

Section Line Rd. Tract
± 80 Acres
\$232,000.00
Listing #7423
Vernon Parish, Louisiana



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. Advertised acreage is believed to be correct but is not guaranteed. Seller will not provide survey.
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 not convey any mineral rights on the property advertised in this brochure.
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 seller, will conduct the closing.
7. Seller will pay prorated property taxes (to date of closing), the cost of abstract/title insurance, and kingwood’s real estate commission.
8. Buyer will pay deed preparation, closing costs/fees, recording fees and a survey if desired. Should buyer be required to purchase a lender’s title insurance policy, the buyer will pay any fees for such policy.

Disclaimer: Buyer acknowledges that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction. 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. 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. Any existing hunting lease will terminate at closing. 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: No buyer’s broker compensation is offered. Buyers are responsible for any fees owed to their broker or agent.

Section Line Rd. Tract

Listing #7423

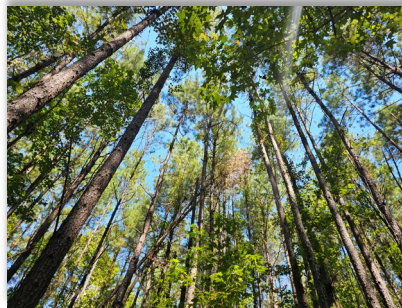
± 80 Acres
\$232,000.00

Highlights

- **80 Acres in Vernon Parish, Louisiana**
- **64 Acres-Unthinned 2005 Plantation**
- **Paved Frontage on Section Line Rd.**
- **10 Minutes to Leesville**
- **Immediate Income Available**



Scan for Driving Directions



PROPERTY DESCRIPTION

This productive timber and recreational tract should appeal to a wide range of buyers. Timber investors will benefit from its proximity to active markets, with most mills located within 25 miles.

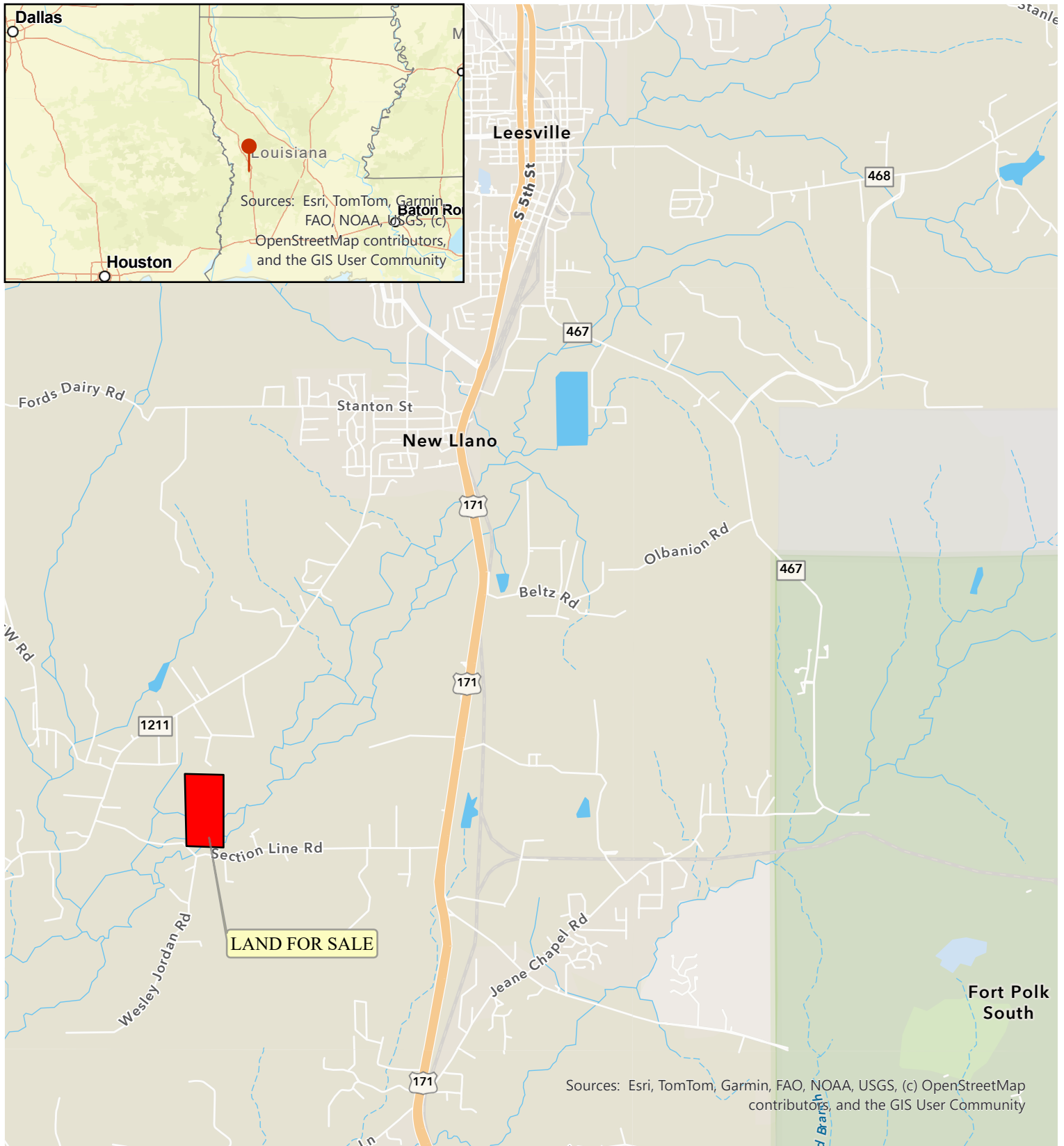
The pine plantation was bedded and planted in 2005. It has not been thinned and is ready to provide immediate income for the next owner. Ocular estimates by the selling Broker/Forester indicate more than 100 tons of pine per acre, basal area exceeding 120 square feet per acre, a site index of 75+ (base age 25), and more than 250 pine trees per acre. The southern portion of the property features native pine and hardwood timber along Bayou Castor.

