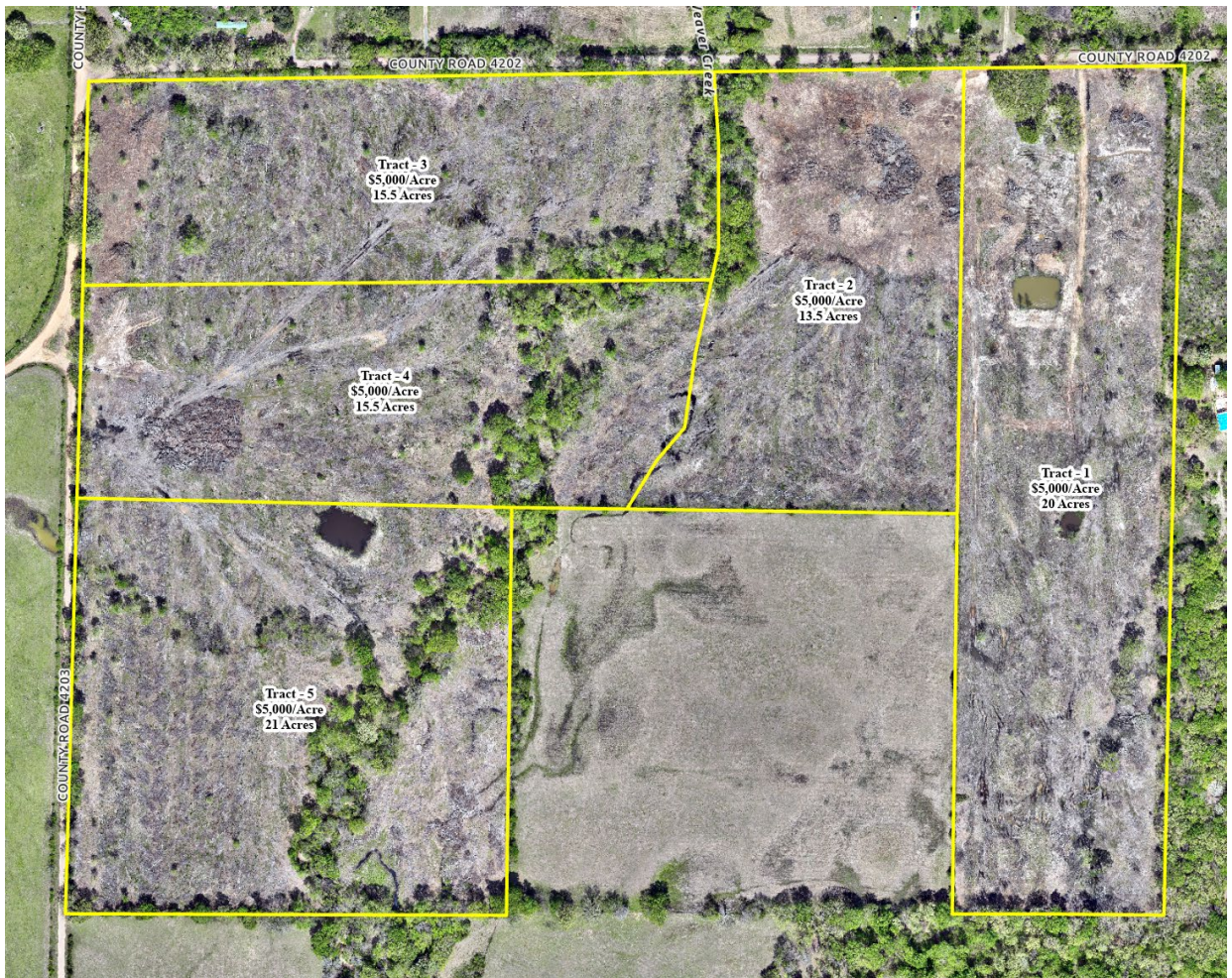


5 Separate Lots For Sale-\$5,000/Acre  
(From 13.5-21 Acre Lots)  
Buy Entire Property-\$4,000/Acre  
85.5 Acres Total  
Bowie County, Texas



## 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. Offers on individual lots may be submitted per acre since a survey will be required. Total purchase price for any lot will be based on the actual surveyed acreage. Seller will pay for half of a survey for an individual lot. Offers submitted for the entire tract should be for a specific amount. Advertised acreage is believed to be correct but is not guaranteed. Seller will not provide survey if the entire tract is purchased.
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, half the cost of a survey of any individual Lot, and kingwood’s real estate commission.
8. Buyer will pay for deed preparation, closing costs/fees, half the cost of survey. 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.

**1-5 Lots**  
**Listing #7411**

**Total of ± 85.5 Acres**  
**\$5,000.00/acre lots-\$4,000/acre property**

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### **Highlight**

- Rural Residential Potential
- 7 Miles To DeKalb
- 2 Miles To Interstate 30
- Ready For Your Construction/No Zoning Restrictions
- Gravel County Road frontage
- 5 Lots To Choose From
- Buy Any Lot Or The Entire Tract



