

8.17 Acre Lot-North DeKalb  
\$64,000  
Listing #7419  
Bowie County, Texas



## CONDITIONS OF SALE

1. 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 percent (5%) of the purchase price, 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. 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 single sum and not on a per-acre basis. A recent survey has been completed and is attached to this brochure.
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. Seller will convey, without warranty, any mineral rights they may own on the property advertised in this notice.
5. 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. No environmental inspection or representation has been or will be made by seller.
6. A local title company, selected by buyer, will conduct the closing.
7. Seller will pay prorated property taxes (to date of closing), the cost of title insurance, and kingwood's real estate commission.
8. Buyer will pay deed preparation, closing costs/fees, and recording fees. Should buyer be required to purchase a lender's title insurance policy, the buyer will pay any fees for such policy.

**Disclaimer:** Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, they assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and 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. The attached maps are thought to be accurate but should not be considered survey plats. Any personal property found on the property will convey with the transaction. Kingwood Forestry is the real estate firm acting as agent for and represents the seller. Kingwood makes no representation for the Buyer. All information presented in this brochure is believed to be accurate but is not guaranteed. Prospective buyers are advised to verify information presented in this sale brochure including, but not limited to, access, acreage, timber information, utilities and property lines.

**Broker cooperation statement:** Real estate agents must make the first contact with kingwood and register their potential buyer to participate in Kingwood's real estate commission. The buyer's agent must also accompany the potential buyer on the initial showing of the property. Otherwise, the fee participation will be at the sole discretion of Kingwood.

# 8.17 Acre Lot-North DeKalb

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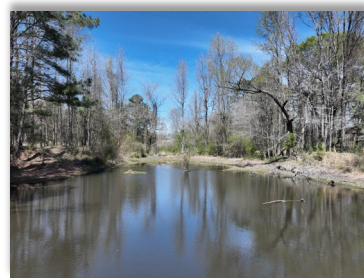
± 8 Acres  
\$64,000

### Highlights

- No Zoning Restrictions
- Quiet County Lot Awaits Your Construction
- Recent Survey
- North of DeKalb
- Water Well
- Electricity
- Pond
- Gravel County Road Frontage



