Iron Ore Lake Tract 10
± 104 Acres
$ 410,000
Listing #7414
Cass County, Texas

903-831-5200
WWW.KINGWOODFORESTRY.COM

KINGWOOD FORESTRY SERVICES, INC.

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. Buyer will have 60 days due diligence to verify marketable and insurable title. Closing is expected to occur within 30 days after expiration of due diligence period.
3. Seller will provide a survey. When the property is surveyed, the purchase price will be adjusted on a pro-rated per acre rate from the list price to match the surveyed acreage. Advertised acreage is believed to be correct but is not guaranteed.
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. Seller makes no representation regarding mineral rights but will quit claim all mineral rights if any are owned.
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 unless the buyer requests otherwise.
7. Seller will pay prorated property taxes (to date of closing), seller's attorney cost, survey cost, and Kingwood's real estate commission.
8. Buyer will pay title insurance premiums, deed preparation, transfer tax, purchaser's attorney costs, and closing costs. Should Buyer be required by a lender 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.

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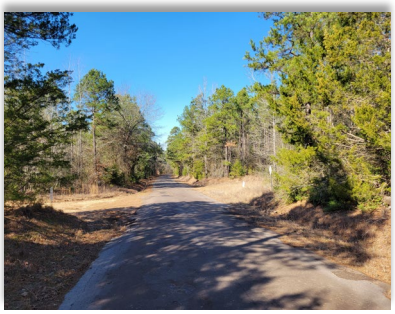
Highlights

- **+/- 104 acres in Cass County, TX**
- **Paved county road frontage**
- **Several building locations**
- **Potential pond locations**
- **Rolling hills**
- **Premium pine plantation**

Scan for Driving Directions



PROPERTY DESCRIPTION

With wooded, rolling hills, a gravel road behind a locked gate, and potential pond locations, this tract could make an excellent weekend getaway. The high-quality pine plantation, established in 2000, also makes for an excellent timber investment. There is 0.4 miles of frontage on a paved county road, and it is only minutes from Linden, TX. Come explore and see the possibilities today!

Video and additional photographs can be found online.

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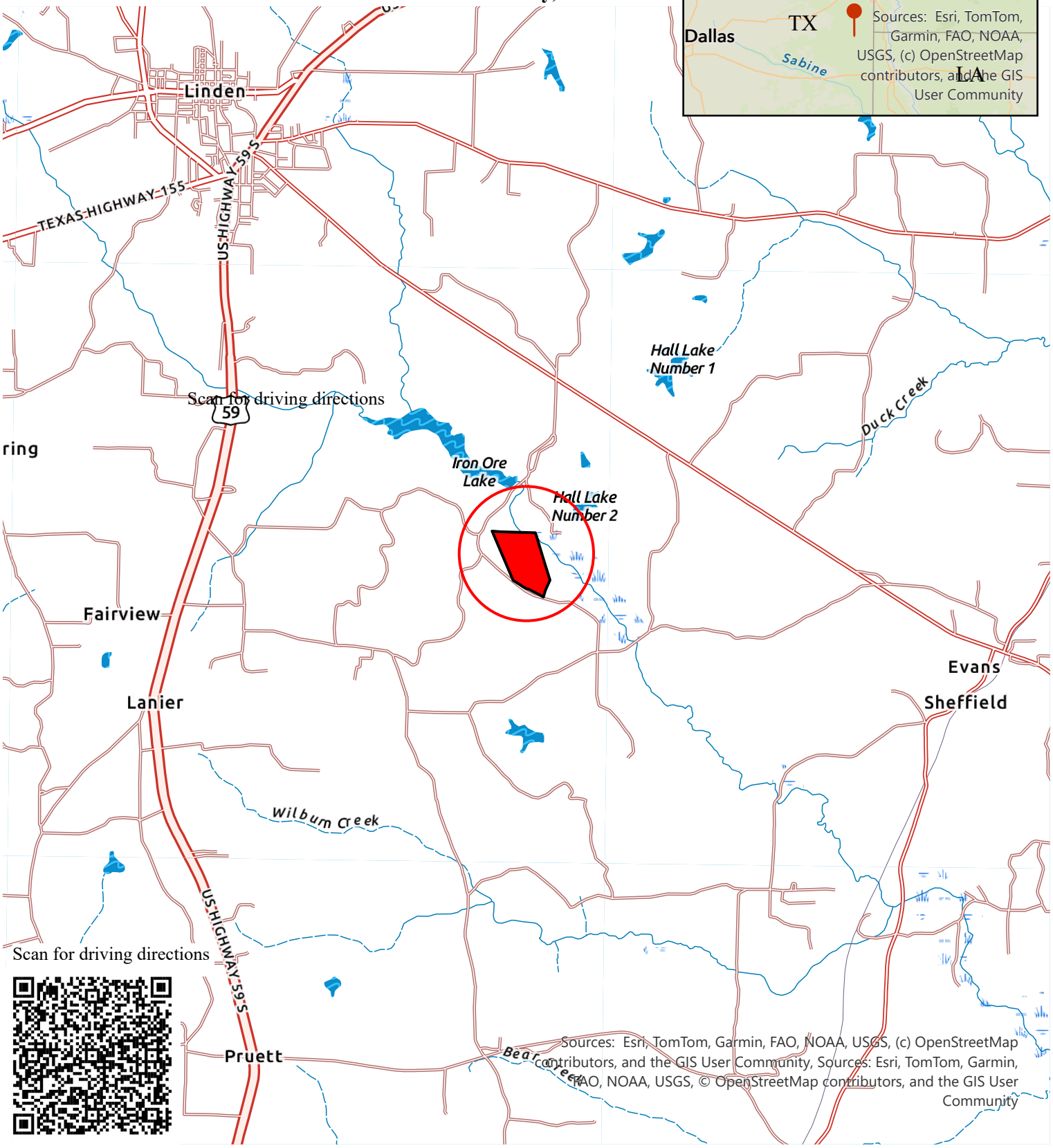

