

**Kingwood Forestry Services, Inc.**

**CENTER GROVE TRACTS**

# LAND FOR SALE

One Tract Remaining

- RURAL RESIDENTIAL POTENTIAL
- ONE TRACT REMAINING, 9 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



*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*

### *Country living with electricity and county water!*

These tracts are located about 5 minutes from Linden and about 15 minutes from Atlanta. One tract remains and it is 9 acres of planted pine. Surveys have already been completed. The 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](http://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](mailto:texarkana@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](http://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

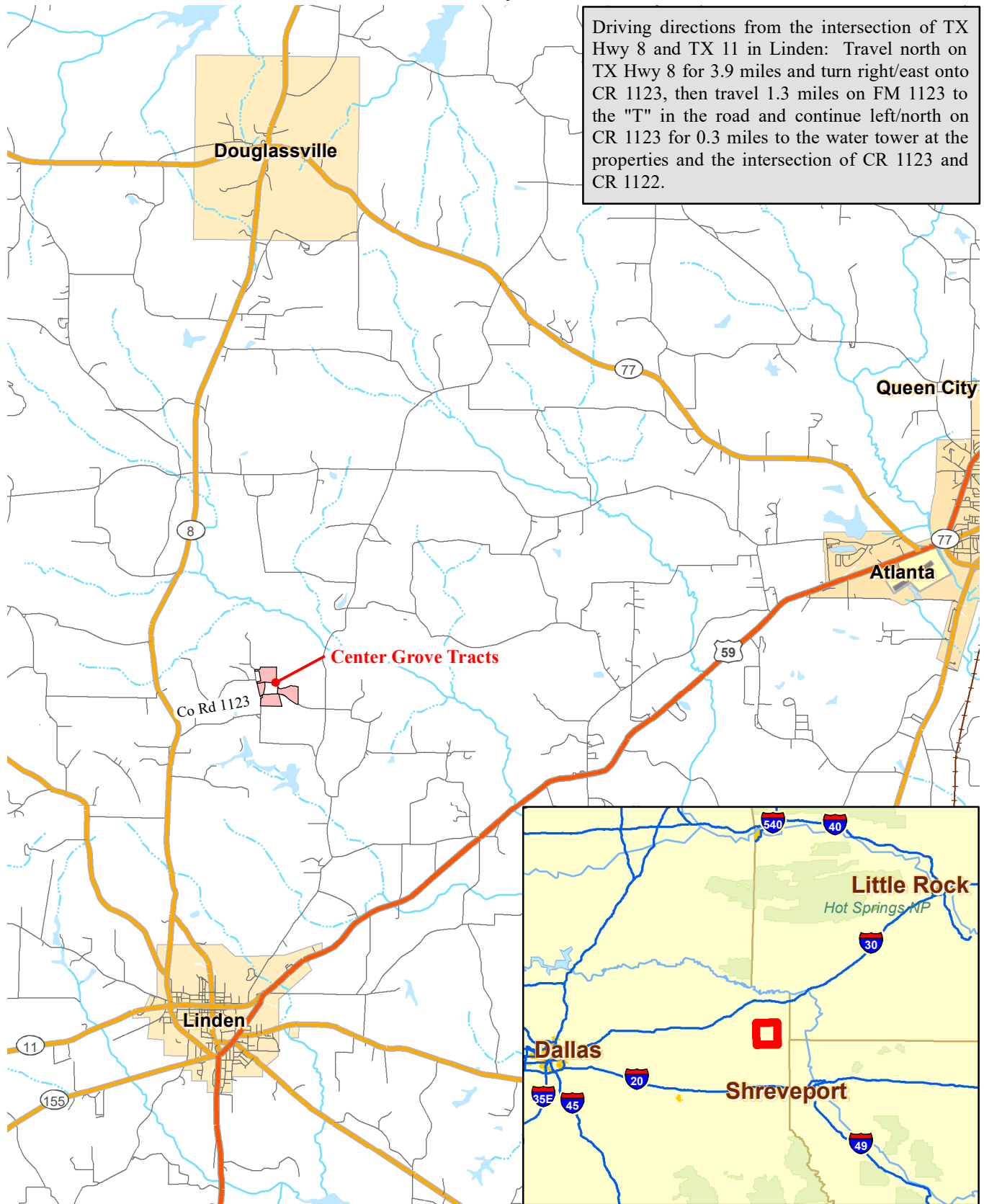
Listing # 7295	\$120,259.00
\$3,800/Acre	31.647 Acres

