

Heritage Select Investments  
 1619 Sam Houston Avenue  
 Huntsville, Texas 77340  
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## LAND FOR SALE

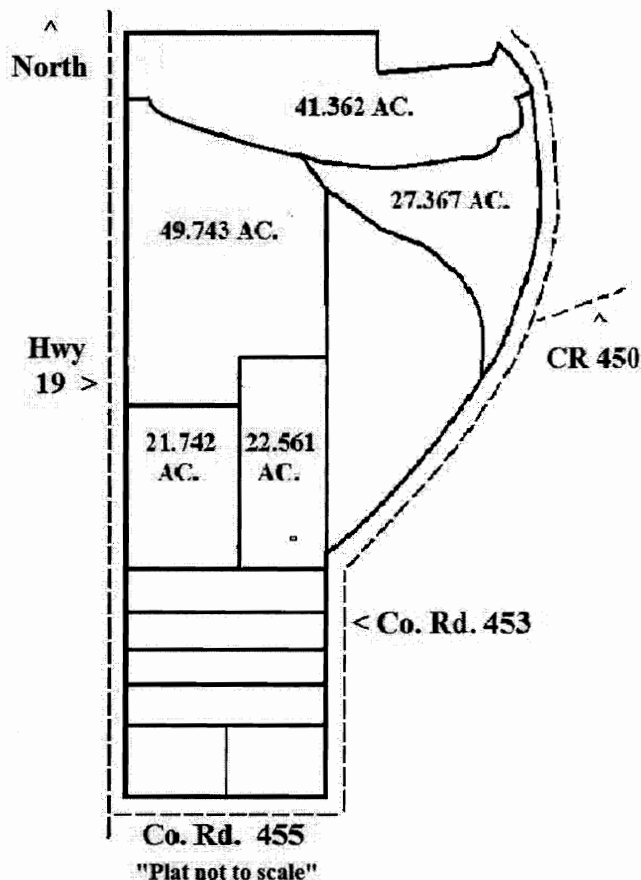
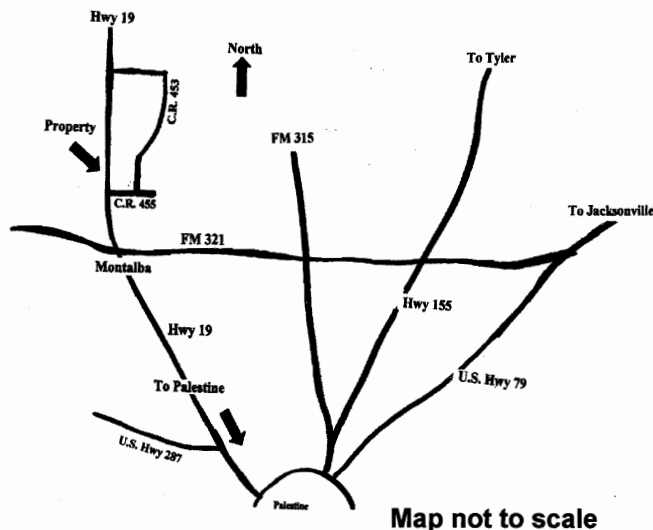
July 27, 2011

### MONTALBA, TEXAS ANDERSON COUNTY

Beautiful property with rolling pastures. Property fronts on a highway and paved county road. Currently has agriculture exemption and is being bailed for hay. Great place to live or use for agriculture.

<u>Tracts</u>	<u>Cash Sales</u>		<u>Owner Finance Terms:</u>	
41.362 ac.	\$127,602 cash	(\$3085/ac)	\$135,874 terms	(\$3285/ac)
49.743 ac.	\$188,277 cash	(\$3785/ac)	\$198,225 terms	(\$3985/ac)
27.367 ac.	\$89,900 cash	(\$3285/ac)	\$95,374 terms	(\$3485/ac)
21.742 ac.	\$86,642 cash	(\$3985/ac)	\$90,990 terms	(\$4185/ac)
22.561 ac.	SOLD			

Prices and availability subject to change  
**OWNER FINANCE TERMS:**  
 10% Down, 10.75% Interest, up to 15 years.  
 Will consider less down



#### Directions:

From Palestine, TX, travel north to northwest on State Hwy 19 to Montalba. Pass FM 321 still heading north to northwest on State Hwy 19. Property is located on the right at the intersection of Hwy 19 and CR 455 and continuing to CR 453.