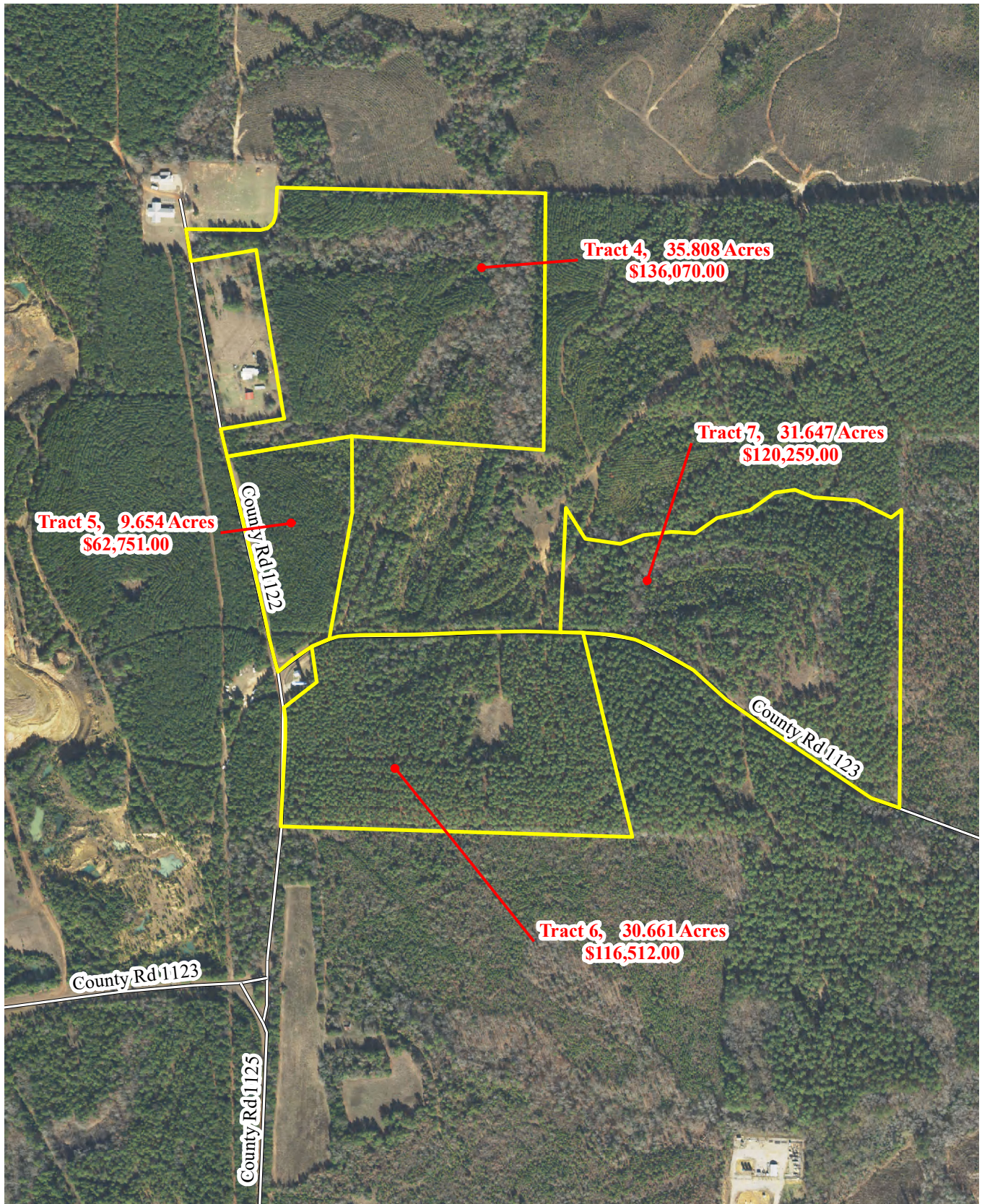


Driving directions from the intersection of TX Hwy 8 and TX 11 in Linden: Travel north on TX Hwy 8 for 3.9 miles and turn right/east onto CR 1123, then travel 1.3 miles on FM 1123 to the "T" in the road and continue left/north on CR 1123 for 0.3 miles to the water tower at the properties and the intersection of CR 1123 and CR 1122.

