Hwy 259 Tract

± 79.626 Surveyed Acres

Listed Price: $328,000.00

Listing # 7418

Bowie County, Texas

Phone Number: 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. 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. Seller is providing a recent 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 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 seller, will conduct the closing.
7. Seller will pay prorated property taxes (to date of closing), the cost of title insurance, and kingwood's real estate commission.
8. Buyer will pay all closing costs/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: 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.

HWY 259 TRACT
LISTING #7418

± 79.626 ACRES
$328,000.00

HIGHLIGHTS

- 79.626 SURVEYED ACRES
- BOWIE COUNTY, TEXAS
- RECREATIONAL TIMBERLAND
- +/- 3 ACRE LAKE
- RECENTLY THINNED
- FUTURE INCOME POTENTIAL
- PROFESSIONALLY MANAGED PINE TIMBER
- OPEN FOREST FOR DEER HUNTING

SCAN FOR DRIVING DIRECTIONS

PROPERTY DESCRIPTION

THIS ±79.626 SURVEYED ACRES IN BOWIE COUNTY, TEXAS OFFERS A BALANCED COMBINATION OF RECREATIONAL APPEAL AND TIMBER INVESTMENT. THE PROPERTY FEATURES PROFESSIONALLY MANAGED PINE TIMBER THAT HAS BEEN RECENTLY THINNED, CREATING AN OPEN FOREST FLOOR THAT ENHANCES WILDLIFE HABITAT AND SUPPORTS EXCELLENT DEER HUNTING.

A SCENIC ±3-ACRE LAKE PROVIDES YEAR-ROUND WATER, ADDING BOTH RECREATIONAL ENJOYMENT AND WILDLIFE ATTRACTION. WITH A STRONG TIMBER MANAGEMENT HISTORY ALREADY IN PLACE, THE PROPERTY OFFERS IMMEDIATE USABILITY AND FUTURE INCOME POTENTIAL AS THE STAND CONTINUES TO MATURE.

WHETHER YOU'RE LOOKING FOR A WEEKEND RETREAT, HUNTING PROPERTY, OR A TIMBERLAND INVESTMENT, THIS TRACT DELIVERS A WELL-BALANCED OPPORTUNITY IN A DESIRABLE EAST TEXAS LOCATION.

PROSPECTIVE BUYERS ARE FREE TO VIEW THE PROPERTY ON THEIR OWN
A VIDEO AND ADDITIONAL PHOTOGRAPHS CAN BE FOUND ONLINE.

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KINGWOOD FORESTRY SERVICES, INC.

