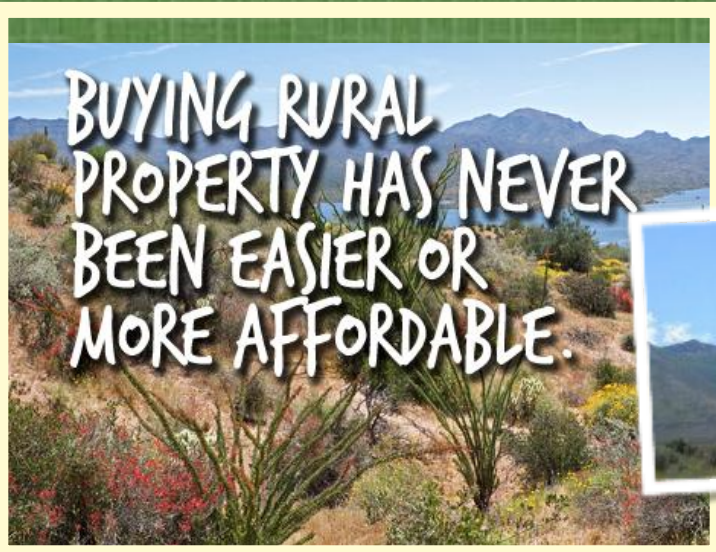


# Land Buyers Report

[WWW.FRONTIERPROPERTIESUSA.COM](http://WWW.FRONTIERPROPERTIESUSA.COM)

PROPERTY REPORT



Property that increases in value regardless of the economy!

**Buying Rural Land Has Never Been So Easy or More Affordable, and Your Satisfaction is 100% Guaranteed**

## Land Report For:

41.12 Acres Hudspeth County Texas.

We are happy to answer any of your questions and speak about how you can generate passive income from buying and selling land... Yes even in today economy.

Regards,

**Mark J. Podolsky**  
Principal  
14632 N. Frank Lloyd Wright Blvd. Ste. 1000  
Scottsdale AZ 85260  
**Phone: 1-800-428-3760** or  
1-480-586-6688  
Fax: (888) 838-5620

Learn how to avoid the 3 fatal mistakes that the average land buyer makes when they buy and sell land. Visit our website for more information.





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## 41.12 Acres Near El Paso Texas

Are you looking for land that is going to increase in value and provide you with investment appreciation year after year even in today's economy

Hudspeth County was named after it's separation from El Paso County. It's county seat is Sierra Blanca, with ranching as the major agronomic enterprise. The county also has two other communities: Dell City and Ft. Hancock. Both are irrigated farming valleys with the major crops being: cotton, alfalfa, and vegetables. Other economic enterprises for the county are cattle, hunting, tourism and mining.

Hudspeth County lies bordered by New Mexico the south. It is comprised of valleys. Recreation in scenic drives, visits to the views of El Capitan and also be close to Big Bend Caverns. There are ample opportunities for camping and backpacking and the area boasts many prehistoric civilizations and their artifacts.



proudly in Far West Texas on the north and Mexico on of rugged mountains and Hudspeth County includes Guadalupe National Park for the Guadalupe Peak. You'll National Park and Carlsbad

There are dirt roads, trails and land perfect for hiking, horseback riding, camping, and 4x4ing. There are no restrictions on this property and no time limits to build. Water would be by well or holding tank and power would be by solar or generator. There is no limit to what you can do with the property. This is great property for that ranch you have always dreamed of, a getaway or for an investment.

