



The most comprehensive guide on Vacant Land ever!

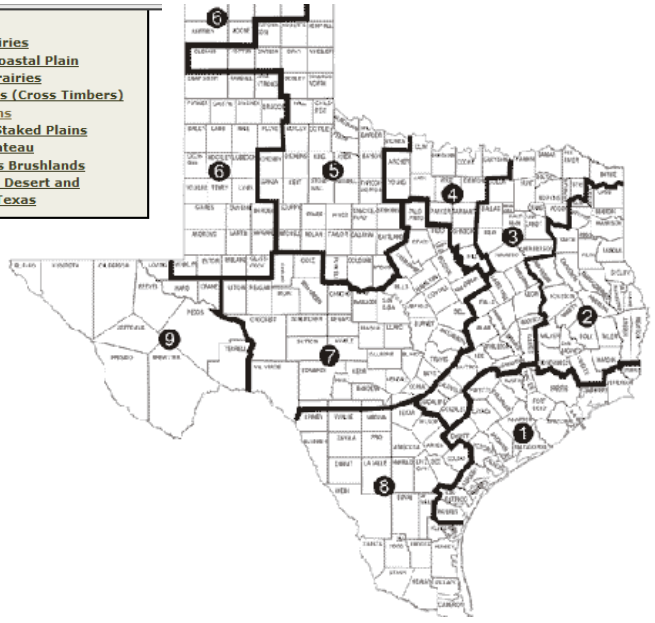
ISSUE #17

Vacant Land Guide News

www.VacantLandGuide.com

State Profile:
Texas

- **Ecoregions of Texas**
 - **Region 1 – Coastal Prairies**
 - **Region 2 – West Gulf Coastal Plain**
 - **Region 3 – Oaks and Prairies**
 - **Region 4 – Osage Plains (Cross Timbers)**
 - **Region 5 – Rolling Plains**
 - **Region 6 – Pecos and Staked Plains**
 - **Region 7 – Edwards Plateau**
 - **Region 8 – South Texas Brushlands**
 - **Region 9 – Chihuahuan Desert and Mexican Mountains in Texas**



The State of Texas has 254 counties with a total land area of 261,797 square miles, which makes it the second largest state behind Alaska. The average county is 1030 square miles which translates to 659,200 acres per county or a total of 160 million acres of land. With so many acres available there are great opportunities no matter the size or type of land you are interested in.

Who is buying land in Texas? There are approximately 5.6 million Baby Boomers who live in TX (28% of the total population). Many of these boomers will look for land to either live on or for investment.

Is it time for you to work with a personal coach? Russell Ward can help you reach your personal and professional goals.



Do you need a mentor?
<http://www.vacantlandguide.com/coaching.html>

Own the Vacant Land Guide™ Today!

The Guide™ includes an **in depth Guidebook** filled with everything you need to know about Vacant Land.

PLUS these EIGHT bonuses ABSOLUTELY FREE (\$5360 Value):

BONUS #1: Lifetime Updates (\$199 Value) – Once a student, always a client...you'll get ongoing updates for life, to keep you on the cutting edge as you build your business.

BONUS #2: Digital Land Docs Library (\$497 Value) - of forms, documents and contracts related *solely* to land – you will not find this information anywhere on the planet!

If you are looking for land in the mountains, in the plains or a coastal region you are in the right place. Texas is an attractive state to live and invest because of its many different unique geographical regions.

To the East you have pine covered rolling hills, to the South you have wonderful beaches, in the Central you have rich farmland, and to the West you have mountains. There is land for you no matter your taste or interest.

There are thousands of opportunities to buy land from one acre to thousands of acres that fits your budget. Maybe you are looking for land for a weekend getaway, waterfront property, ranches, mountain sites, land for hunting and fishing, timberland, farmland or just simply for investment – Texas is the place for you.

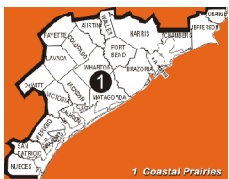
THE LAND - Due to its location and size, Texas comprises a large number of unique geological regions. In the south, the Gulf Coast Plain meets the Gulf of Mexico. The North Central Plains slope upward creating some hills. The Great Plains extend to the Panhandle where they are broken by low mountains; a southern extension of the Rocky Mountains called Trans-Pecos. From the piney woods of East Texas, plains in the Panhandle, mountains in far West Texas, and many hundreds of miles of coastline.

6,687 square miles of Texas are covered by water making Texas the 9th wettest state.

With enormous natural resources, Texas is a major agricultural and industrial state. It leads all other states in such categories as oil, cattle, sheep, and cotton. Texas also produces poultry, eggs, dairy products, greenhouse and nursery products, wheat, hay, rice, sugar cane, and peanuts, and a range of fruits and vegetables.

