

Kingwood Forestry Services, Inc.

Listing # 7308

LAND FOR SALE

BAPTIST SOUTH RANCH

- 313 ACRES, BOWIE COUNTY, TEXAS
- RECREATIONAL TIMBERLAND
- PREMIUM TIMBERLAND INVESTMENT
- IMMEDIATE INCOME AVAILABLE
- VARIETY OF PLANTATION AGES
- GRAVEL COUNTY ROAD FRONTAGE
- ELECTRICITY
- FULLY STOCKED PLANTATIONS

List Price:
\$1,001,961.00
\$3,200/acre



***Large recreational
timberland investment!***

This recreational timberland tract is an excellent investment opportunity for the timberland investor and recreational buyer. It has a variety of fully stocked pine plantation ages, that will provide income every few years. Mature pine is ready to be cut now. Watch your timber grow and generate periodic income while you hunt this tract. Bring your side by side to explore, or call for a showing today!

Kingwood Forestry Services, Inc.

Broker Contact:

Carl Herberg

Phone: (903) 831-5200

texarkana@kingwoodforestry.com

www.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
BAPTIST SOUTH RANCH (LISTING # 7308)
+/-313 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:

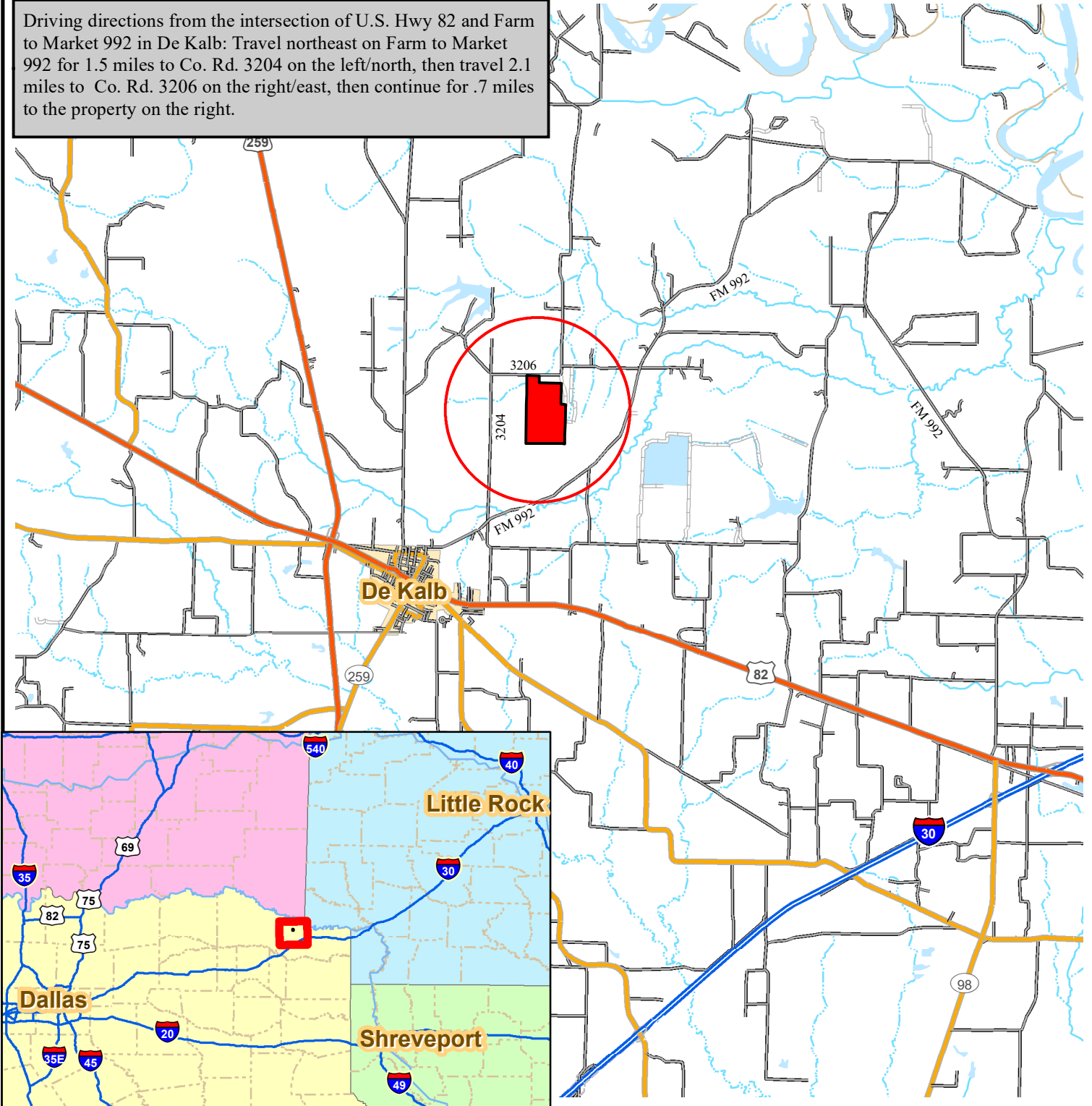
1. All offers will be presented to the Seller for consideration. The Seller reserves the right to accept or reject any offer.
2. Offers submitted will remain valid for five (5) business days. Upon acceptance of an offer, a Contract of Sale, with earnest money in the amount of five thousand dollars (\$5,000.00), 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 is being sold in its entirety for a single sum and not on a per acre basis. Seller will not provide survey. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for the entire tract, regardless of acreage. The attached maps are 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 through 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 will pay prorated property taxes to date of closing, fees and expenses of its own attorney, the costs of curing any title objections that Seller elects to cure, and the brokerage commission.
6. Buyer will pay for title insurance, deed preparation, closing and recording fees and a survey if desired.
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 make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" 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 affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) 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.