**This property has been is guaranteed free and clear of all liens and encumbrances!**

## Property Information:

- Properties are located just west of El Paso near the Mexico border;
- Great and easy access;
- Build, camp, hunt, ATV, or just invest for the long term;
- There are no restrictions and no time limit to build;
- You may use the land for a home, camping, recreation, hunting or investment;
- There are dirt and gravel roads in subdivision for easy access;
- Sierra Blanca is a short distance away; you will find gas, groceries and more;
- There are no association fees;
- There are no dues, taxes are \$100 annually;
- Great opportunity to get over an 40 acre lot for a phenomenal value;

## Legal Information:

### Legal Description:

- Northern 1/2 SW/1/4 NW/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Northern 1/2 SE/1/4 NW/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Northern 1/2 SW/1/4 NE/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Northern 1/2 SE/1/4 NE/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Southern 1/2 SW/1/4 NW/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Southern 1/2 SE/1/4 NW/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Southern 1/2 SW/1/4 NE/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres
- Southern 1/2 SE/1/4 NE/1/4 NW1/4 of Section 20, Block 19 Public School Lands (PSL), Hudspeth County, Texas +/- 5.14 Acres- **Total 41.12 Acres**

## Legal Information cont'd:

- **Size:** 41.12 Acres or 1,750,000 Square Feet
- **Access:** Property is off the dirt road!
- **Taxes:** Approximately \$100 per year for the entire parcel. Taxes are current for 2011. Notices for 2012 taxes will be sent out to the new owner.
- **Terms:** \$20,098 (financing is available, see next page under Financing Information)
- **Terrain:** Level
- **Zoning:** Residential
- **Sewer:** Would be septic
- **Water:** By Holding Tank or Well
- **Utilities:** Power by solar. Phone by Cellular.
- **Conveyance:** Warranty Deed
- **Time Limit to Build:** NONE
- **Association Dues:** NONE
- **Mineral Rights:** Not Included
- **Title Information:** N/A

## Financing Information:

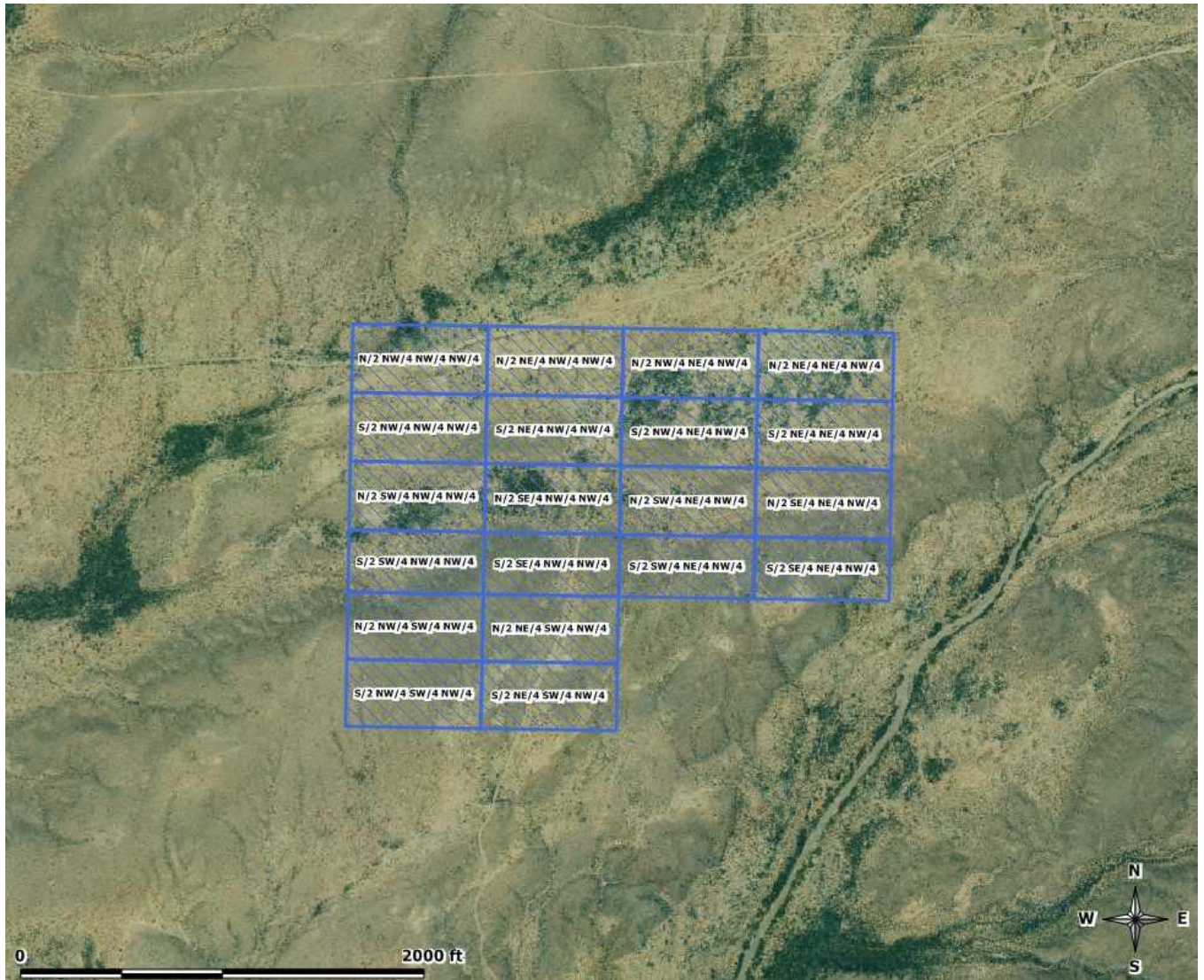
- **Price:** \$20098 (30 % cash discount)
- **Down Payment:** \$198
- **Monthly Payment:** \$198
- **Interest:** 8.7 %
- **Terms:** 15 years (180 months)