The Geographical Regions of Texas

Gulf Coastal Plains (REGIONS 1 & 3)



The Gulf Coast Plains stretch from the Gulf of Mexico inland to the Balcones Fault and the Eastern Cross Timbers. This large area, including the Texas barrier islands, stretches from the cities of Paris to San Antonio to Del Rio but shows a large

BONUS #3: Best Land Investing Resources (\$497 Value) – One-stop resource for instant updates and the latest information about land on the Internet. Invaluable resources to help you get connected with other land investors in a matter of seconds!

BONUS #4: 1 Year Subscription to VLG News (\$594 Value) - Each issue I analyze the direction and trends of vacant land. This newsletter is starting to become a must read for land investors around the country.

BONUS #5: Phone “Jumpstart” Consultation (\$500 Value) - I will be available to walk you through the manuals so you can get out of the starting gate quickly and efficiently.

BONUS #6: One Year Hotline Email Support (\$1188 Value) – Use the Hotline and get your specific deal questions answered so you always know the next steps to take.

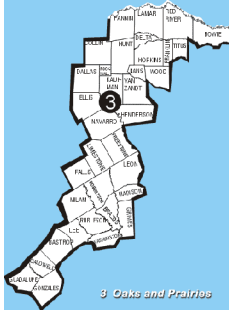
BONUS #7: 3 Months Mentor Calls – When needed, Russell hosts mentoring calls for active students. These include expert guests, market tips and roundtable discussions.

BONUS #8: VLG Website Setup and 3 Months Use (\$997 + \$291 Value) – Ask about our new Vacant Land Deals site. Every active student will get their setup fees waived and three months use of the site, absolutely free.

Internet Special

\$2495

variety in vegetation. With about 20 to over 58 inches annual rainfall, this is a nearly level, drained plain dissected by streams and rivers flowing into estuaries and marshes. Windblown sands and dunes, grasslands, oak mottes and salt marshes make up the seaward areas. National Parks include Big Thicket National Preserve, Padre Island National Seashore and the Palo Alto Battlefield National Historic Site.



The industrial heart of the coastal area is Houston, the fourth largest city in the nation. Houston's development was spearheaded by the digging (1912–14) of a ship canal to the Gulf of Mexico, and the city today is the nation's second largest port in tonnage handled. Other Gulf ports in Texas are Galveston, Texas City, Brazos port (formerly Freeport), Port Lavaca, Corpus Christi, and Brownsville.

The South Gulf Coast is a popular tourist area, and some of the ports, such as Galveston and Corpus Christi, have economies dependent on both heavy industry and tourism. Brownsville, the southernmost Texas City and the terminus of the Intracoastal Waterway, is also the shipping center for the intensively farmed and irrigated Winter Garden section along the lower Rio Grande, where citrus fruits and winter vegetables are grown.

East Texas (REGION 2)



East Texas—the land between the Sabine and Trinity rivers—is Southern in character, with pine-covered hills, cypress swamps, and remnants of the great cotton plantations founded before the Civil War. Cotton farming has been supplemented by diversified agriculture, including rice cultivation; almost the state's entire huge rice crop comes from East Texas, and even the industrial cities of Beaumont and Port Arthur are surrounded by rice fields.

Contact us either via phone (1-877-8VACANT) or email info@vacantlandguide.com to place your order.

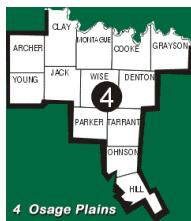
Don't delay – own this manual today! Develop the competitive edge in real estate that you have been looking for!

The time is right to learn about country vacant land.

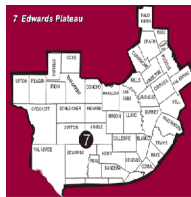


The inland pines still supply a lumbering industry; Huntsville, Lufkin, and Nacogdoches are important lumber towns. The real wealth of East Texas, however, comes from its immense, rich oil fields. Longview is an oil center, and Tyler is the headquarters of the East Texas Oil Field. Oil is also the economic linchpin of Beaumont and Port Arthur and the basis for much of the heavy industry that crowds the Gulf Coast.

Black Land Prairies (REGION 4 & 7)



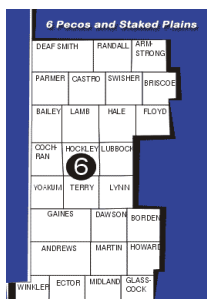
This region when it was first settled was one of the first areas farmed in Texas. The rich farmland with highly expansive clays that have a characteristic dark coloration, called the Houston Black series, occur on about 1.5 million acres extending from north of Dallas south to San Antonio.



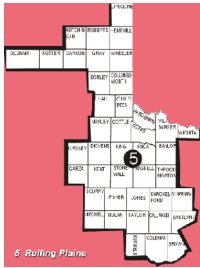
The heart of this region is the trading and shipping center of Waco; at the southwest extremity is San Antonio, the commercial center of a wide cotton, grain, and cattle country belt. To the north, Dallas and the neighboring city of Fort Worth together form one of the most rapidly developing U.S. metropolitan areas. Their oil-refining, grain-milling, and cotton- and food-processing capabilities have been supplemented since World War II by aircraft-manufacturing and computer and electronics industries.

