

**Kingwood Forestry Services, Inc.**

**LISTING # 7395**

# LAND FOR SALE

Caves Spring Tract 4

- +/- 137 ACRES IN CASS COUNTY, TEXAS
- HUNTING & RECREATION
- COUNTY ROAD FRONTAGE
- ELECTRICITY NEARBY
- ROLLING TERRAIN
- WINTER LOGGING GROUND
- PINE PLANTATIONS WITH NEAR PERFECT SURVIVAL
- EXCELLENT FRONTAGE AND ACCESS



**List Price:**

**\$576,000.00**



### *Recreational Timberland!*

This tract is located just a mile out of Linden. It is accessed by State Road 155 and County Road 1603. The main internal road makes a loop to provide excellent hunting and timber access. There are 3 pine plantation ages. Soils are sandy, and with that comes good winter-time logging. Site index ranges from 84-89 (base age 50). Hardwood on the property is oak and gum along the creeks. It has electricity and no zoning restrictions even though it's close to Linden.

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](mailto:texarkana@kingwoodforestry.com)

*See this listing and more at:  
[www.kingwoodforestry.com](http://www.kingwoodforestry.com)*



Scan for driving directions

**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.

Caves Spring Tract 4

KFS Listing #: 7395

Cass County, Texas

\$576,000.00

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](mailto: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 formal Contract of Sale will be executed with earnest money in the amount of five percent (5%) of purchase price. A sample Real Estate Sales Contract may be provided upon request. Buyer will have 45 days due diligence to verify marketable and insurable title. Closing is expected 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 and affect the property. No environmental inspection or representation has been or will be made by seller. Seller makes no representation regarding mineral rights, but will quit claim all mineral rights if any are owned.
5. Seller is responsible for seller's attorney cost, pro-rated property tax, and real estate commission to Kingwood.
6. Buyer is responsible for title insurance premiums, deed preparation, closing costs, and a survey if needed. A title company selected by Seller will conduct the closing unless the Buyer requests otherwise. Should Buyer be required by a lender to purchase a lender's title insurance policy, the Buyer will pay any fees for such policy.
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](http://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](http://www.kingwoodforestry.com)**