\*No penalty for pre-payment. Property guaranteed.

N/2 NW/4 NW/4 NW/4 ±5.14 Ac	N/2 NE/4 NW/4 NW/4 ±5.14 Ac	N/2 NW/4 NE/4 NW/4 ±5.14 Ac	N/2 NE/4 NE/4 NW/4 ±5.14 Ac
S/2 NW/4 NW/4 NW/4 ±5.14 Ac	S/2 NE/4 NW/4 NW/4 ±5.14 Ac	S/2 NW/4 NE/4 NW/4 ±5.14 Ac	S/2 NE/4 NE/4 NW/4 ±5.14 Ac
N/2 SW/4 NW/4 NW/4 ±5.14 Ac	N/2 SE/4 NW/4 NW/4 ±5.14 Ac	N/2 SW/4 NE/4 NW/4 ±5.14 Ac	N/2 SE/4 NE/4 NW/4 ±5.14 Ac
S/2 SW/4 NW/4 NW/4 ±5.14 Ac	S/2 SE/4 NW/4 NW/4 ±5.14 Ac	S/2 SW/4 NE/4 NW/4 ±5.14 Ac	S/2 SE/4 NE/4 NW/4 ±5.14 Ac
N/2 NW/4 SW/4 NW/4 ±5.14 Ac	N/2 NE/4 SW/4 NW/4 ±5.14 Ac		
S/2 NW/4 SW/4 NW/4 ±5.14 Ac	S/2 NE/4 SW/4 NW/4 ±5.14 Ac		