Scan for Driving Directions



### PROPERTY DESCRIPTION

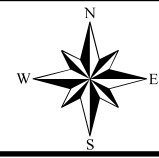
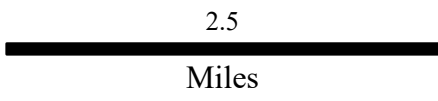
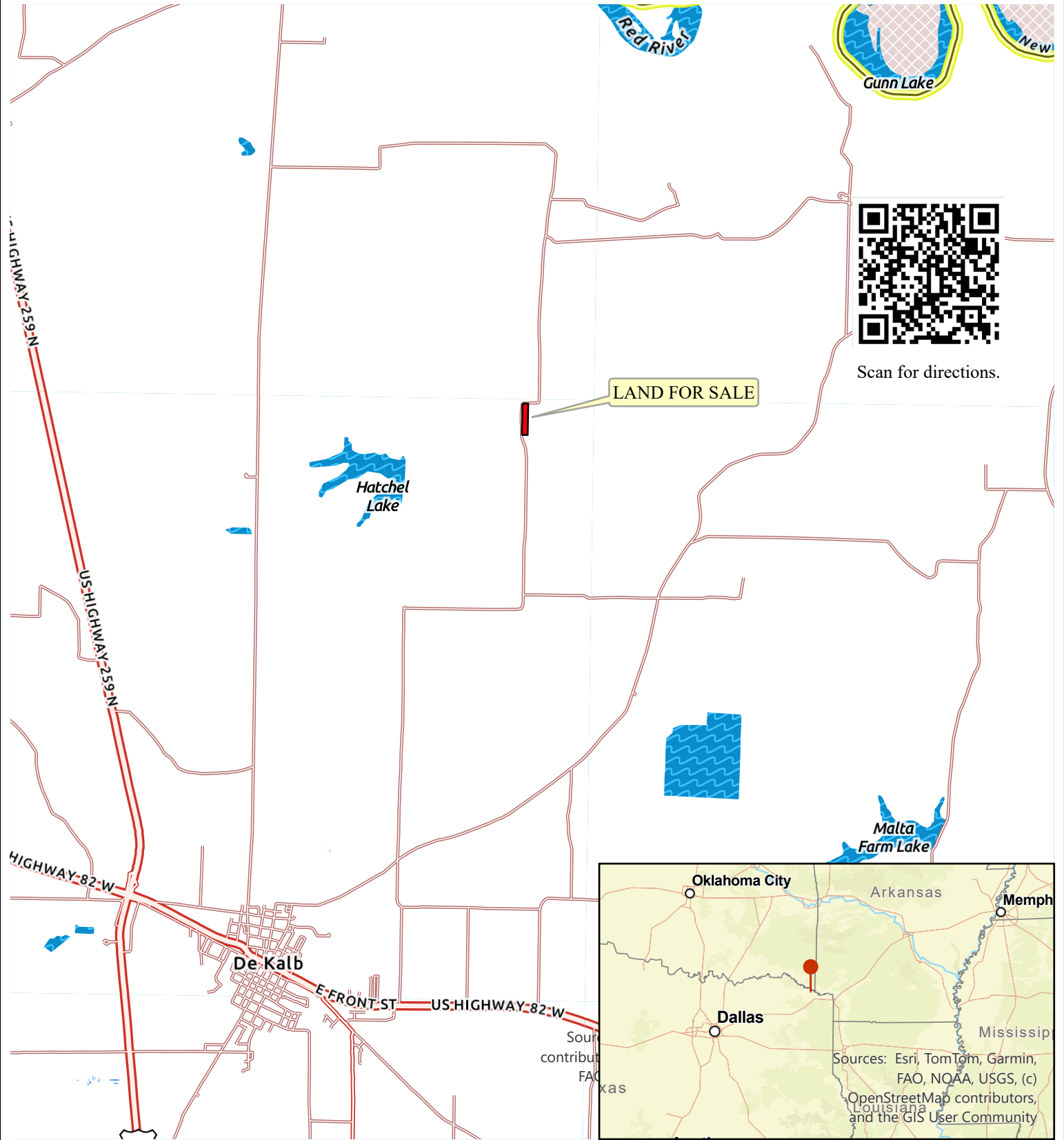
Escape to the peace and privacy of the country with this beautiful rural lot located north of DeKalb. Whether you are planning a homesite, barndominium, manufactured home, or weekend retreat, this property offers the flexibility to make it your own with no zoning restrictions.

The tract features gravel county road frontage for easy access and already includes several valuable improvements, including electricity, a water well, a pond, and an old homesite location already in place. A recent survey has been completed, helping simplify the process for your future plans. The pond provides both a scenic water feature and recreational potential, while the quiet rural setting offers peaceful country living.