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
Baptist South Ranch
313 Acres
Bowie County, Texas

Driving directions from the intersection of U.S. Hwy 82 and Farm to Market 992 in De Kalb: Travel northeast on Farm to Market 992 for 1.5 miles to Co. Rd. 3204 on the left/north, then travel 2.1 miles to Co. Rd. 3206 on the right/east, then continue for .7 miles to the property on the right.



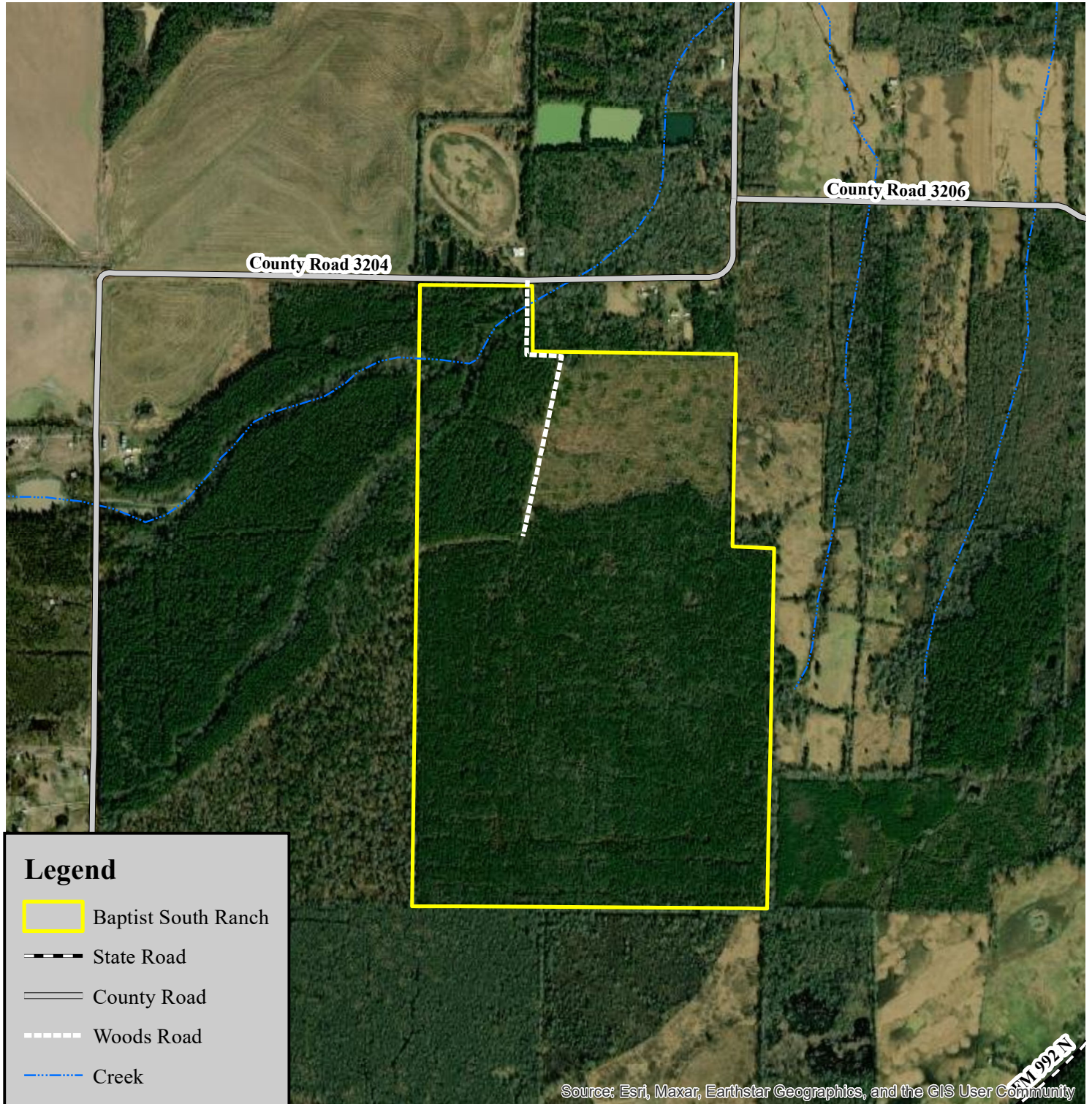
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5