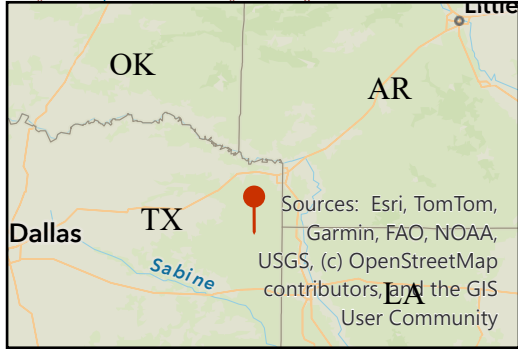
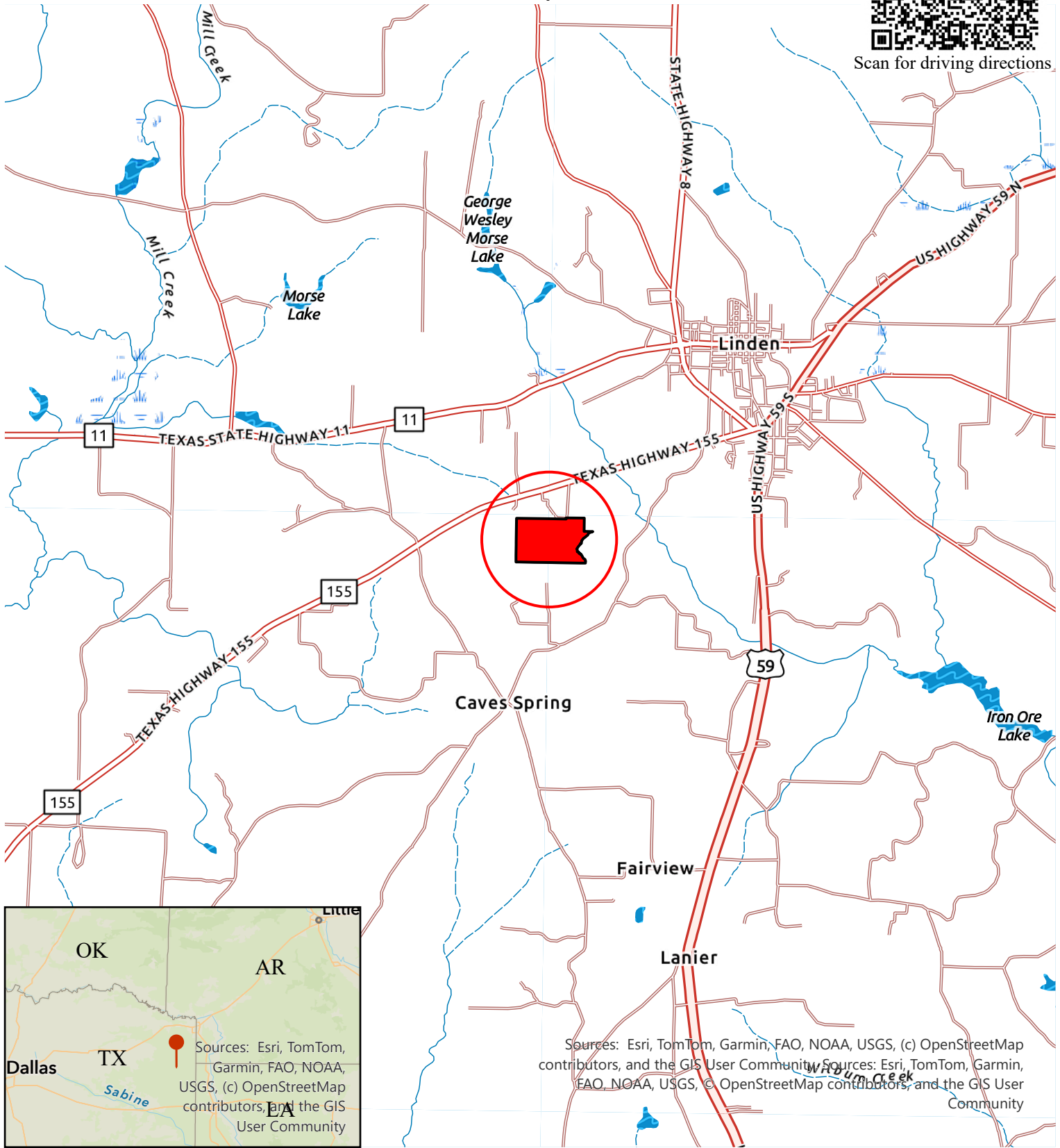
Kingwood Forestry Services, Inc. represents the interests of the Seller of this property. All information presented in this flyer is believed to be accurate. Buyers are responsible for verifying information on this tract for themselves.

**Kingwood makes no representation for the Buyer.**

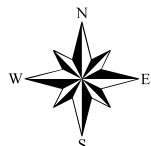
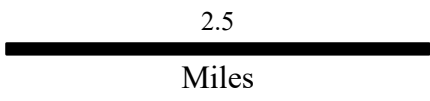
**LAND FOR SALE**  
**Caves Spring Tract 4**  
**Listing #7395**  
**+/- 137 Acres**  
**Cass County, Texas**



