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## TROUT CREEK NEWTON COUNTY

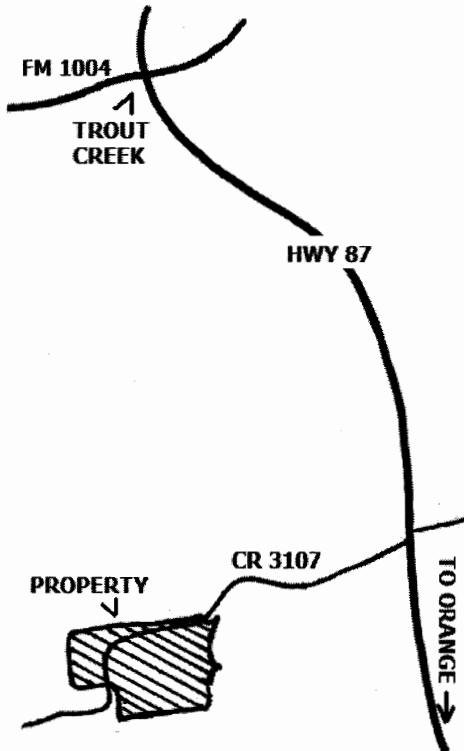
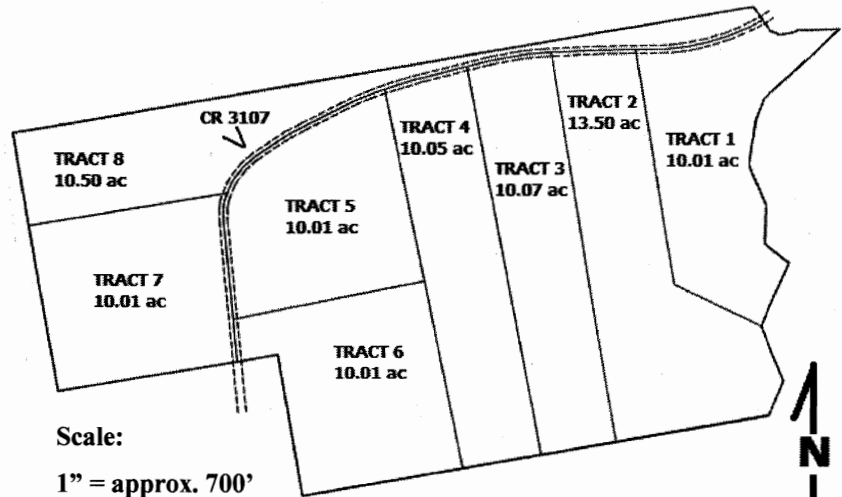
July 25, 2011

Homesite and/or recreational property located near the Trout Creek area southeast of Kirbyville, Texas. All or most of the pine was recently removed. Hardwoods throughout the property with some young growth pine. Electricity is on the property and there is plenty of groundwater for good flowing wells. Ten acre tracts (or larger) located on county maintained road. Boundaries are cleaned and price includes new survey.

### Directions;

**From Trout Creek:** From State Hwy 87 S at Trout Creek, Texas, travel south on Hwy 87 for 2 miles. Turn west (right) onto County Road 3107 and travel 8 tenths of a mile. Properties are located on both sides of CR 3107. Look for signs and markers.

**From Orange:** From State Hwy 87 at Orange, Texas, travel north on Hwy 87 for 36.24 miles. Turn west (left) onto CR 3107 and travel 8 tenths of a mile. Properties are located on both sides of CR 3107. Look for signs and markers.



Map not to scale

<u>Tracts</u>		<u>Cash Sales</u>	<u>Owner Finance Terms</u>
Tract 1	10.01 ac	\$30,880 cash (\$3085/ac)	\$32,880 term (\$3285/ac)
Tract 2	13.50 ac	\$36,250 cash (\$2685/ac)	\$38,950 term (\$2885/ac)
Tract 3	10.07 ac	\$27,950 cash (\$2776/ac)	\$29,950 term (\$2974/ac)
Tract 4	10.05 ac	\$27,950 cash (\$2781/ac)	\$29,950 term (\$2980/ac)
Tract 5	10.01 ac	SOLD	
Tract 6	10.01 ac	SOLD	
Tract 7	10.01 ac	\$37,890 cash (\$3785/ac)	\$39,890 term (\$3985/ac)
Tract 8	10.50 ac	SOLD	

Electricity on site.

Prices and availability subject to change.

### OWNER FINANCE TERMS:

10% down, 10.75% interest up to 15 years.

Will consider less down.