

Kingwood Forestry Services, Inc.

LISTING #7327

LAND FOR SALE

MEADOWS TRACT

- ±113 ACRES IN BOWIE COUNTY, TEXAS
- TIMBERLAND INVESTMENT
- RECREATION AND HUNTING
- GATED PRIVATE EASEMENT FROM A COUNTY ROAD
- READY TO PLANT



LIST PRICE:

\$197,750.00

This property was recently cut and is plantation ready! Close proximity to the regions mills make it a great piece of land to invest into timber.

With it's own private easement, this property is also ideal for hunting. Internal access is via several woods roads through the middle of the property. It is also a short drive from the Sulphur River bottoms which boasts excellent deer and duck hunting, as well as fishing!

You are welcome to view the property on your own, or you can contact listing broker 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.

LAND FOR SALE
MEADOWS TRACT (LISTING #7327)
+/- 113 ACRES
BOWIE COUNTY, TEXAS

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. Please call our office to confirm receipt of an offer at (903) 831-5200. 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 business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five percent (5%) of purchase price, will be executed 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 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 seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Seller will not convey any mineral rights.
5. Seller will pay title insurance policy and prorated property taxes (to date of closing). Buyer will pay for deed preparation, recording and closing fees.
6. A local title company will conduct the closing with buyer paying closing costs.
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. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managements, and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature, and description relating to its access to or presence on 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 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. Questions regarding the land sale should be directed to broker Carl Herberg of Kingwood Forestry Services at 903-831-5200 or by e-mail at texarkana@kingwoodforestry.com