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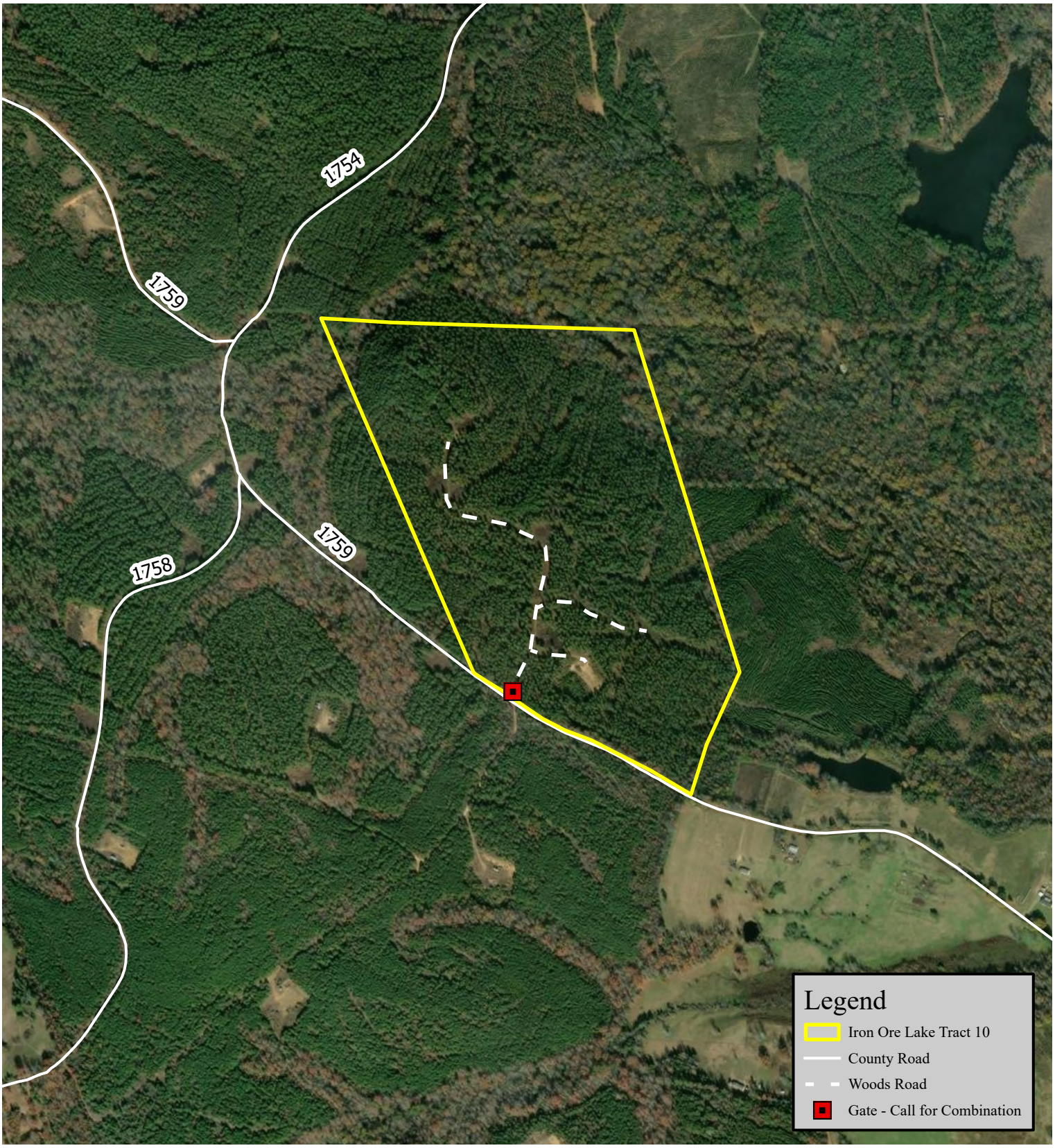