Miles



LAND FOR SALE
Baptist South Ranch
313 Acres
Bowie County, Texas

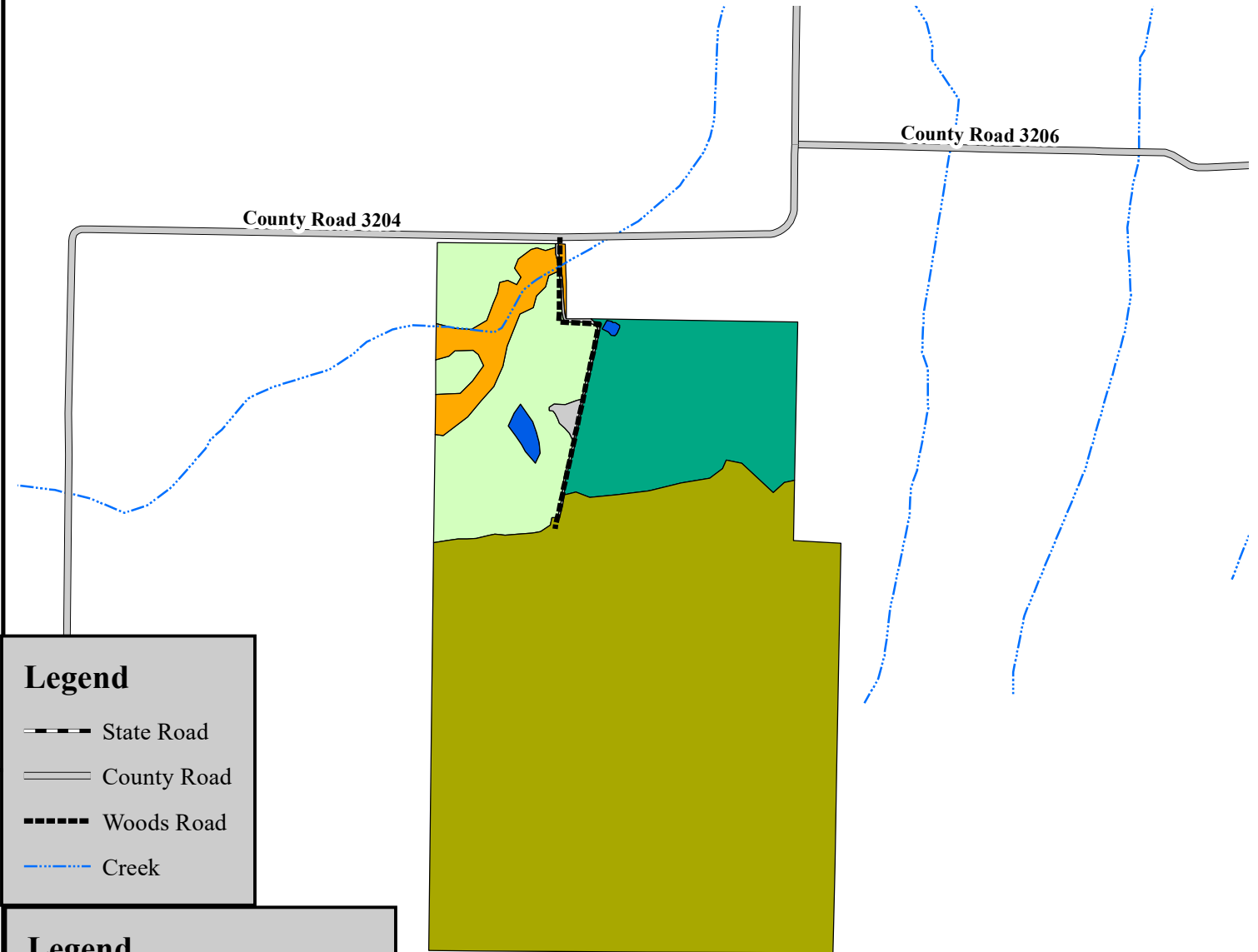


LAND FOR SALE

Baptist South Ranch

313 Acres

Bowie County, Texas



Legend

- State Road
- County Road
- Woods Road
- Creek

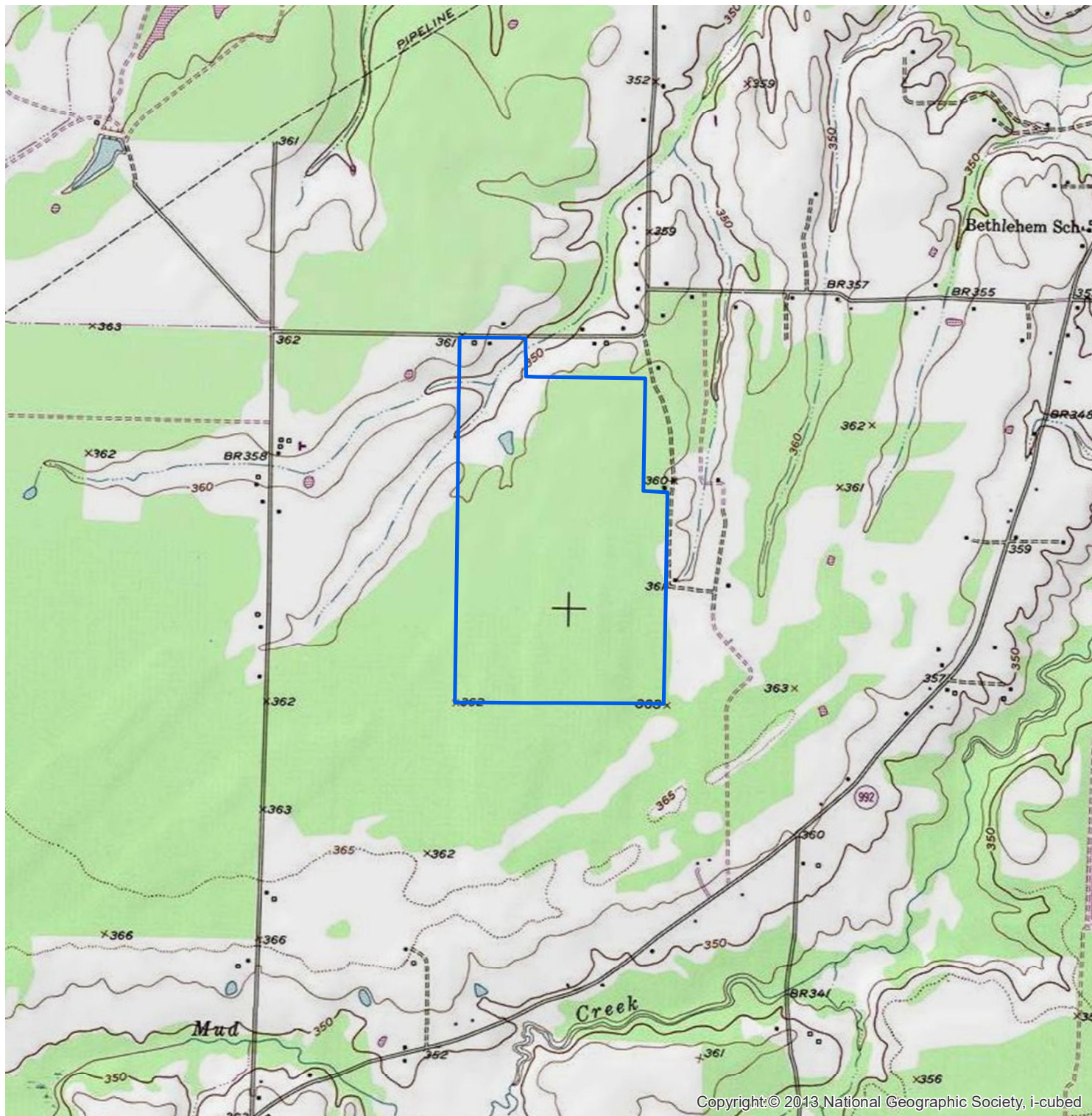
Legend

- Planted 2018 +/- 42 Acres
- Planted 2011 +/- 221 Acres
- Planted 1990 +/- 38 Acres
- Hardwood +/- 9 Acres
- Water +/- 1 Acre
- Non Forest +/- 2 Acres

0 0.25
Miles



LAND FOR SALE
Baptist South Ranch
313 Acres
Bowie County, Texas



0 0.25
Miles



Printed By: DJS

Land Sale Offer Form

Baptist South Ranch (Listing #7308)

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

Call our office to confirm receipt of an offer at (903) 831-5200.

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). Closing date is to occur within sixty (60) days of contract execution.

Ranch Name: Baptist South Ranch

List Price: \$1,001,961.00

Advertised Acreage: 313.1 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

Company: _____

Signed

Phone Number: _____

Address: _____

E-Mail: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