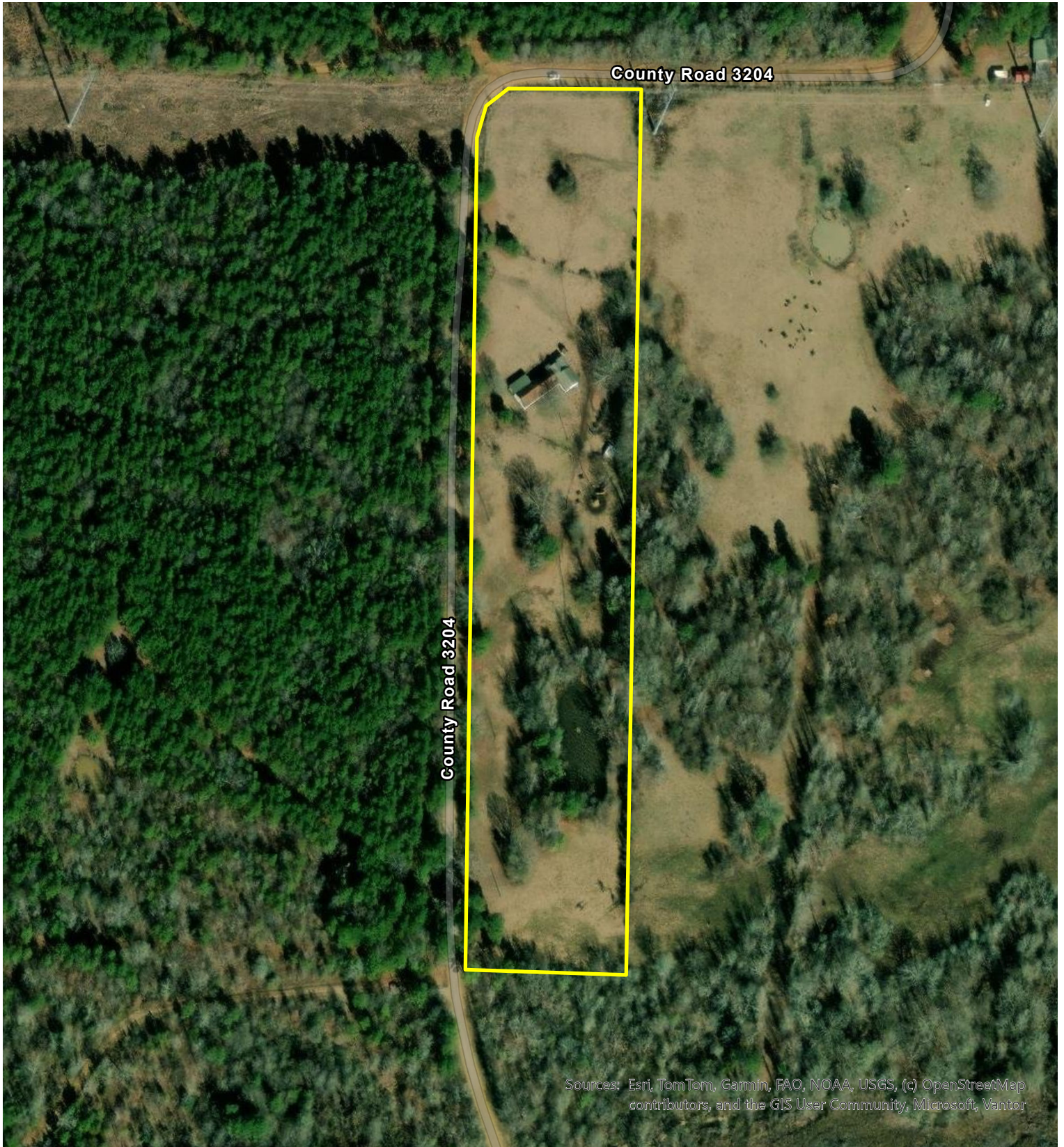
If you have been searching for an unrestricted property with utilities and a peaceful setting, this tract is worth a look. Come experience the slower pace and wide-open possibilities this property has to offer.

Video and additional photographs can be found online.