Located approximately six miles south of Leesville, Louisiana and less than a 10-minute drive, the property is also well suited for recreational buyers. Its fertile soils provide productive wildlife habitat and help support quality deer. Situated between two rural residential areas, the tract serves as a natural wildlife haven and travel corridor.

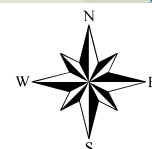
Hunters will especially appreciate the short “pillow-to-deer-stand” drive from Leesville. Come see the timber, wildlife habitat, and recreational opportunities this property has to offer.

A video and additional photographs can be found online.

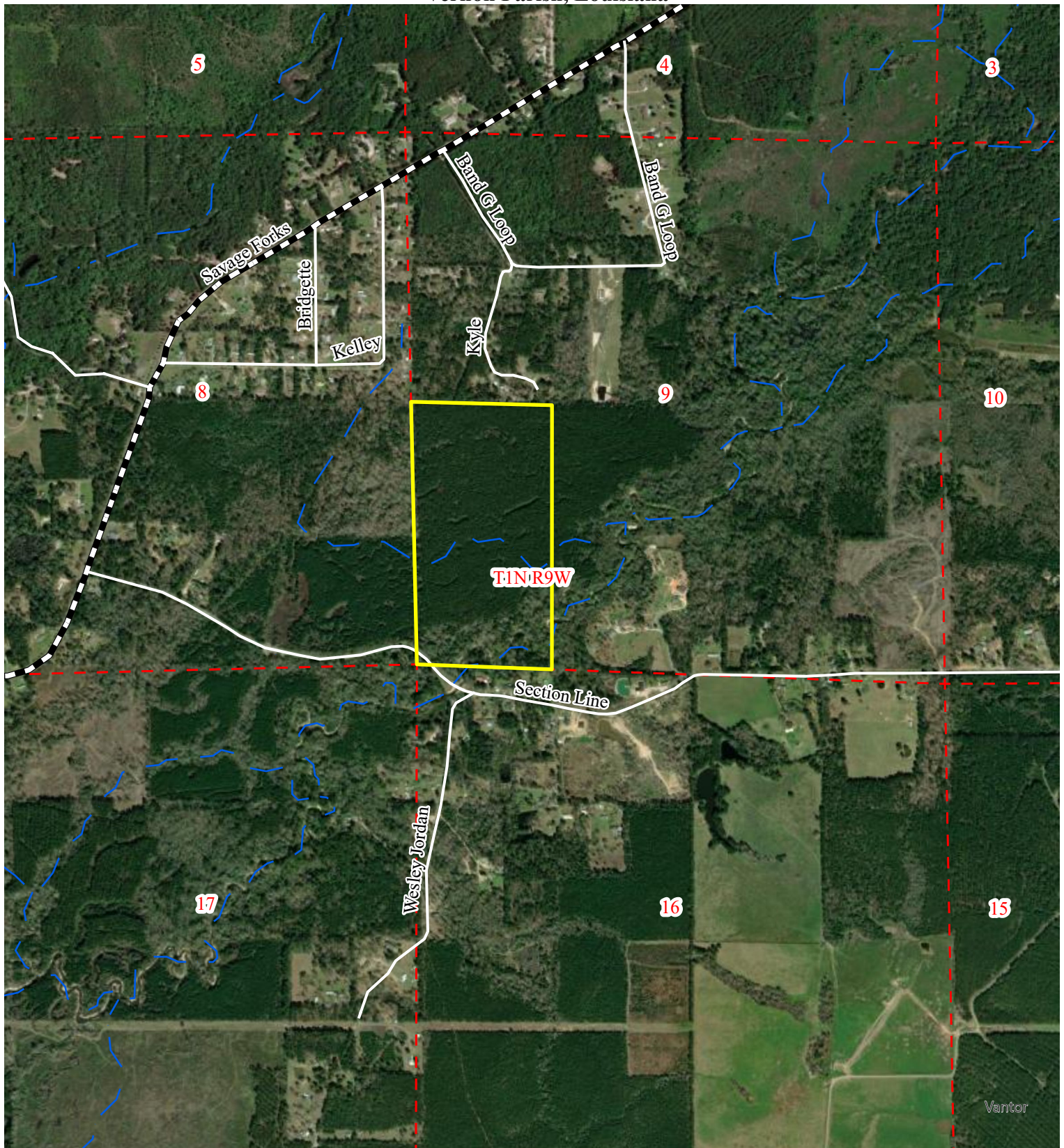
LAND FOR SALE
Section Line Road Tract - Listing #7423
+/- 80 Acres
W1/2 SW1/4 Sec. 9, T1N, R9W
Vernon Parish, Louisiana