Scan for driving directions

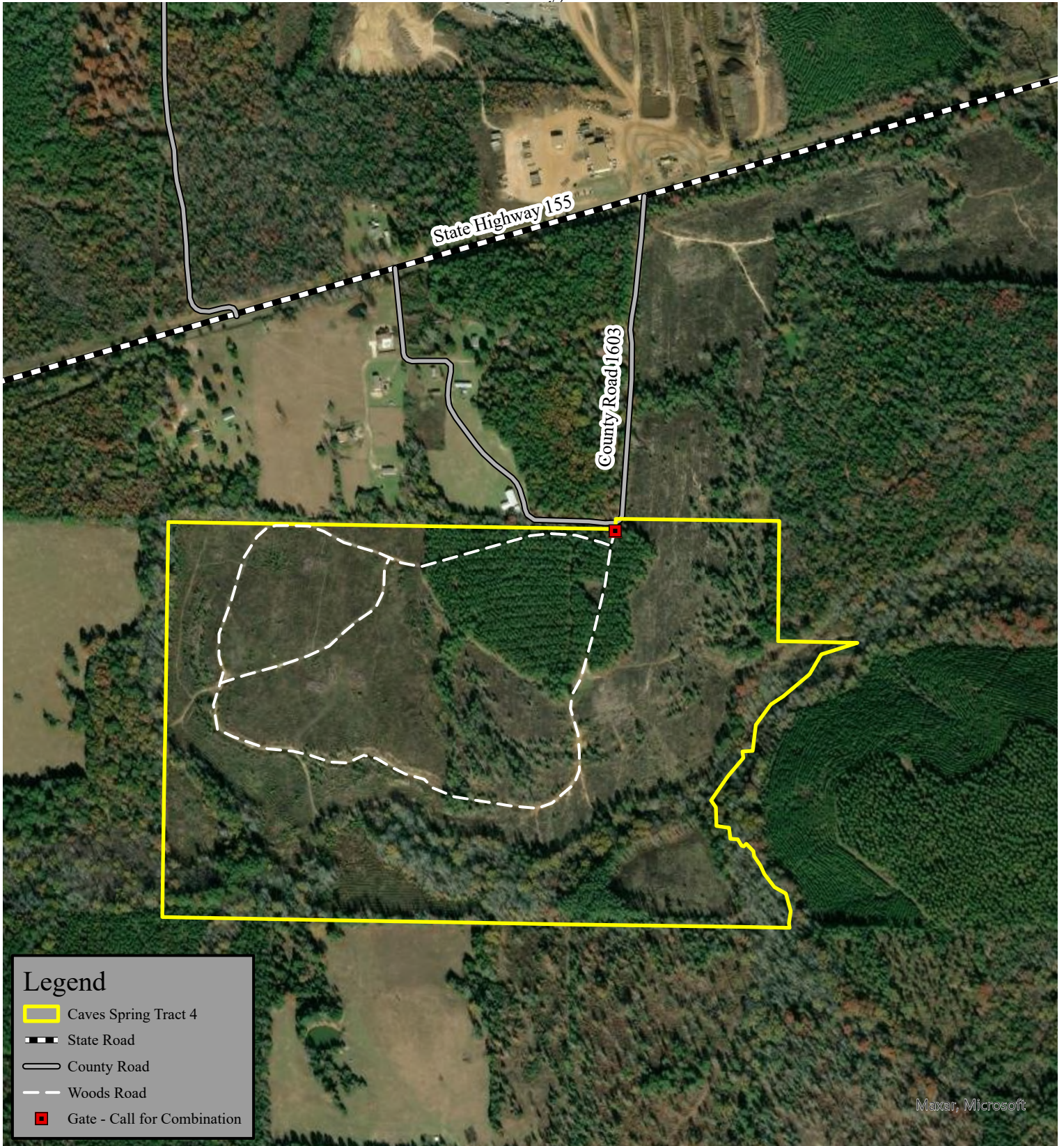


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



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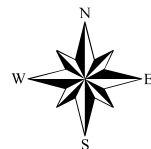


**Legend**

- Caves Spring Tract 4
- State Road
- County Road
- Woods Road
- Gate - Call for Combination

