

Union Springs Tract
± 1,009 Acres
\$4,150,000.00
Listing # 7402
Webster 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. All mineral rights have been previously reserved, so no mineral rights will convey.
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 abstract/title insurance, and Kingwood's real estate commission.
8. Buyer will pay recording fees, deed preparation, closing costs/fees, 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: 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: 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.

Union Springs Tract

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\$4,150,000.00

Highlights

- +/- 1,009 Acres in Webster Parish
- Recreational timberland
- Adjoins Dorcheat Bayou
- Internal woods road
- Bottomland hardwood
- Uncut for decades
- Immediate timber sale income
- Numerous water features



Scan for Driving Directions



PROPERTY DESCRIPTION

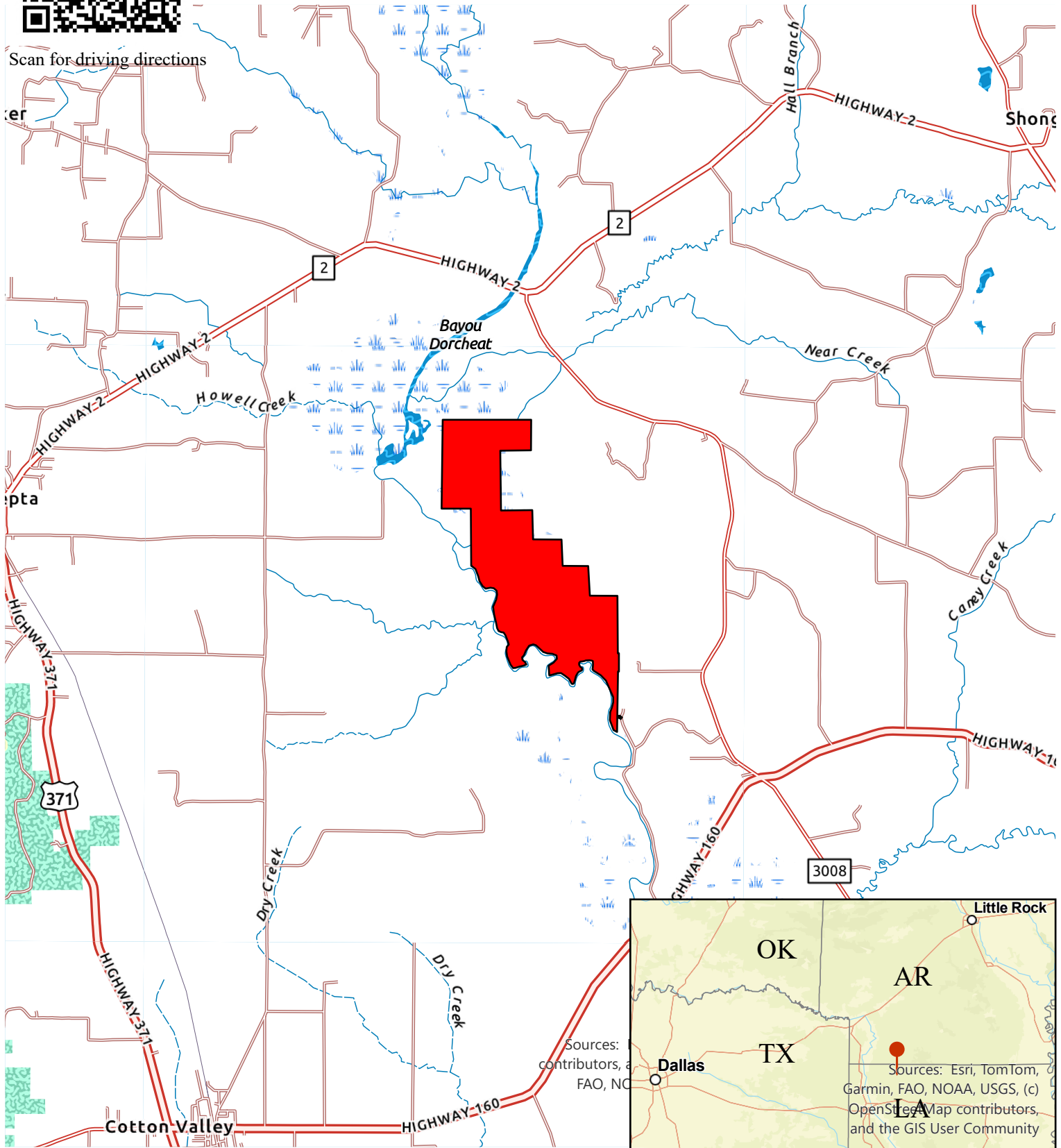
This ±1,009-acre tract in Webster Parish truly embodies the Louisiana spirit of being a Sportsman's Paradise, offering an exceptional blend of recreational opportunity, timber value, and natural beauty. Located just north of Minden and near the Cox boat ramp, the property adjoins Dorcheat Bayou for over 3 miles and features numerous water features that enhance both wildlife habitat and year-round enjoyment. The tract is dominated by mature bottomland hardwoods with scattered large pine, including impressive stands of large oaks that have remained uncut for decades. This long period of growth has created outstanding habitat for deer, ducks, hogs, squirrels, and turkeys, making it a premier hunting property. At the same time, the timber offers strong potential for immediate harvest income. An established internal woods road system provides access throughout the property, allowing you to explore and enjoy all it has to offer. Whether you're seeking a high-quality recreational retreat, a long-term timber investment, or both, this tract delivers. Bring your ATV/UTV and experience it for yourself.