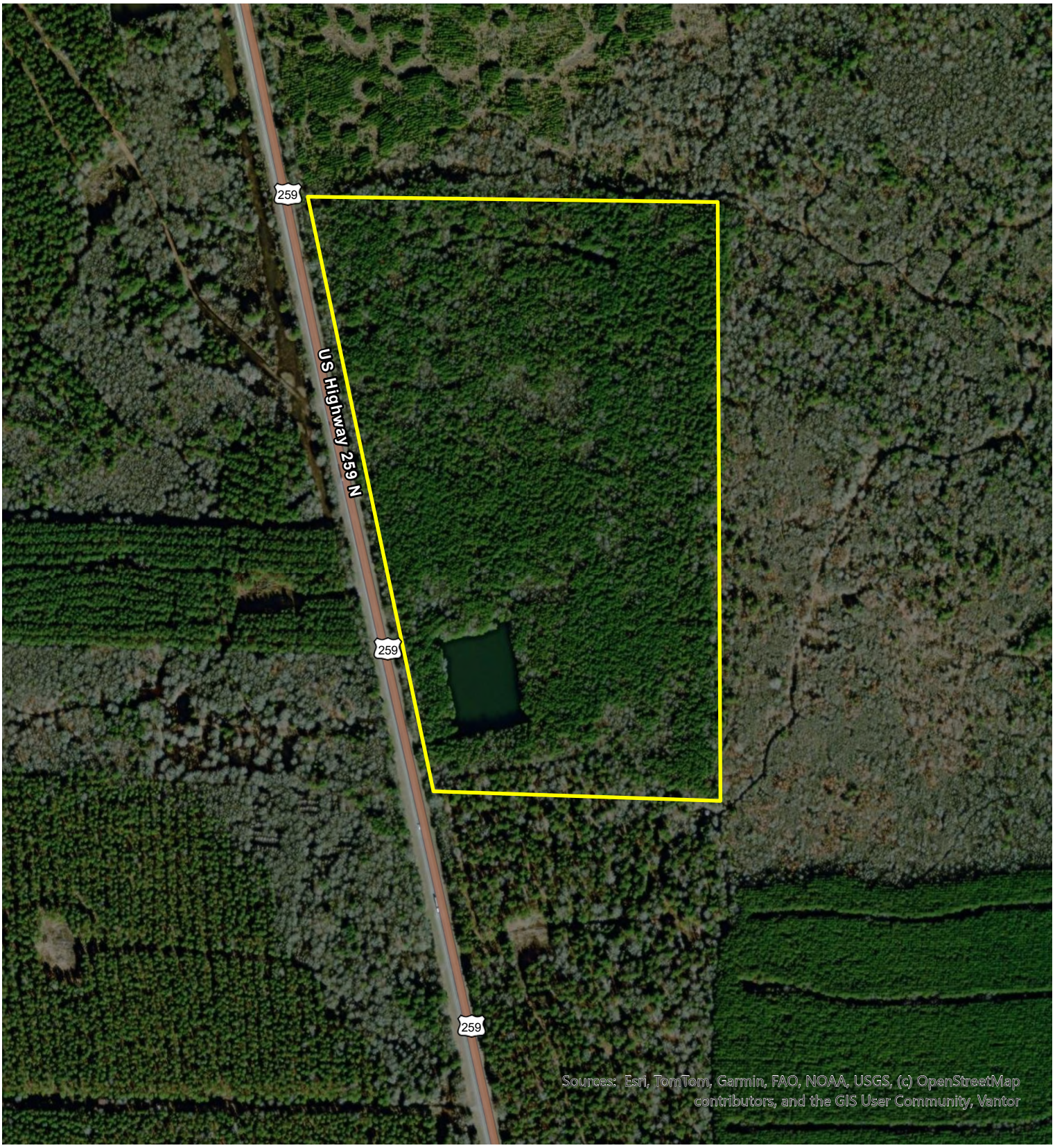
Hwy 259 Tract
Location Map
$328,000.00
Listing #7418
Bowie County, Texas

2.5
Miles

KINGWOOD
FORESTRY SERVICES, INC.

N
W
E
S

Hwy 259 Tract
Aerial Photograph
$328,000.00
Listing #7418
Bowie County, Texas



0.25
Miles

KINGWOOD FORESTRY SERVICES, INC.

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W
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S

Topographic Surveys
Subdivisions
Construction Layout
Boundary Surveys
Oil Well Location
Route Surveys

COLLINS SURVEYING & MAPPING, INC.
TEXAS • ARKANSAS • LOUISIANA

910 A Judson Road
Longview, Texas 75601
903/234-8051
Fax 903/234-1932
Firm License
10023000

Kingwood Forestry Services, Inc.
P.O. Box 5887
Texarkana, Texas 75505

Field Notes On 79.626 Acre Tract
Robert A. Dyer Survey, Abstract 136
Bowie County, Texas

All that certain 79.626 acre tract in the Robert A. Dyer Survey, A-136, Bowie County, Texas, being all of the called 80.519 acre tract conveyed from John O. Patrick to Cathy Ann Brown by Revocable Transfer on Death Deed dated October 4, 2017, and recorded in Clerk's File No. 2017-11982 in the Official Public Records of Bowie County, Texas, and described as Tract Two, therein, said 79.626 acre tract being more particularly described as follows:

Note: 1. All Set Iron Rods herein are 5/8" rebar with green cap marked "TX FIRM # 10023000".
2. Bearings and Distances are based upon the Texas State Plane Coordinate System, North Central Zone (4202), 1983 North American Datum.