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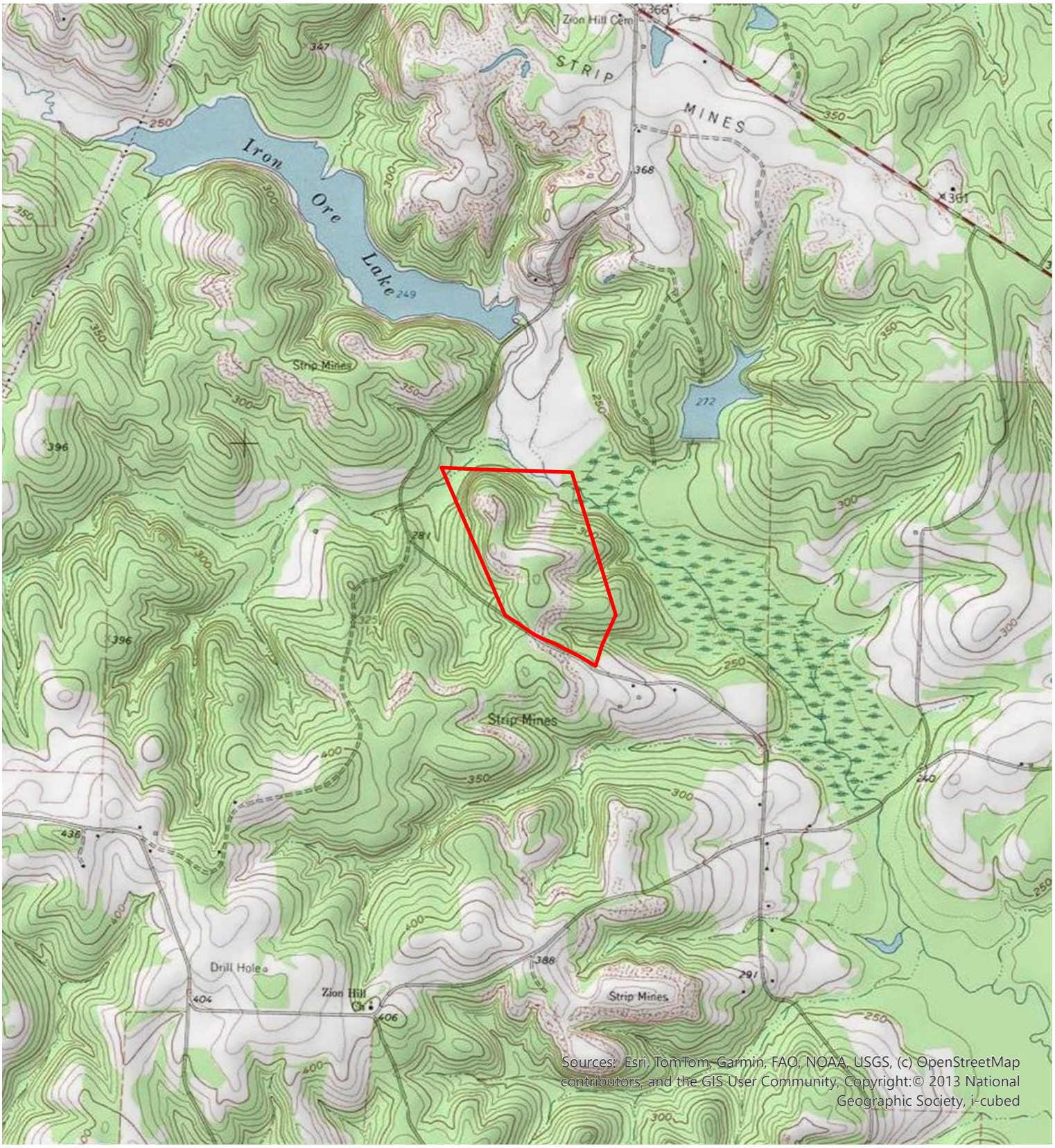

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LAND SALE OFFER FORM

Completed Offer Forms can be submitted by:
E-mail: 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 ninety (90) days of contract execution. 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: Iron Ore Lake Tract 10

Listing Price: $410,000

Advertised Acreage: ± 104 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:_____