Scan for Driving Directions



### **PROPERTY DESCRIPTION**

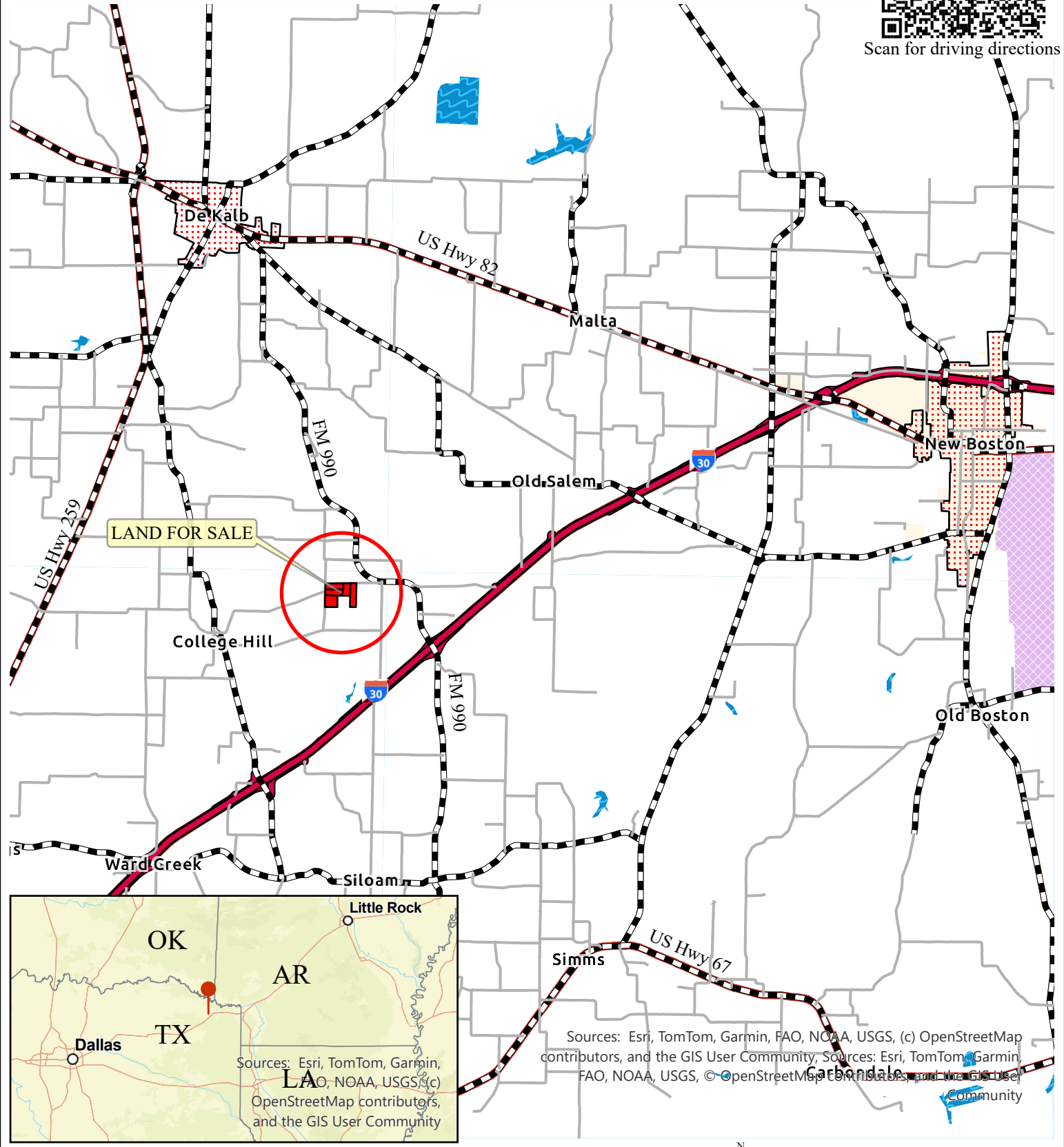
A peaceful country setting is ready for your next homesite. These newly cleared residential lots offer the perfect blend of privacy, convenience, and natural beauty, with quick access to I-30 and located just 7 miles from DeKalb and 10 miles from New Boston. Each Lot features county road frontage with county water and electricity available at the road, making them ready for immediate construction. Lots 1 and 5 include small ponds, providing an attractive water feature, while a gently winding creek runs through the property, adding to the overall character and appeal. With no zoning restrictions, you have the freedom to build and use the property to fit your needs. Lots are available individually at \$5,000 per acre or take advantage of a discounted rate of \$4,000 per acre when purchasing the entire tract. Opportunities like this—combining location, usability, and natural features don't come along often. Come take a look and find your next homesite today!

Video and additional photographs can be found online.

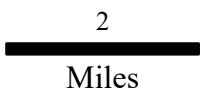
**Land For Sale**  
**5 Lots +/-13.5 to 21 Acres (\$5,000/Acre)**  
**or 85.5 Acres Total for \$4,000/acre or \$342,000.00 Total**  
**Bowie County, Texas**



Scan for driving directions



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



**Land For Sale**  
**5 Lots +/-13.5 to 21 Acres (\$5,000/Acre)**  
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community

500  
US Feet



Drone Imagery

# LAND SALE OFFER FORM

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

**E-mail:** texarkana@kingwoodforestry.com

**Mail:** P.O. Box 5887, Texarkana, TX 75505

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

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

I submit the following as an offer for the purchase of the Lot/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.

<b>Parcel/Acres</b>	<b>List Price</b>	<b>Offer Price</b>
Lot 1 +/- 20 Acres	\$5,000/Acre	\$ _____
Lot 2 +/- 13.5 Acres	\$5,000/Acre	\$ _____
Lot 3 +/- 15.5 Acres	\$5,000/Acre	\$ _____
Lot 4 +/- 15.5 Acres	\$5,000/Acre	\$ _____
Lot 5 +/- 21 Acres:	\$5,000/Acre	\$ _____
Entire Property +/- 85.5	\$342,000.00	\$ _____

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

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

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

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

AREA BELOW FOR KINGWOOD USE ONLY

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