BEGINNING at a 4" pinched top pipe found in the west line of the A.F. Currence Survey, A-933 for the northeast corner of Tract No. 2, called 27.310 acre tract conveyed to Thomas Courtney Dubar Trust dated December 28, 2016, by Warranty Deed recorded in Clerk's File No. 2019-00001910 in said Official Public Records, the C. L. Brown Survey, A-1063, of said County and southeast corner of said Robert A. Dyer Survey;

THENCE: N 89°55'41" W with the north line of said C. L. Brown Survey and said called 27.310 acre tract 1152.44 feet to a 5/8" iron rod found in the east right of way line of U.S. Highway No. 259 for the northeast corner of said called 27.310 acre tract and southwest corner of this tract, from which a found 1" pipe bears S 89°44'00" W - 154.34 feet;

THENCE: N 15°27'37" W with the east right of way line of U.S. Highway No. 259 a distance of 2459.49 feet to a 5/8" iron rod set for the southwest corner of the called 50.476 acre tract conveyed to Jason M. Kroll and wife, Jackie S. Koll, by Warranty Deed recorded in Volume 6335, Page 28, in said Official Public Records and northwest corner of this tract;

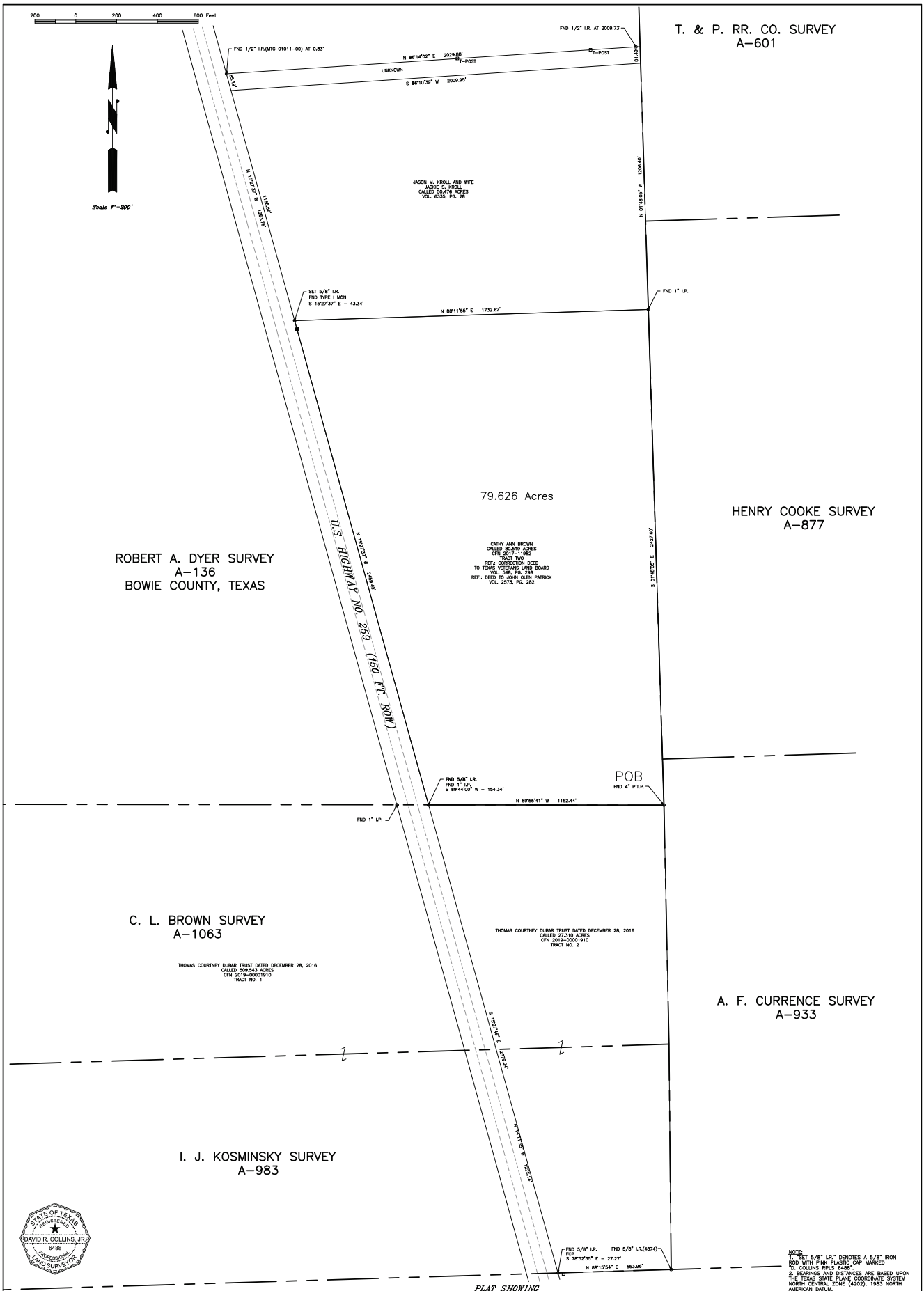
THENCE: N 88°11'55" E with the south line of said called 50.476 acre tract 1732.62 feet to a 1" iron pipe found in the west line of Henry Cooke Survey, A-877, in said County for the southeast corner of said called 50.476 acre tract and northeast corner of this tract;