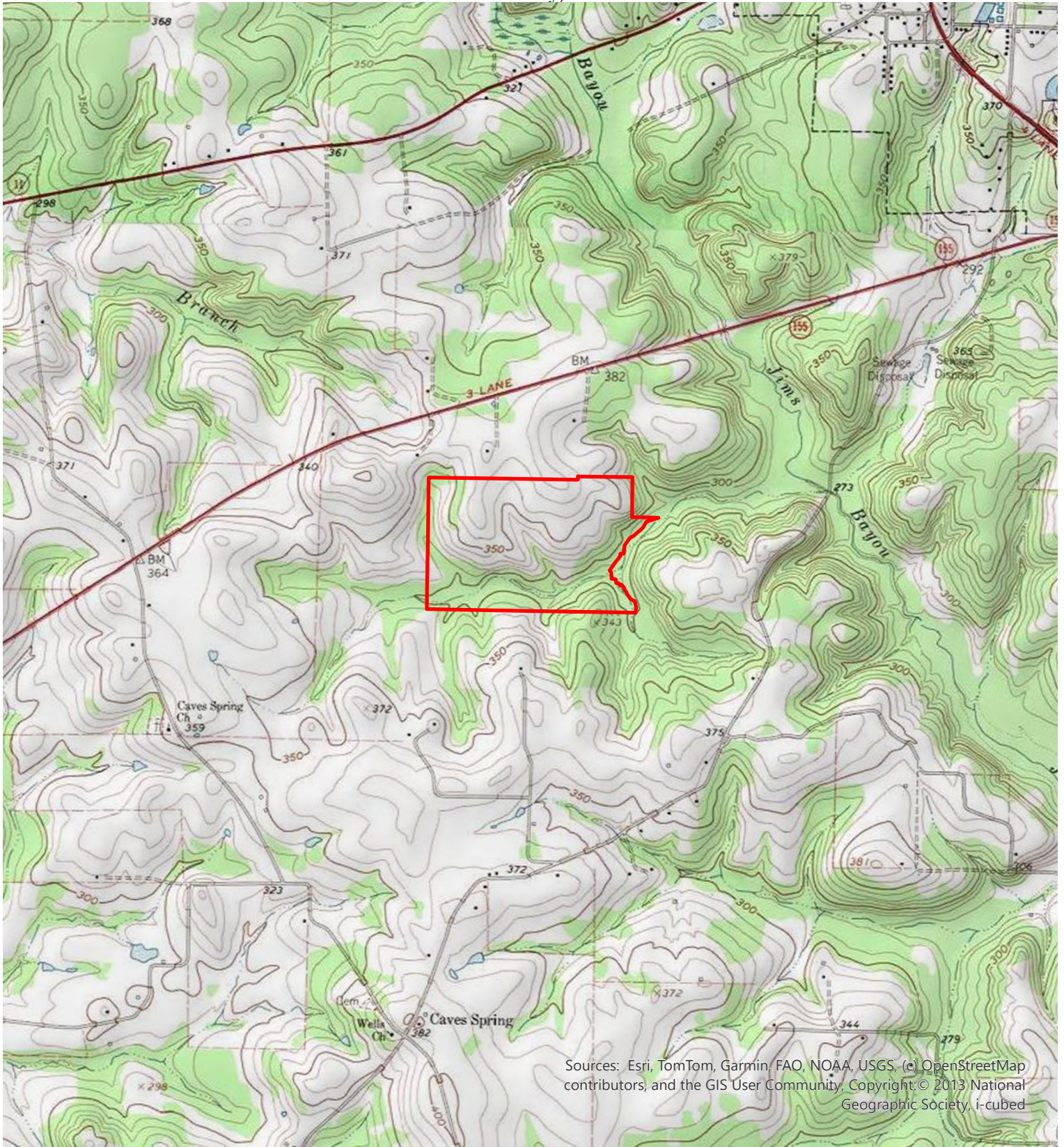
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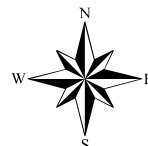
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Copyright © 2013 National Geographic Society, i-cubed

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**Land Sale Offer Form**  
**Caves Spring Tract 4**  
**Listing # 7395 Cass County, Texas**

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

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 percent (5%) of purchase price. Closing date is to occur within sixty (60) days of contract execution.

**Tract Name:** Caves Spring Tract 4

**Listed Price:** \$576,000.00

**Advertised Acreage:** +/- 137 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