For more information, call (903) 831-5200 or visit our website at:  
[www.kingwoodforestry.com](http://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**  
**Center Grove Tracts**  
**9-35 Acres**  
**Cass County, Texas**

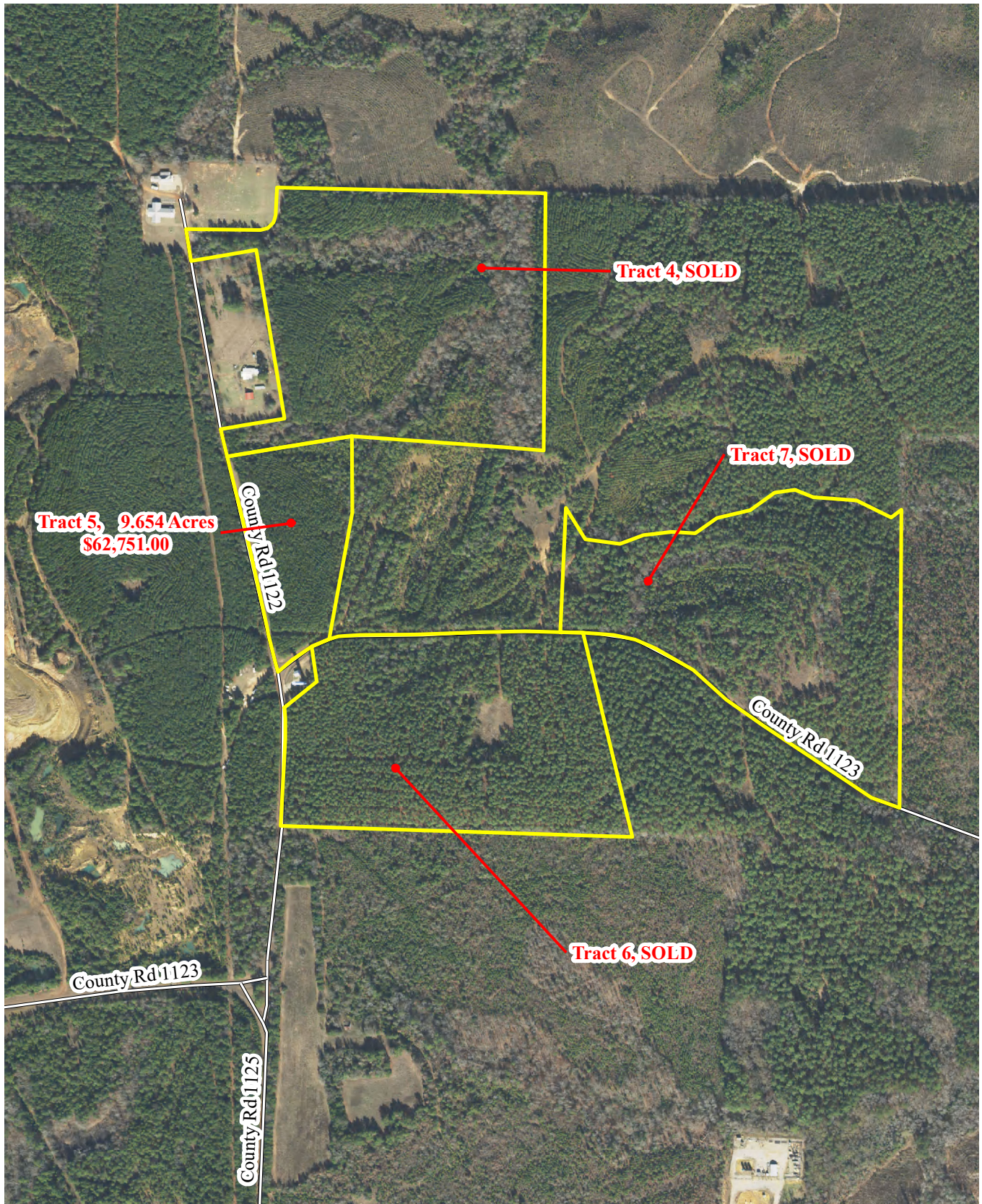


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Miles





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



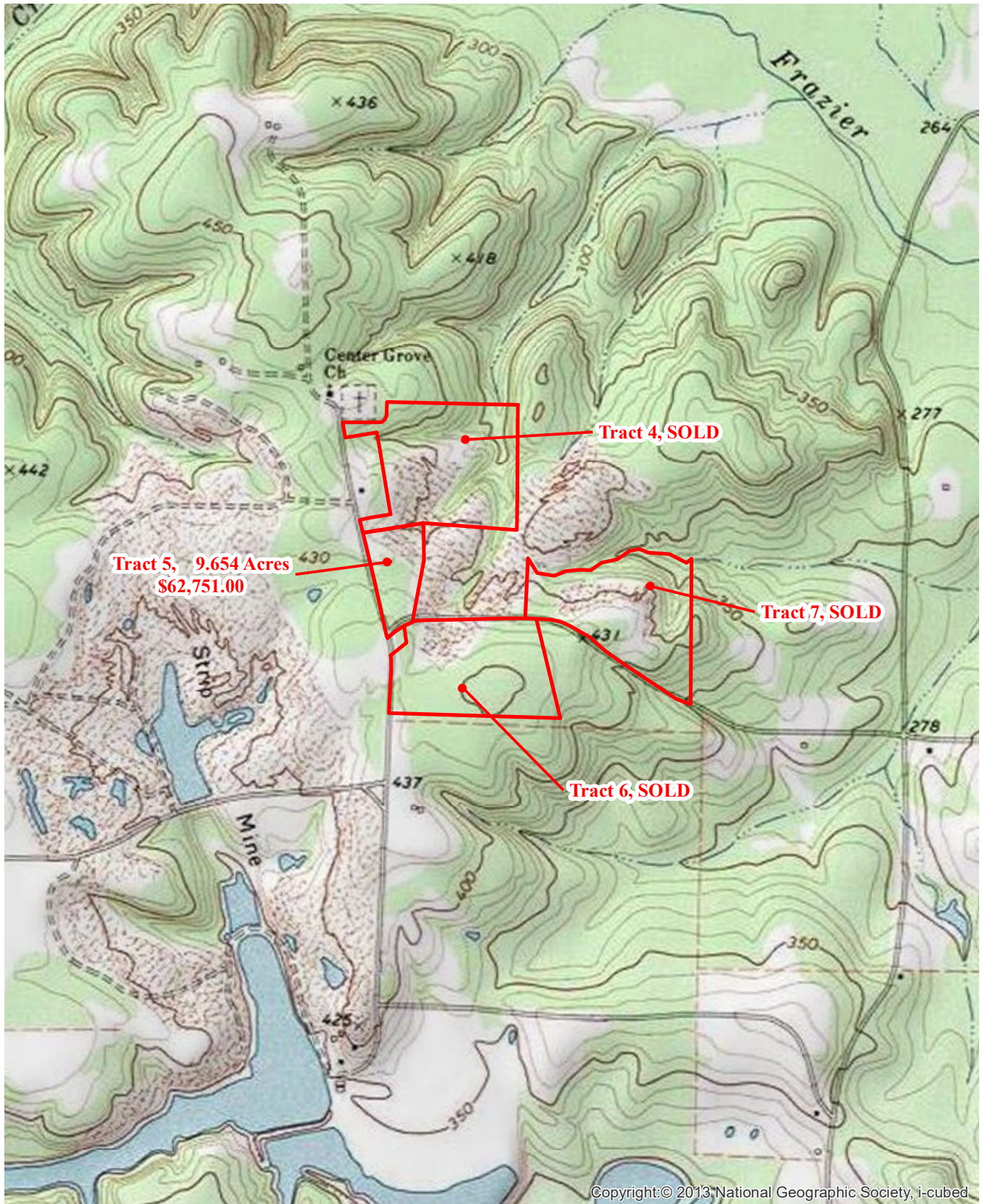
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**LAND FOR SALE**  
**Center Grove Tracts**  
**9-35 Acres**  
**Cass County, Texas**



0 0.25  
Miles



## -1 Tract Remains For Sale-

See more pictures of each tract at

[www.kingwoodforestry.com/real-estate.html](http://www.kingwoodforestry.com/real-estate.html)

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](mailto: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](http://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.

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

**[www.kingwoodforestry.com](http://www.kingwoodforestry.com)**

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**Kingwood makes no representation for the Buyer.**



# Land Sale Offer Form

## Cass County, Texas

**Completed Offer Forms can be submitted by:**

**E-mail:** [texarkana@kingwoodforestry.com](mailto: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	<b>SOLD</b>
7293	Center Grove-5	9.654	\$ 6,500	\$ 62,751	
7294	Center Grove-6	30.661	\$ 3,800	\$ 116,512	<b>SOLD</b>
7295	Center Grove-7	31.647	\$ 3,800	\$ 120,259	<b>SOLD</b>

\* Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction \*

Name: \_\_\_\_\_

Printed

Signed

Address: \_\_\_\_\_

\_\_\_\_\_

Company: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date: \_\_\_\_\_

### AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: \_\_\_\_\_

Name

Date

