

Kingwood Forestry Services, Inc.

LISTING # 7396

LAND FOR SALE

Linden Woodyard Tract 5

- +/- 17 ACRES LOCATED IN CASS COUNTY, TEXAS
- PAVED ROAD FRONTAGE
- ELECTRICITY AVAILABLE
- GENTLY ROLLING TERRAIN
- FULLY WOODED
- MEANDERING CREEK
- LOCATED JUST SOUTH OF LINDEN
- LINDEN-KILDARE SCHOOL DISTRICT



List Price:

\$95,090.00



Rural Residential

This tract is located less than 5 minutes from Linden. It could make a good homesite with a possible pond location along the deep drain. Survey has already been completed on this tract that fronts on a paved road. Electricity is available at the county road. No zoning restrictions. Come see the possibilities! Additional pictures are available at www.kingwoodforestry.com

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.

Linden Woodyard Tract 5

KFS Listing #: 7396

Cass County, Texas

\$95,090.00

All offers must be submitted on the attached offer form. No phone/verbal offers will be accepted. Please submit offers by e-mail, US mail, or hand deliver. E-mail offers to texarkana@kingwoodforestry.com. Mail offers to Kingwood Forestry Services, Inc., P.O. Box 5887 Texarkana, TX 75505. Hand deliver to 4414 Galleria Oaks Dr. Texarkana, TX 75503. Please call our office to confirm receipt of e-mailed or mailed offers at (903) 831-5200.

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. If buyer surveys the property, the purchase price will be adjusted on a per acre rate from the Land Sale Offer Form to match the surveyed acreage. Advertised acreage is believed to be correct, but is not guaranteed. Seller will not provide a survey. The attached maps are thought to be accurate but should not be considered a survey plat.
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 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 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.

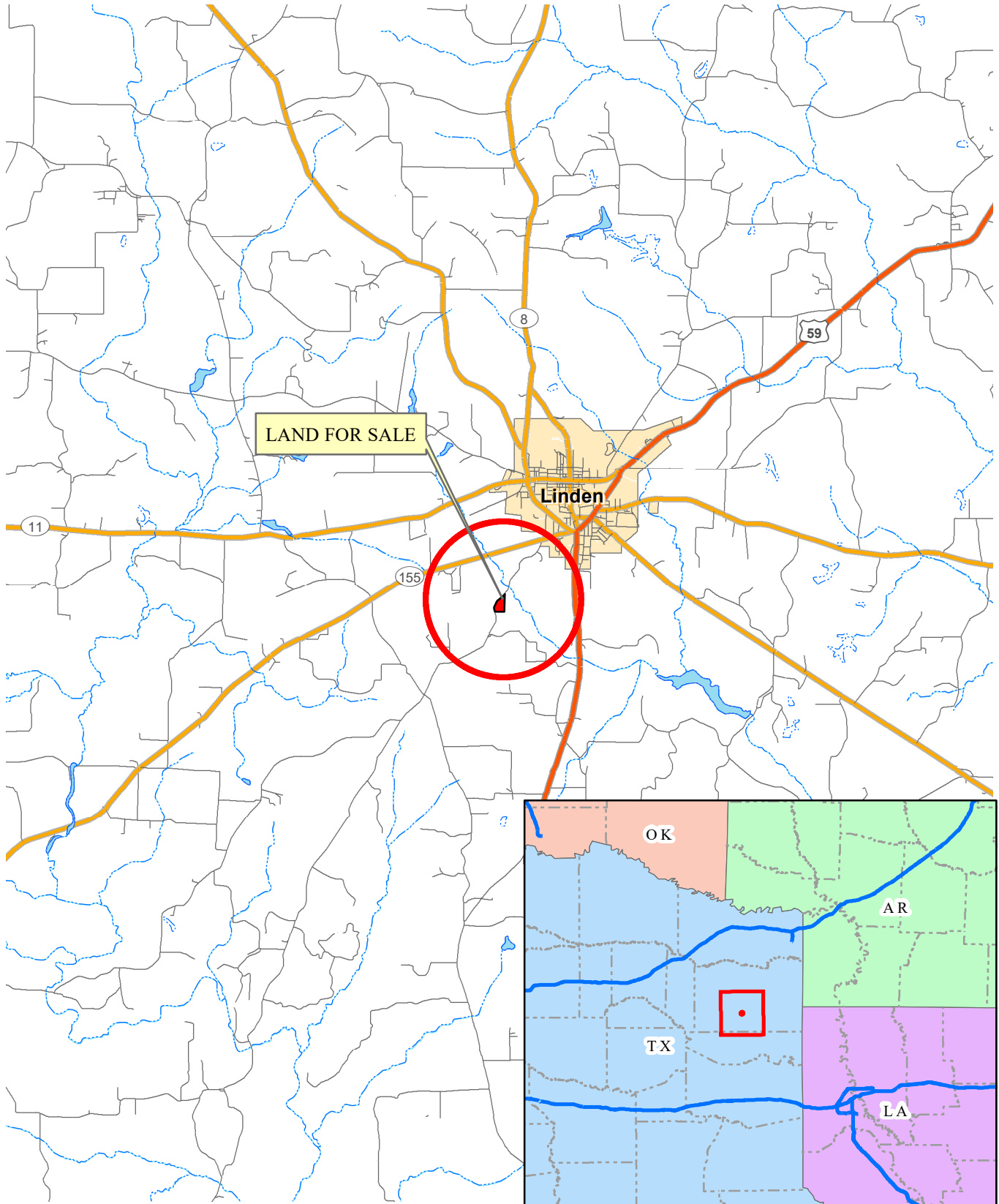
For more information, call (903) 831-5200 or visit our website at:

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.

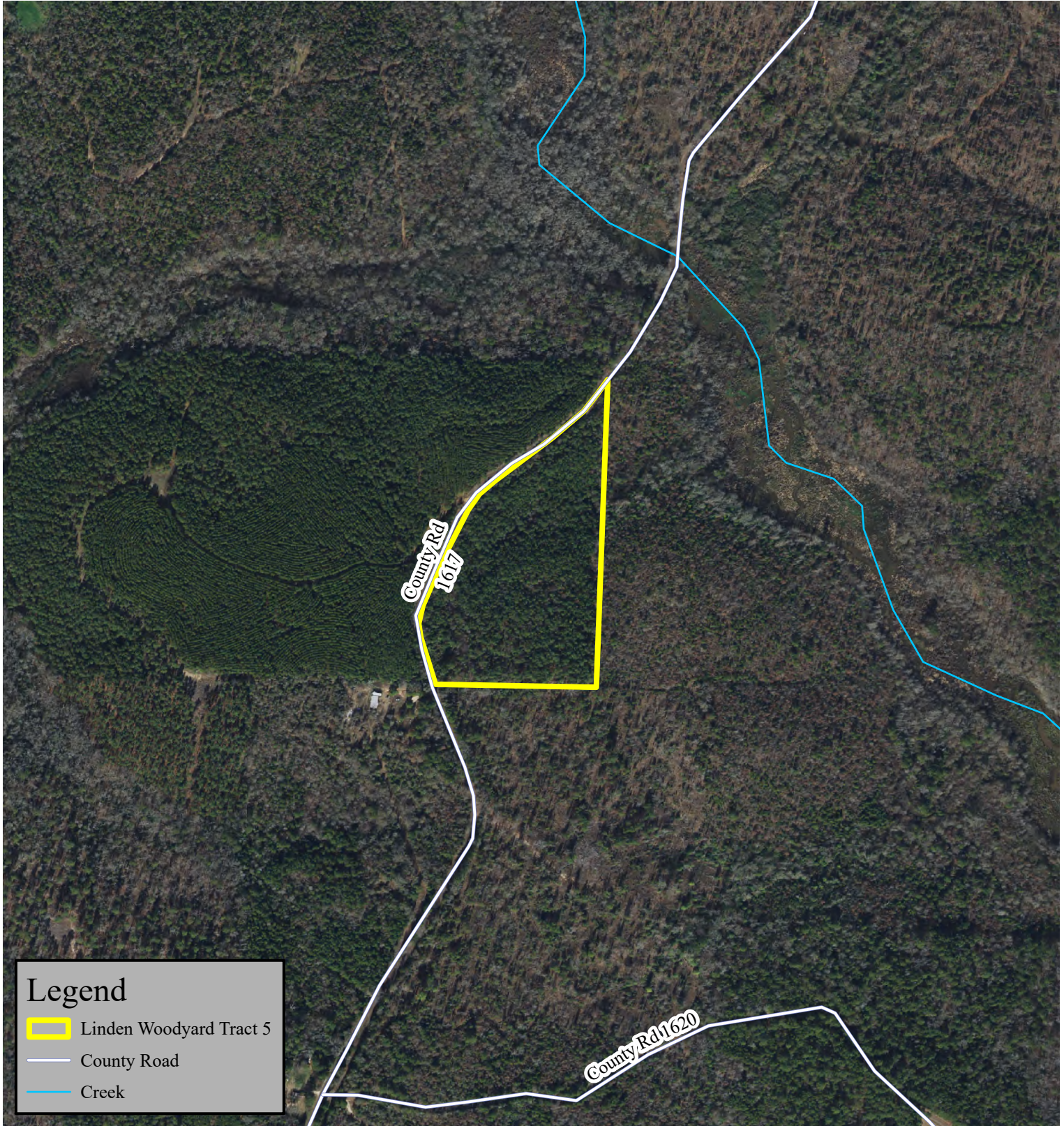
Kingwood makes no representation for the Buyer.