THENCE: S 01°48'05" E with the west line of said Henry Cooke Survey 2427.60 feet to the POINT OF BEGINNING, containing 79.626 acres of land, more or less.

I, David R. Collins, Jr., Registered Professional Land Surveyor #6488, do hereby certify that the above field notes are true and correct as shown on the Plat KWF5955-22, according to a survey made by me upon the ground July 20, 2022.

David R. Collins, Jr. RPLS #6488
910 Judson Road
Longview, Texas, 75601
Firm License No. 10023000

Y:\F-N DESC\KWF5955-22-KINGWOOD FORESTRY_.DOCX



PLAT SHOWING

ALL THAT CERTAIN 79.626 ACRE TRACT OF LAND IN THE ROBERT A. DYER SURVEY, A–136, IN BOWIE COUNTY, TEXAS, BEING ALL OF THE CALLED 80.519 ACRE TRACT CONVEYED FROM JOHN O. PATRICK TO CATHY ANN BROWN BY REVOCABLE TRANSFER ON DEATH DEED DATED OCTOBER 4, 2017, AND RECORDED IN CLERK'S FILE NO. 2017–11982 IN THE OFFICIAL PUBLIC RECORDS OF BOWIE COUNTY, TEXAS, AND DESCRIBED AS TRACT TWO, THEREIN.

200 0 200 400 600 Feet

NOTE:
1. "SET 5/8" I.R." DENOTES A 5/8" IRON ROD WITH PINK PLASTIC CAP MARKED "D. COLLINS RPLS 6488".
2. BEARINGS AND DISTANCES ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH CENTRAL ZONE (4202), 1983 NORTH AMERICAN DATUM.

STATE OF TEXAS
REGISTERED
DAVID R. COLLINS, JR.
6488
PROFESSIONAL
LAND SURVEYOR

I, David R. Collins, Jr., Reg. Professional Land Surveyor, do hereby certify that this Plat is true and correct according to a survey made upon the ground by me, July 20, 2022.

David R. Collins, Jr. *R.P.L.S. #6488*
Firm License #10023000

Kingwood Forestry Services, Inc.
P.O. BOX 5887
TEXARKANA, TEXAS

Collins Surveying & Mapping, Inc.
910 Judson Road
Longview, Texas 75601
Phone: (903) 234–8051

Job Number: KWF5955–22

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 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: HWY 259

LISTING PRICE: $328,000.00

SURVEYED ACREAGE: ± 79.626

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:_____

PHONE NUMBER: 903-831-5200
WWW.KINGWOODFORESTRY.COM

KINGWOOD FORESTRY SERVICES, INC.