1.5
Miles

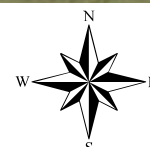


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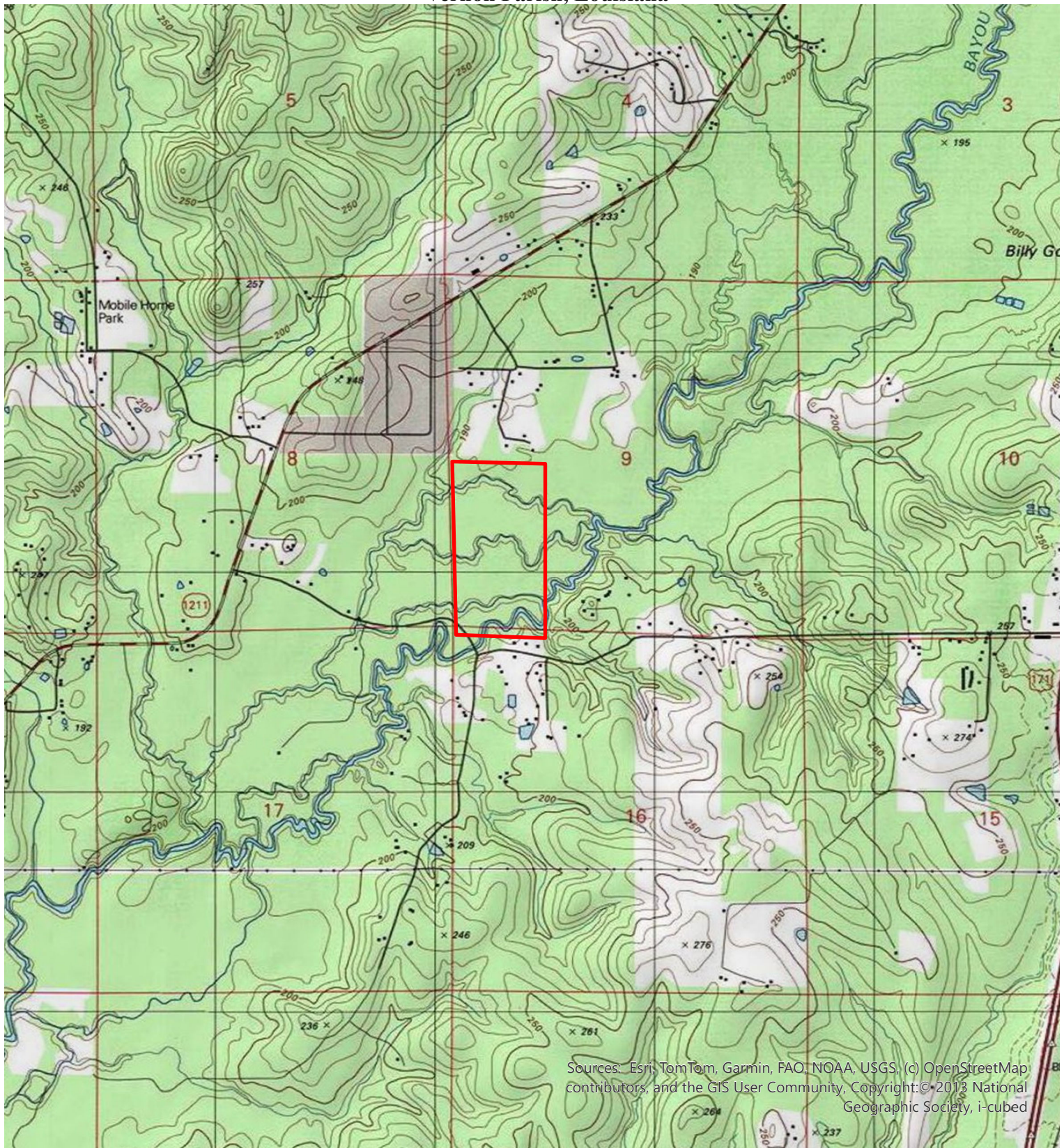


0.25

Miles



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Copyright: © 2013 National Geographic Society, i-cubed

0.25

Miles



LAND SALE OFFER FORM

Completed Offer Forms can be submitted by:

E-mail: Texarkana@kingwoodforestry.com

Hand Deliver: 4414 Galleria Oaks, 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 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. I understand and acknowledge that Kingwood Forestry Services, Inc. is the agent of the seller in this land sale transaction.

Tract Name: Section Line Rd.

Listing Price: \$232,000.00

Advertised Acreage: +/- 80 Acre

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: _____