Video and additional photographs can be found online.

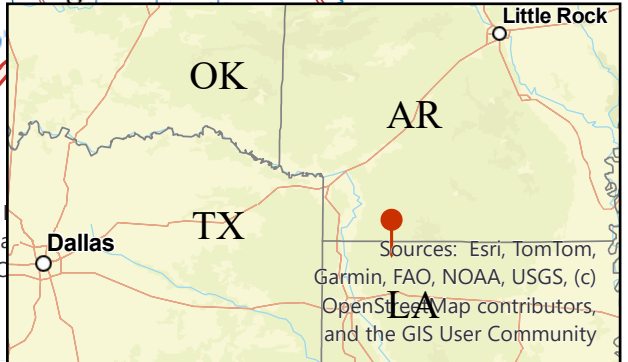


LAND FOR SALE
Union Springs Tract
Listing #7402
+/- 1,009 Acres
Webster Parish, Louisiana

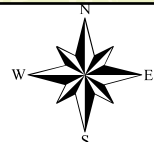
Scan for driving directions



Sources:
 contributors, a
 FAO, NC

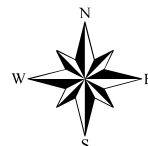
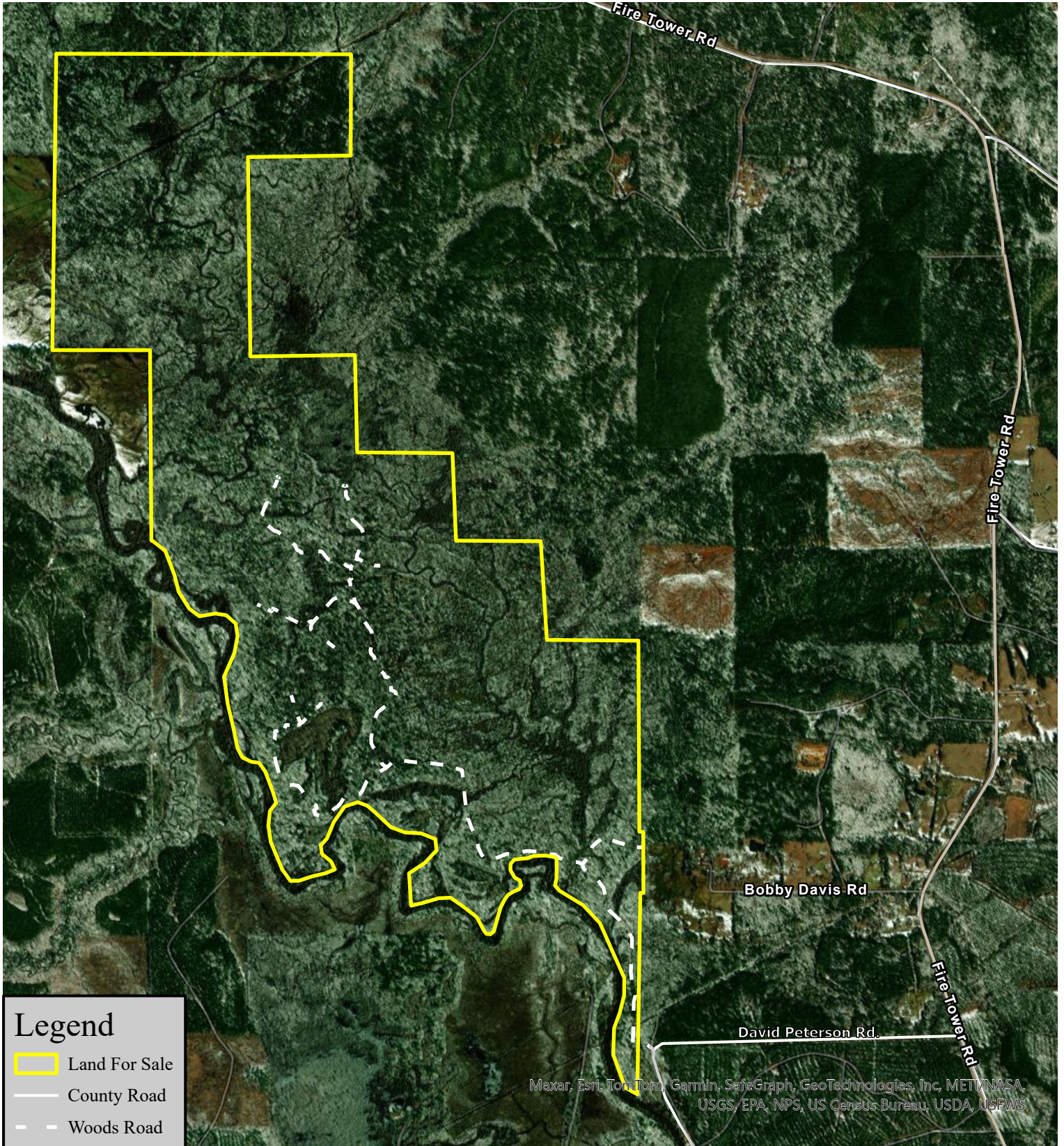