0 1000 ft





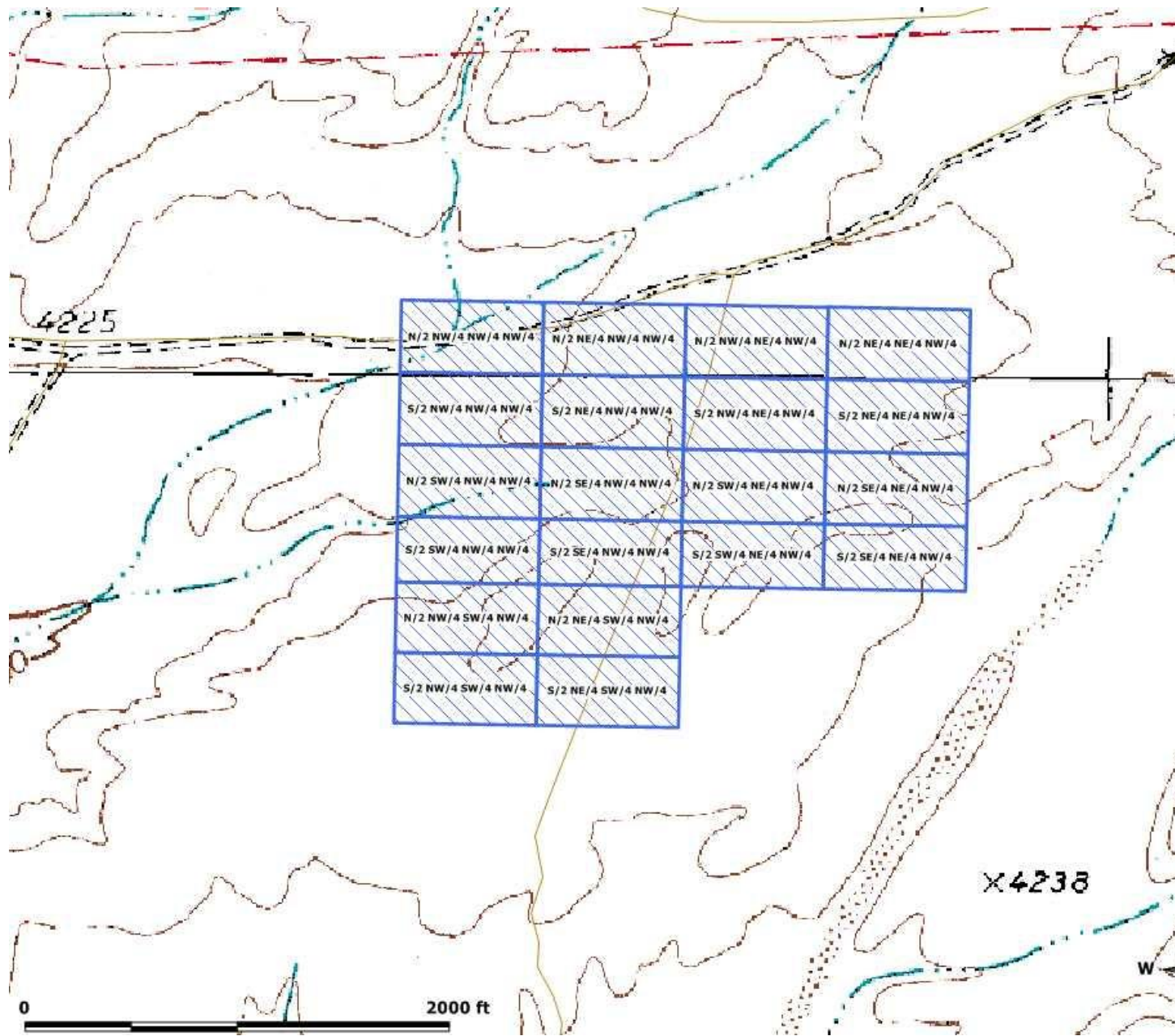
EL PASO  
COUNTY



MEXICO













## **Our Land Comes With A 100% Satisfaction and 100% Money Back 90 day Guarantee**

When you purchase land from Frontier Properties you are protected by a 100% money back 90 day guarantee. If you are not satisfied that this land is what we told you it was we will refund your money in full or exchange it for any other land in our portfolio. We have a 100% satisfaction guarantee to ensure you are completely protected when you purchase rural land through Frontier Properties.



Unlike our competitors we stand behind the land that we sell, and we even want to help you increase your profits. That is why we have created take home study courses for you to improve your knowledge and increase your profits.

If you are serious about earning money from buying and selling land Mark has created a personal blueprint to show you exactly how to generate \$20,000 a month in the Land Buyers Elite Coaching Program. If you want to know more about this personalized coaching program please call our office.