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**Bowie County, Texas**

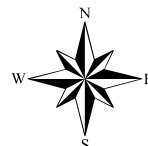


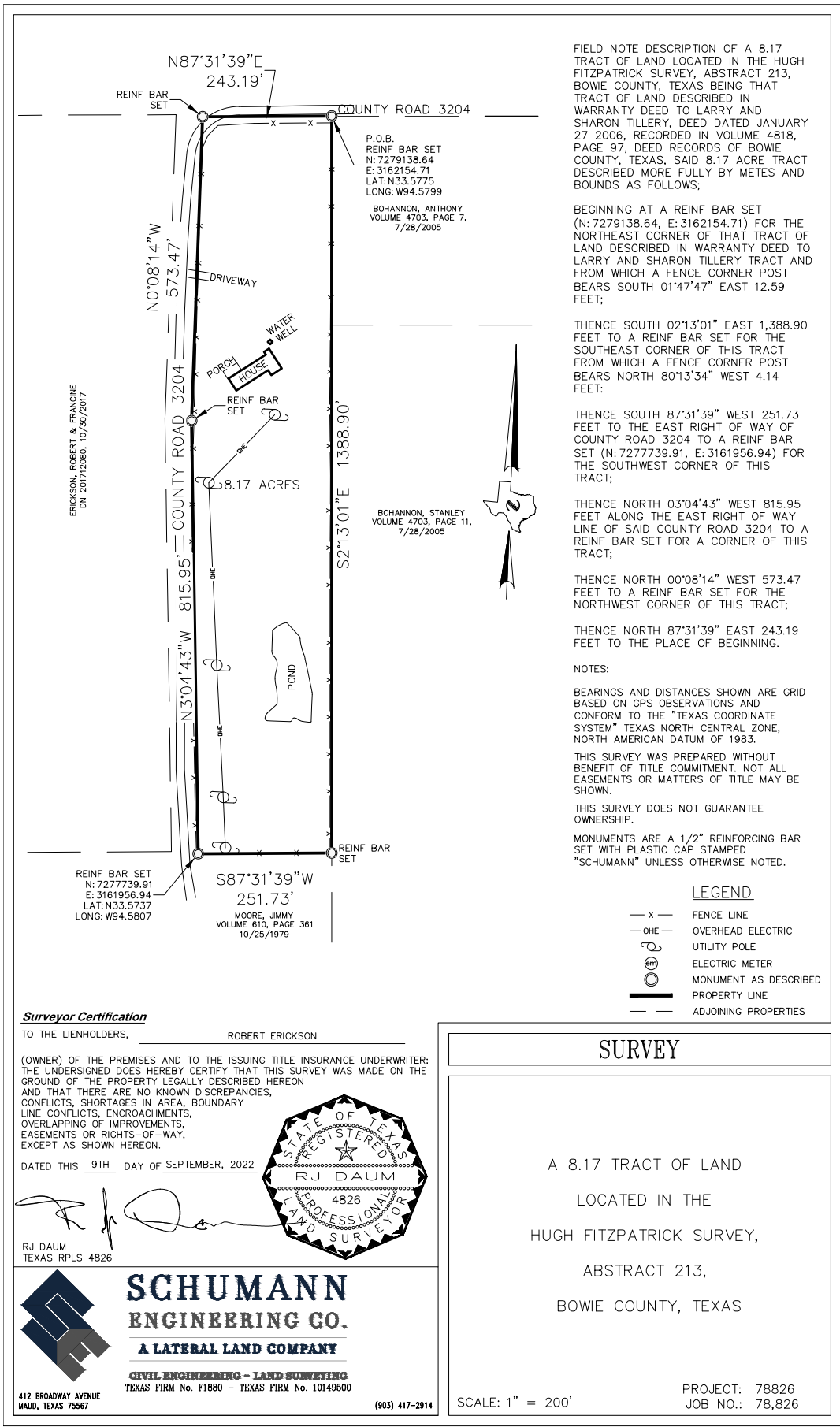
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

200  
Feet





FIELD NOTE DESCRIPTION OF A 8.17 TRACT OF LAND LOCATED IN THE HUGH FITZPATRICK SURVEY, ABSTRACT 213, BOWIE COUNTY, TEXAS BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LARRY AND SHARON TILLERY, DEED DATED JANUARY 27 2006, RECORDED IN VOLUME 4818, PAGE 97, DEED RECORDS OF BOWIE COUNTY, TEXAS, SAID 8.17 ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A REINF BAR SET (N: 7279138.64, E: 3162154.71) FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO LARRY AND SHARON TILLERY TRACT AND FROM WHICH A FENCE CORNER POST BEARS SOUTH 01°47'47" EAST 12.59 FEET;