National parks in this region are the Lyndon B. Johnson National Historical Park and San Antonio Missions National Historical Park

High Plains and Interior Lowlands (REGIONS 5 & 6)



No traces of the subtropical lushness of the Gulf Coastal Plain are found in these regions; the climate is semiarid, with occasional blizzards blowing across the flat land in winter. The Red River area, including the farming and oil center of Wichita Falls, can have extreme cold in winter, though

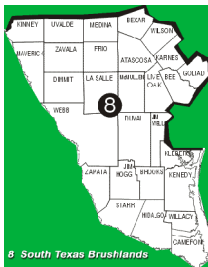


without the severity that is intermittently experienced in Amarillo, the commercial center of the Panhandle, or in the dry-farming area around Lubbock. Cattle raising began here in the late 1870s (settlers were slow in coming to the High Plains), and huge ranches vie with extensive wheat and cotton farms for domination of the treeless land. Oil and grain, however, have revolutionized the economy of this section of the state. Cities in this region include Austin, San Angelo, Midland, Odessa, Lubbock and Amarillo.

The southern end of the region are gently rolling plains of shrub and grassland and home to Cap rock Canyons and Palo Duro Canyon State Parks. This area also has the largest concentration of playa lakes (a desert basin with no outlet which periodically fills with water to form a temporary lake) in the world (nearly 22,000).

The Interior Lowlands are a gently rolling to hilly forested land that is part of a larger pine-hardwood forest of oaks, hickories, elm and gum trees. Soils vary from coarse sands to tight clays or red-bed clays and shale. The major cities in this region are Abilene and Wichita Falls. The only National Park in this region is Lake Meredith National Recreation Area.

Rio Grande Valley (REGION 8)



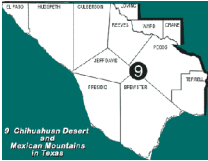
The Rio Grande Valley is not a valley but a delta or floodplain containing many oxbow lakes formed from pinch-off meanders of the Rio Grande. Early 20th century land developers, attempting to capitalize on unclaimed land, utilized the name "Magic Valley" to attract settlers and appeal to investors. The long stretch of plains along the Rio Grande valley is largely given over to

cattle ranching. Texas has 1,000 mile of border with Mexico. Some S and W Texas towns are bilingual, and in some areas persons of Mexican descent make up the majority of the population. Laredo is the most important gateway to Mexico, with an excellent highway to Mexico City and important over-the-border commerce.

The wilderness of the Big Bend of the Rio Grande is typical of the barrenness of most of this area, where water and people are almost equally scarce. El Paso, with diverse industries and major cross-border trade with Mexico, is a population oasis in the region.

The most complex region of Texas, with less than 12 inches annual rainfall, it includes the Sand Hills, the Stockton Plateau, desert valleys, wooded mountain slopes and desert grassland. The vegetation diversity includes at least 268 grass species and 447 species of woody plants. National Parks include Amistad National Recreation Area, Big Bend National Park, Fort Davis National Historic Site and the Guadalupe Mountains National Park.

West Texas (REGION 9)



All of West Texas is semiarid. The dry fields of West Texas are still given over to ranching, except for small irrigated areas that can be farmed.

San Angelo serves as the commercial center of this area. The Midland-Odessa oil patch lies northeast of the Pecos River and is part of the Permian (West Texas) Basin, an oil field that extends into SE New Mexico.

The region is the only part of Texas regarded as mountainous and includes seven named peaks in elevation greater than 8000 feet. The land beyond the Pecos River, rising to the mountains with high, sweeping plains and rough uplands, offers the finest scenery of Texas. There are found the Davis Mts. and Guadalupe Peak, the highest point (8,751 ft) in the state.

How can we serve you? We can help you to connect with an affordable parcel of land that will meet your investment needs. Or maybe you need advice to whom to work with in a certain area. Call 1-877-8VACANT (1-877-882-2268) or email us at info@vacantlandguide.com today to learn more.

"Ninety percent of all millionaires become so through owning real estate." - Andrew Carnegie

Many millionaires will emerge in the next few years because of vacant land.

If you found this newsletter valuable, please forward your name and email to info@vacantlandguide.com to receive a complimentary one year subscription (\$594 Value). There is no obligation to you. We would love to hear from you!

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The Stock Market & Buying Land

Who Owns Land?

How to Profit From the Greatest Land Rush in U.S.

History!

Find past issues here: <http://www.vacantlandguide.com/vlg-network.html>
Russell Ward is the ONLY person in the country training real estate investors how to control or buy country land at half-price or less. He is a full-time vacant land investor who has been involved in more than 600 transactions totaling over \$9,000,000. He authored, Vacant Land Guide™ – How to Buy Vacant Land at Wholesale Prices. This Guide is the first and only of its type on the market today. He resides in Orange Park, FL a suburb of Jacksonville, FL.

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