2.5
 Miles

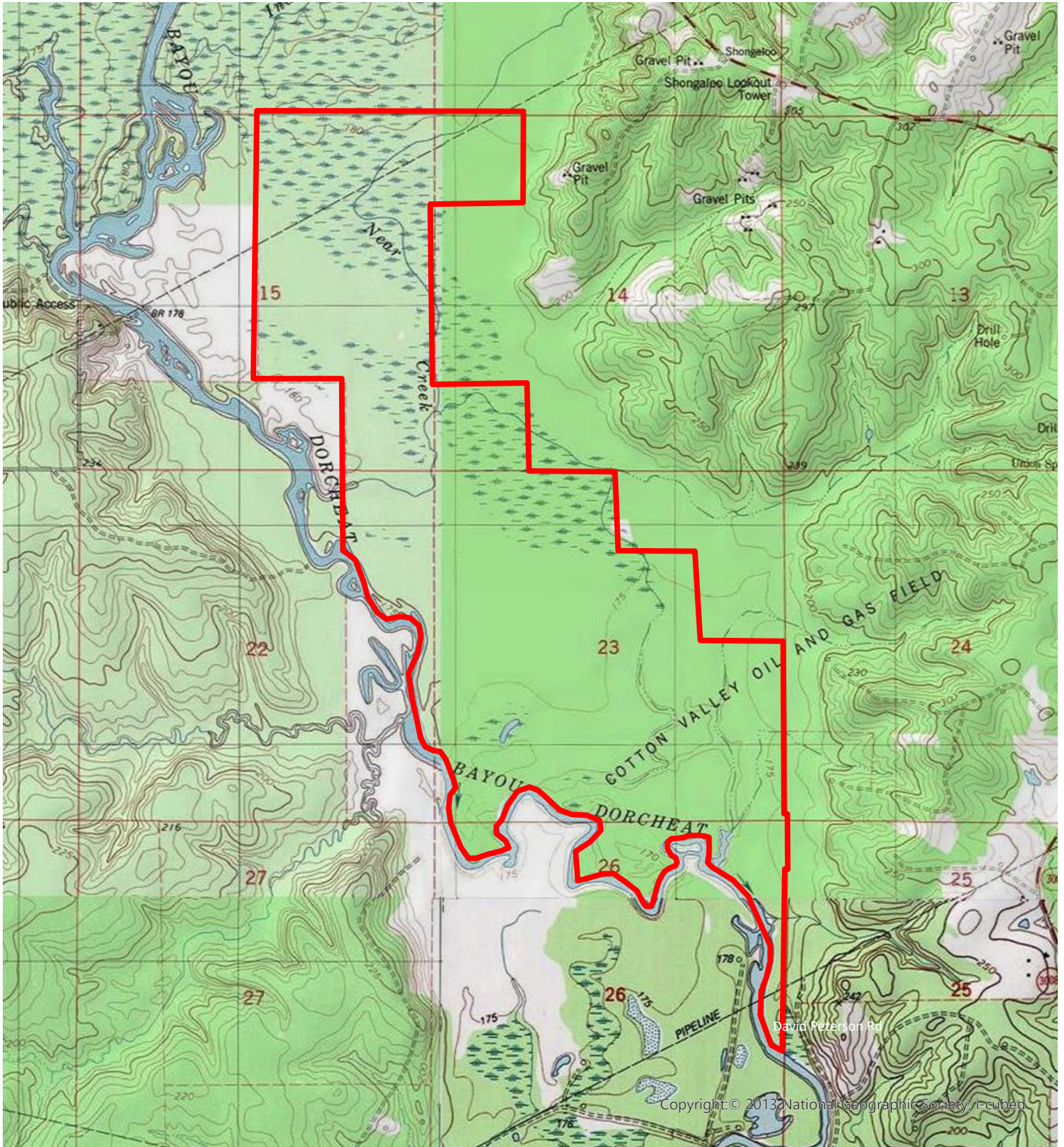


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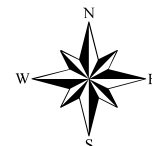
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Listing # 7402
+/- 1,009 Acres
Webster Parish, Louisiana



LAND FOR SALE
Union Springs Tract
Listing # 7402
+/- 1,009 Acres
Webster Parish, Louisiana



0.25
Miles



Printed by: RJH

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(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: Union Springs Tract

Listing Price: \$4,150,000.00

Advertised Acreage: ± 1,009 Acres

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: _____