LAND FOR SALE
Linden Woodyard Tract 5
Listing #7396
+/- 17 Acres
Cass County, Texas






Printed By: RJH

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Linden Woodyard Tract 5
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+/- 17 Acres
Cass County, Texas



Legend

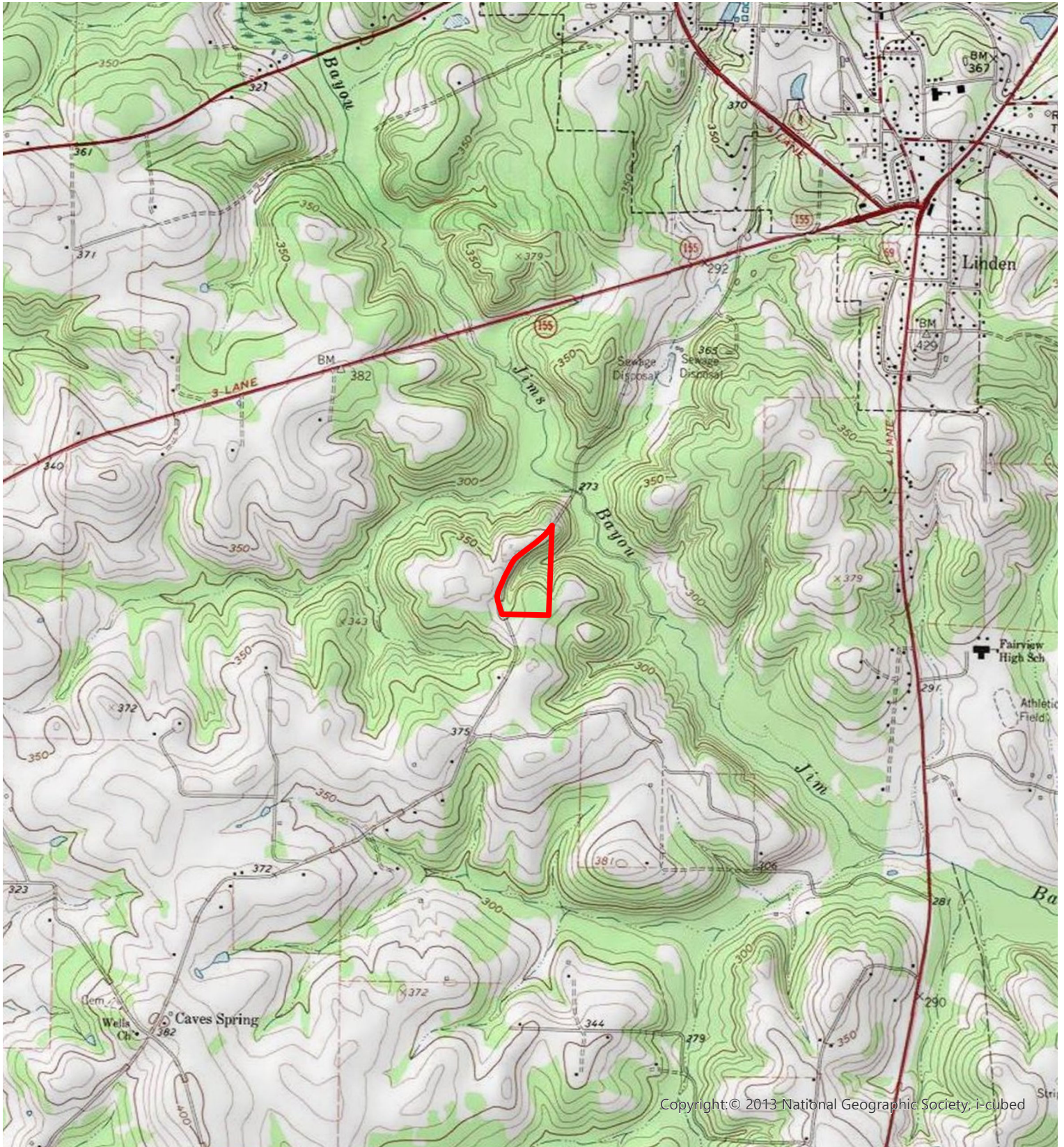
-  Linden Woodyard Tract 5
-  County Road
-  Creek

0.25
Miles

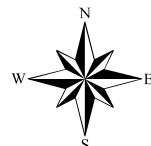


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LAND FOR SALE
Linden Woodyard Tract 5
Listing #7396
+/- 17 Acres
Cass County, Texas



0.25
Miles



Printed By: CBH

Land Sale Offer Form
Linden Woodyard Tract 5
Listing # 7396 Cass County, Texas

Completed Offer Forms can be submitted by:

E-mail: texarkana@kingwoodforestry.com

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

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

(Call to confirm receipt after submitting offer (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.

Tract Name: Linden Woodyard Tract 5

Listed Price: \$95,090.00

Surveyed Acreage: +/- 17 Acres

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: _____

Company: _____

Printed

Phone Number: _____

Signed

E-Mail: _____

Address: _____

Date: _____

AREA BELOW FOR KINGWOOD USE ONLY

Offer Acknowledged by Agent/ Broker: _____

Name

Date