THENCE SOUTH 02°13'01" EAST 1,388.90 FEET TO A REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT FROM WHICH A FENCE CORNER POST BEARS NORTH 80°13'34" WEST 4.14 FEET;

THENCE SOUTH 87°31'39" WEST 251.73 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 3204 TO A REINF BAR SET (N: 7277739.91, E: 3161956.94) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 03°04'43" WEST 815.95 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD 3204 TO A REINF BAR SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°08'14" WEST 573.47 FEET TO A REINF BAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87°31'39" EAST 243.19 FEET TO THE PLACE OF BEGINNING.

NOTES:  
 BEARINGS AND DISTANCES SHOWN ARE GRID BASED ON GPS OBSERVATIONS AND CONFORM TO THE "TEXAS COORDINATE SYSTEM" TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.  
 THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT. NOT ALL EASEMENTS OR MATTERS OF TITLE MAY BE SHOWN.  
 THIS SURVEY DOES NOT GUARANTEE OWNERSHIP.  
 MONUMENTS ARE A 1/2" REINFORCING BAR SET WITH PLASTIC CAP STAMPED "SCHUMANN" UNLESS OTHERWISE NOTED.

- LEGEND**
- x — FENCE LINE
  - o—o— OVERHEAD ELECTRIC UTILITY POLE
  - ⊕ ELECTRIC METER
  - MONUMENT AS DESCRIBED
  - — — PROPERTY LINE
  - — — ADJOINING PROPERTIES

**Surveyor Certification**  
 TO THE LIENHOLDERS, ROBERT ERICKSON

(OWNER) OF THE PREMISES AND TO THE ISSUING TITLE INSURANCE UNDERWRITER: THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO KNOWN DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY, EXCEPT AS SHOWN HEREON.

DATED THIS 9TH DAY OF SEPTEMBER, 2022

*[Signature]*  
 RJ DAUM  
 TEXAS RPLS 4826



**SCHUMANN ENGINEERING CO.**  
 A LATERAL LAND COMPANY  
 CIVIL ENGINEERING - LAND SURVEYING  
 TEXAS FIRM No. F1880 - TEXAS FIRM No. 10149500  
 412 BROADWAY AVENUE MAUD, TEXAS 75567  
 (903) 417-2914

**SURVEY**

A 8.17 TRACT OF LAND  
 LOCATED IN THE  
 HUGH FITZPATRICK SURVEY,  
 ABSTRACT 213,  
 BOWIE COUNTY, TEXAS

PROJECT: 78826  
 JOB NO.: 78,826

SCALE: 1" = 200'

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# LAND SALE OFFER FORM

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

**E-mail: [Texarkana@kingwoodforestry.com](mailto:Texarkana@kingwoodforestry.com)**

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

**Fax: 870-367-8424**

**Mail: PO Box 5887, Texarkana, TX 75505**

**(Call to confirm receipt after submitting offer)**

I submit the following as an offer for the purchase of the tract described within the corresponding sales brochure. My offer(s) will remain valid for five business days from the Offer date and time. If my offer is accepted, I am ready, willing, able, and obligated to execute a Contract of Sale within ten (10) business days with earnest money in the amount of five percent (5%) of purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance. I acknowledge, understand, and agree to, the Conditions of Sale and Disclaimer in the sale brochure. Any contingencies must be in writing and accompany this completed Offer Form.

**Tract Name: 8.17 Acre Lot-North DeKalb**

**Listing Price: \$64,000.00**

**Surveyed Acreage: ± 8.17**

**Amount Offered: \$ \_\_\_\_\_**

**Date Of Offer: \_\_\_\_\_**

COMPANY: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
printed signed

ADDRESS: \_\_\_\_\_  
street city state zip

EMAIL: \_\_\_\_\_

AREA BELOW FOR KINGWOOD USE ONLY

OFFER ACKNOWLEDGED BY AGENT / BROKER: \_\_\_\_\_