0 2
Miles



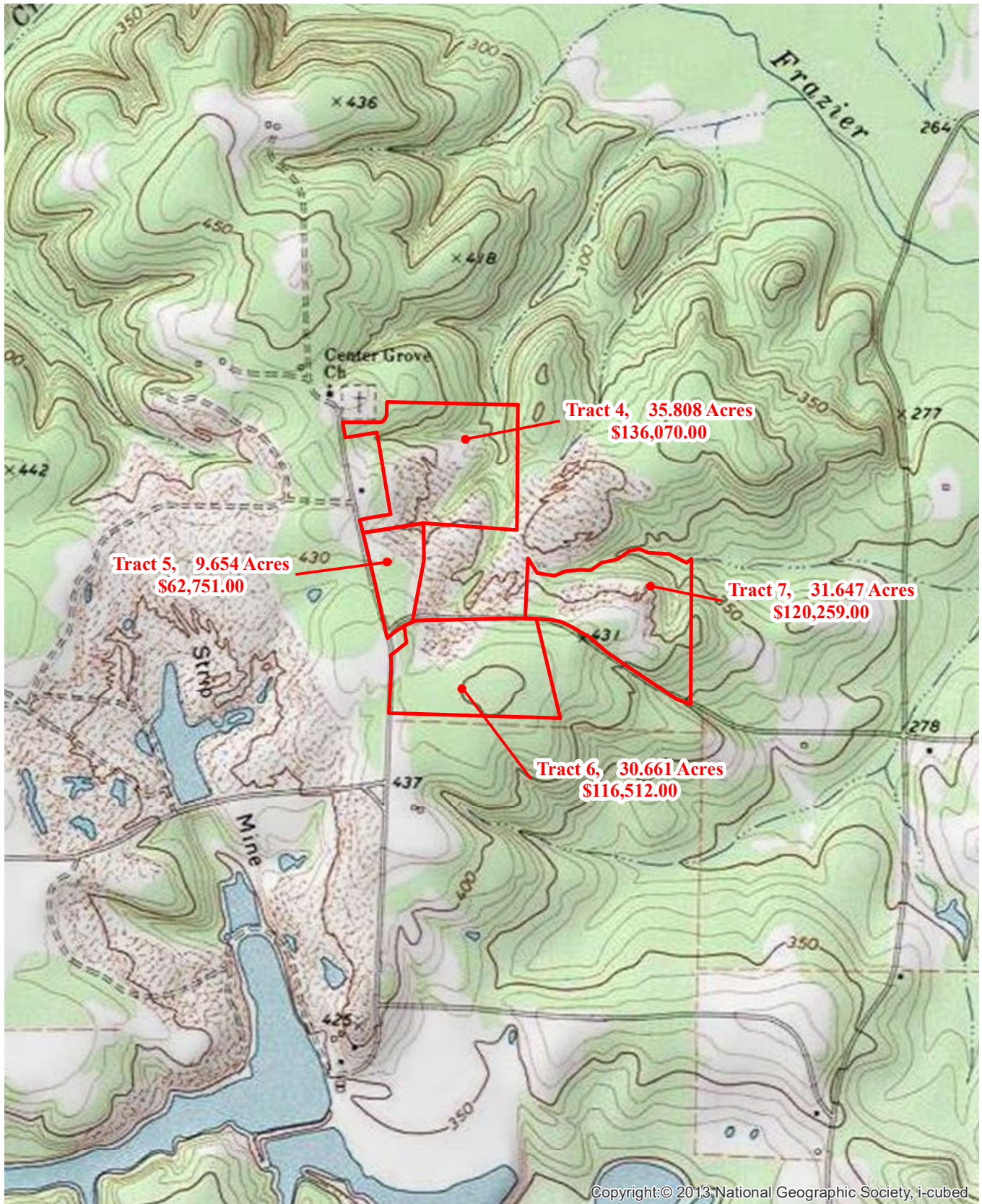
LAND FOR SALE
Center Grove Tracts
9-35 Acres
Cass County, Texas



0 0.25
Miles



LAND FOR SALE
Center Grove Tracts
9-35 Acres
Cass County, Texas



0 0.25
Miles



Land Sale Offer Form

Cass County, Texas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

Mail: P.O. Box 5887, Texarkana, TX 75505

Hand Deliver: 4414 Galleria Oaks Dr. Texarkana, TX 75503

Fax: 903-831-9988

I submit the following offer for the purchase of the property below. I have read and understand the Conditions of Sale section in this notice. 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 thousand dollars (\$5,000.00) per tract. Closing date is to occur within sixty (60) days of contract execution.

Listing #	Tract-Parcel	Survey Acres	List Price/ac	List Price	Offer Amount
7292	Center Grove-4	35.808	\$ 3,800	\$ 136,070	_____
7293	Center Grove-5	9.654	\$ 6,500	\$ 62,751	_____
7294	Center Grove-6	30.661	\$ 3,800	\$ 116,512	_____
7295	Center Grove-7	31.647	\$ 3,800	\$ 120,259	_____

* 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