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

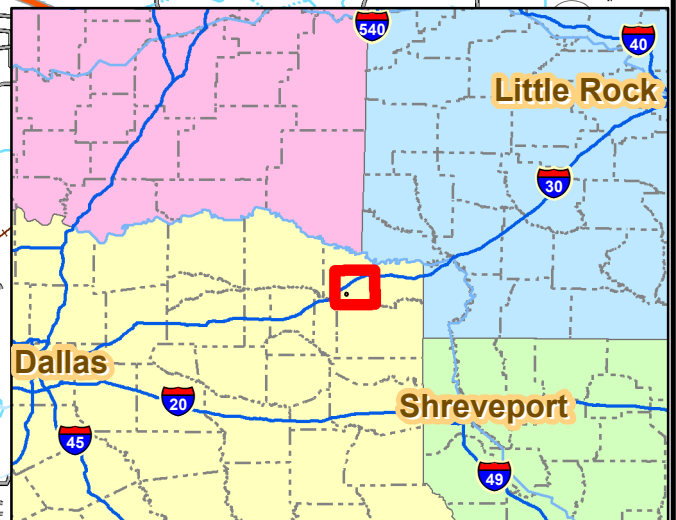
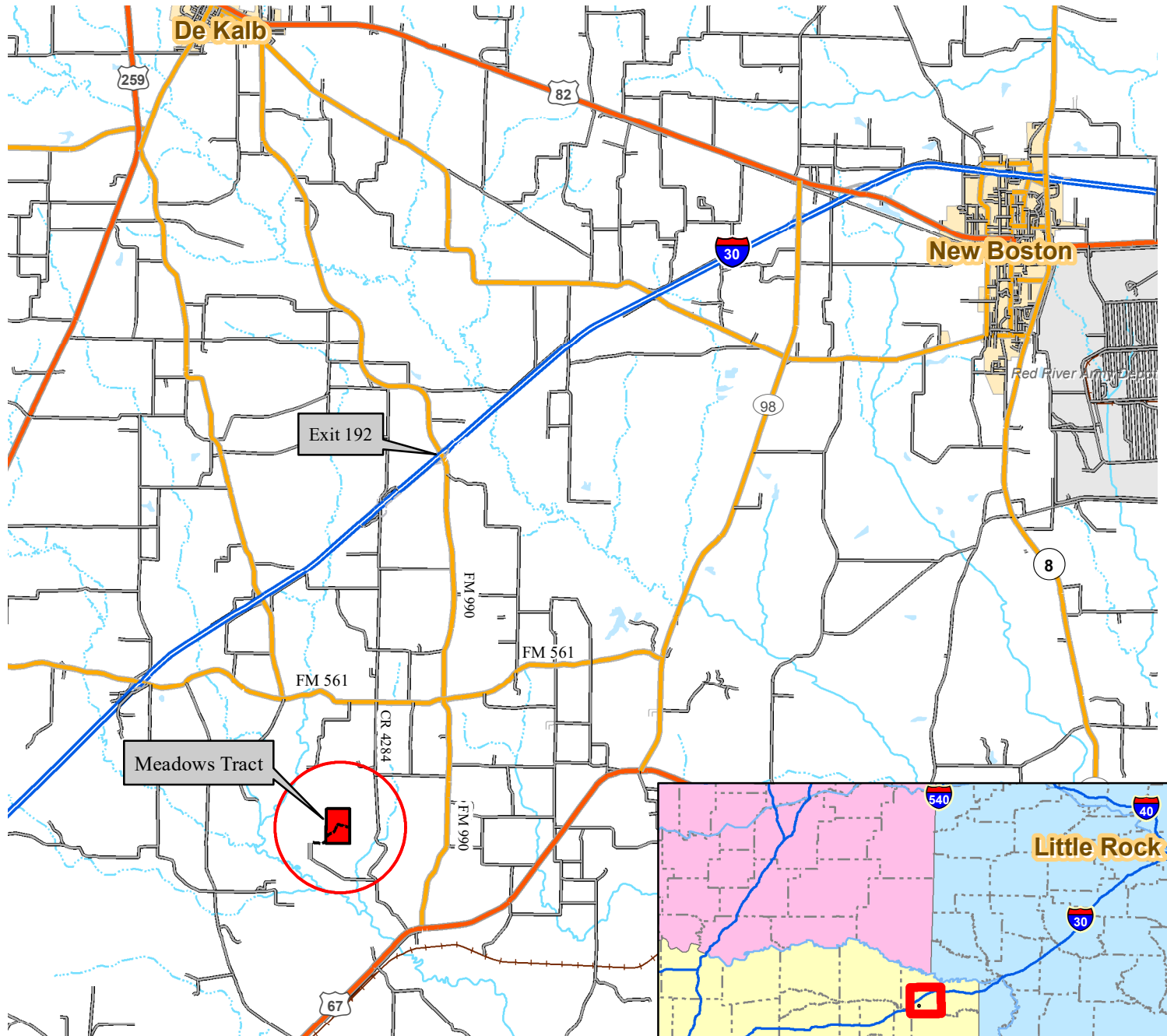
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.
Kingwood makes no representation for the Buyer.