# Who is Frontier Properties:

**Frontier Properties has been buying and selling rural land to customers around the world for the last 11 years. Here is what some of our happy and satisfied customers say about the land buying experience with Frontier Properties:**

*“My husband and I recently purchased property through Mark at Frontier Properties and could not believe how easy the transaction went. My husband is Military and we are stationed overseas so driving to the office or talking on the phone was impossible. Mark answered all our questions quickly over email and was willing to work with us to make the transaction and transfer as smooth as possible. We were pleasantly surprised at how easy the process was and how nice Mark was despite our time differenced and communication barriers. I would not think twice about doing business with Frontier Properties or Mark again. The transaction was memorable, affordable and easy.”*

— **Michelle T. Cox**

*When I first made contact with Mark Podolsky and Frontier Properties, my wife and I had been looking for a specific type of property for about 2 years. Mark immediately demonstrated that he was there to help. Needing a specific type of land with specific amenities for our venture, Mark went through a number of changes with us for several months. When we needed information, Mark got it. When we weren't happy with one plot, Mark found something else. When we needed contact information, Mark was there. After the sale, he stayed with us. He was and is always there for us no matter what the need. Mark, unlike others, was never pushy or overpowering. He worked for what we wanted not what he was selling. His quality of service and commitment to the customer is unbelievable and his integrity is beyond question. If you are looking for great people to work with and be guaranteed the best service you'll find anywhere,*

*Call Mark at Frontier Properties.*

— **James Hunt, Walla Walla, WA**

*“Like me, you may have thoughts like “Buying land over the Internet? Am I crazy? Or just foolish?” I'm happy to tell you that it's neither when dealing with Mark of Frontier Properties. Mark was very professional and genuinely interested in our satisfaction with our purchase. It has been a real pleasure to transact with him. We were so pleased with the property and with dealing with Frontier that we bought two adjacent parcels in addition to our first. It's been a great experience and I would have no reservations whatsoever about transacting with Mark again. If all sellers were as ethical and sincere as him there would be a lot of attorneys going out of business! As a buyer, you need to be sure that it is the type of property you want. (We're delighted with ours and expect to enjoy it for many years to come.) Do your due diligence, ask questions, and if at all possible go see the property in person. It is all as described by Mark and he will work with you on any questions or issues. He really does want his buyers to be happy with their investment.*

— **Brian Benson, Roseville, CA.**

*I have purchased land all over the country by way of land contract. Mark is by far the most honest and helpful of them all. From now on If I find something of interest I will let him know and then buy it from him. It's extremely hard to find someone this trustworthy.*

**— P. Adam Merritt, Williamstown, NY.**

*Mark of Frontier Properties is one of the best business people I have ever bought land from. Their paperwork is quick and easy to understand. When they say 100% satisfaction, they mean it! I have experienced it first hand and will never hesitate to purchase again. Your investment is safe with Frontier Properties.*

**- Mike Casanova, Lehigh Acres, FL.**

# The 7 reasons why you can safely and confidently Invest in land from Frontier Properties:

1. 100% Guarantee.
2. Guaranteed free and clear title.
3. We use a Warranty Deed not a Special Warranty Deed or Quitclaim deed.
4. A+ BBB Rating.
5. In Business over 11 years and not going anywhere.
6. You're dealing directly with the owner! No brokers or customer service reps that give you the run around.
7. We handle all the paperwork to make your transaction as easy and painless as possible.





## Who is Mark Podolsky?

I began in the land business 11 years ago. I had a high pressure commission only job as a business broker. I would walk into offices of people who did not know me, and did not want to know me, and try to convince them to let me sell their business or represent them in buying a business despite having no knowledge of their company. Constant rejection was a way of life. To make matters worse I had an over bearing boss that would second guess every decision I made and action I took and micro manage me every minute of each day.

I can remember those mornings when my alarm would buzz on the bedside table and I would dread waking up and going to work. Every day my boss would be stripping away more and more of my confidence, to the point that I was depressed and doubting myself. When I would get home I didn't even have the energy to speak to my wife and just eating dinner took more energy than I had some days.

I was so tired of the work environment that was based on lies, politics and ass kissing that just made me feel dirty because if I wanted to get ahead and really succeed in this business I would have to sabotage my integrity and personal values.

At this point my Wife and I had a 6th month old baby boy and we were not making ends meet living from pay check to pay check.... One of our main arguments was about being able to purchase organic baby food. My wife wanted it, but when I looked at the pennies in the bank account I could not justify it.

No matter how hard I worked at the end of the day I had no control over my income. Fate intervened when I ran into an old high school friend who over a beer told me how he was making money hand over fist buying land at county tax foreclosure auctions. After writing some of his secrets he was telling me on the back of the napkin from the bar we were in, I said to myself "this could be it". After many late nights researching and reading articles and content online, and reading various books that I had acquired from the local library it was now time for me to take some action.

I can remember my first auction in New Mexico, I was so nervous my hands were sweating and my heart was beating out of my chest because I had just spent my last



\$3,000 of savings which were meant for car repairs. I remember coming home proudly to boast to my wife I had bought all this land at an auction and I remember her asking me in frightened voice what do we do if you can't sell it?

I said, worst case scenario we own land! It's not like it becomes obsolete, or spoils or is some product fad. It's land and it lasts forever. We'll be able to sell it I assured her... I had bought 30 parcels of land at an average price of \$100 and sold them all in 30 days at an average price of \$900.00. Those 30 days were one of the most thrilling roller coasters of my life. I can remember the yelling matches with my wife as she was so anxious that I had made a terrible investment and never to do it again.

I took all the profit from the first auction and went to my second auction (despite my Wife's objections) in Arizona and ended up making over \$90,217.00 in the next 3 months. It was then that my Wife realized that I had made the right decision and I also knew that I could now do this full-time and earn more money than at my dead end soul sucking sales job.

Over the next 18 months I set out to master every detail of this business so I could confidently look my Wife in the eye and say I could do this full time and quit my job forever. Those 18 months transformed my entire life since I created systems and blueprints that worked time and again in finding great deals and then being able to turn these deals into passive income.

I can remember making mistake after mistake in the early days and learning the hard way, but now with my blueprints and shortcut systems those costly mistakes are prevented. Just like how my high school buddy helped me more than he will ever know that night when he shared his stories and secrets over a beer, I have now been able to help other people remove that paycheck to paycheck frustration from their lives by successfully teaching them how to buy and sell land along with creating a passive income.

Even in the worst real estate market in recorded history since the Great Depression my land buying blueprint is still effective. This has been a terrible year for land and the economy overall, but I've made exactly \$454,516.18.

# Profit and Loss

[← Back to Trends](#)

Period:  Starting:  Ending:  Sort Rows By:

 [Export to Spreadsheet](#)

Income:	2011	YTD 2011
Advertising	\$300.00	\$300.00
Bank/ATM/Credit	\$0.00	\$0.00
Deposits	\$44,647.06	\$44,647.06
Exclude from Income	\$0.00	\$0.00
Refund	\$2,240.45	\$2,240.45
Note Income	\$310,969.11	\$310,969.11
Office Expenses	\$48.91	\$48.91
Other Income	\$196.67	\$196.67
Personal Expense	\$25.36	\$25.36
Sales Income	\$96,088.62	\$96,088.62
<b>Total Income:</b>	<b>\$454,516.18</b>	<b>\$454,516.18</b>

\* Every effort has been made to accurately represent our product and its potential. Please remember that each individual's success depends on his or her background, dedication, desire and motivation. As with any business endeavor, there is no certain guarantee that you will earn any money.

Today, I have a flexible schedule, a wonderful monthly passive income that pays all my bills and allows me the freedom to live within my core values of spending time with family, being physically fit and living a life I never even dreamed was possible.

If you are serious and have a desire to create a better financial future for you and your family visit [www.3FatalLandBuyingMistakes.com](http://www.3FatalLandBuyingMistakes.com) to find more information on my land and marketing blueprint and receive my personal manifesto on how to avoid the 3 fatal mistakes the average investor makes when they buy and sell land.

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