LAND FOR SALE

Meadows Tract

Bowie County, Texas

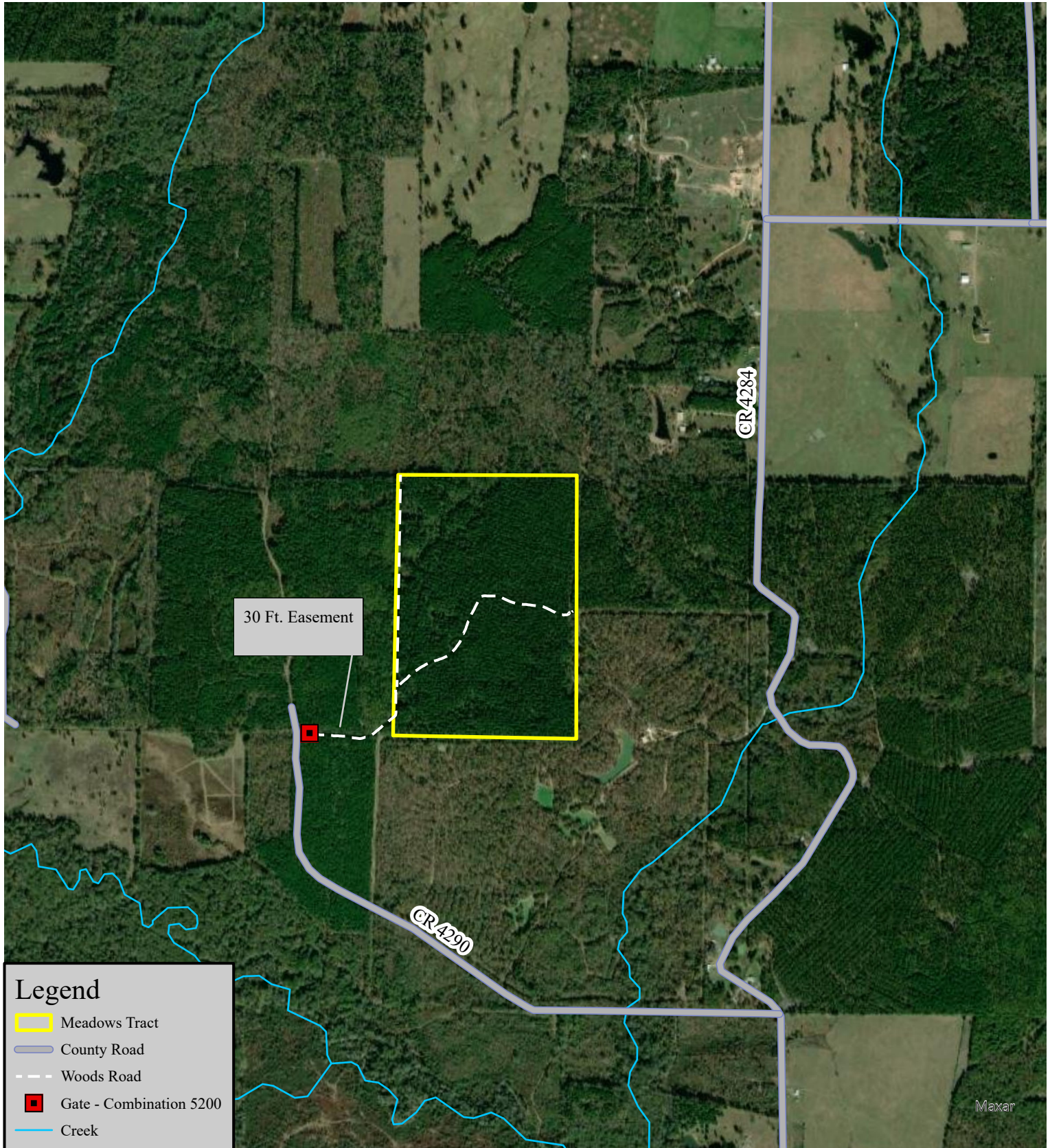
+/- 113 Acres



Driving directions from the intersection of FM 561 and FM 990, south of I-30 exit 192: Travel west on FM 561 for 1 mile to Co. Rd. 4284 on the left/south, then travel for 2.8 miles to unmarked Co. Rd. 4290 on the right/west, then travel 1.2 miles to the gated easement on the right.



LAND FOR SALE
Meadows Tract
Bowie County, Texas
+/- 113 Acres



0.25

Miles



Printed By: DJS

LAND SALE OFFER FORM

MEADOWS TRACT (Listing #7327)

± 113 ACRES BOWIE 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

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 percent (5%). Closing date is to occur within forty five (45) days of contract execution.

Property Name: Meadows Tract

List Price: \$197,750.00

Advertised Acreage: 113 acres, more or less

Amount of Offer: _____

Date of Offer: _____

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

Name: _____
Printed

Signed

Address: _____

Company: _____

Phone Number: _____

E-Mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

