



137 WS Commerce St.  
Wills Point, TX 75169

**Selling East Texas Since 1985**

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**SHERRY  
SCOTT  
MOORE**



Broker Associate



**890 VZCR 3607 – EDGEWOOD ISD**

Spacious country estate! Lovely home made for entertaining & family gatherings! A pine-tree lined entry guides you to the 4BR, 5BA brick home on 36.88 acres! 2LA's w/2 WBFP's. Lg. LR/DR/kitchen/breakfast area. Mother-in-law suite w/huge BR, kitchenette & full BA. Lg. patio & in-ground pool. 45x60 workshop w/4BR, 2BA living quarters. Bunkhouse, CP, 2 ponds. Wildlife abounds, great hay meadow & wooded area. **\$379,900**



**VZCR 3415 – WILLS POINT ISD**

Gorgeous custom home in the country! 4/2.5/2, 2-story brick! Quality amenities throughout, impressive entry foyer, open floor plan, WBFP, handscraped hardwoods, granite countertops, stainless appliances. Formal DR & breakfast area. Fabulous MBR suite w/FP, dbl. shower, walk-in closet. Huge utility. Media room or 4th BR. Study or 5th BR. Alarm system. 10.20 acres is cross fenced. Storage bldg. Gated entry. **\$299,999**



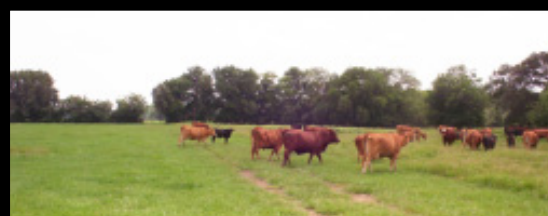
**WILLOW LAKE ESTATES!**

Beautiful, elegant brick home on wooded lot! 3/2.5/2, formal dining with accent columns, 2 living areas, WBFP. Deluxe master suite has office, his & hers dressing areas with 2 walk-in closets. 30x40 workshop. **\$219,900**



**EAST TEXAS COUNTRYSIDE - WPISD**

128.5 acres with frontage on FM 751 and VZCR 3804! Large creek, pond, scattered trees. Part wooded, part open. Presently used for cattle grazing. Priced to sell at **\$2,500/ac.**



**GORGEOUS, ROLLING 630 ACRES**

Large scattered oak trees, prime tract, great for cattle and hay production. Perfect spot for country estate! Wooded area around large pond gives cover for the wildlife in the area, including deer and wild hogs. Multiple ponds. Kaufman & Van Zandt Counties, VZCR 3812, VZCR 3846 & KCR 343A. WPISD. Would sell in 2 tracts. **255 acres - \$2,500/ac. 375 acres - \$2,900/ac.**



**DUCK COVE ADDITION - LAKE TAWAKONI**

Lot 2 Comanche, waterfront. 0.08 of an acre, not large enough for a septic system. Great open water location for fishing. **\$10,000**



**85 ACRES**

Great location across from Wills Point Industrial Park! Railroad on north side. This property has endless possibilities! Hwy 80 and VZCR 3523. **\$4,950/ac.**



**THE VIEW IS SPECTACULAR!**

125.85 acres of lush, green rolling pasture land w/scattered trees! Great for cattle or horses. Deer, wild hogs & wild turkeys make this a sportsman's paradise! Deep creek is a boundary that feeds into the Sabine River. 3 ponds, cross fenced. At the end of PR 7702. **\$3,200/ac.**



**HWY 64 FRONTAGE**

Across from Van Zandt County Airport! 119.8 acres, rolling meadow, long frontage, pond, fenced. Prime location and high visibility!!!! **\$3,213/ac.**



**WATERFRONT LOT!**

Lot 3, 0.10 of an acre. Includes lots 17-25 across the street which is 0.27 of an acre. **\$35,000.** Owner will not sell separately.

**HOMES • ACREAGE  
COMMERCIAL**

**WILLS POINT ISD - VZCR 3815** 144+ acres, pond, building site, pole barn, long road frontage. **\$3,500/ac.**

**146 ACRES** On FM 751. (**A146 ACRES** On FM 751. (Adjoins the 35 ac. tract). Pond, corral, great hay meadow or great for cattle grazing. Build your dream home! **\$4,000/ac.**



**COMMERCIAL BUILDING**

110 Dellis Street in Terrell, just off Hwy 80! Formerly a heat and air business, the possibilities are endless for this property. Front area w/2 offices and bathroom. Back warehouse area is 2 story w/storage and a 2 bedroom, 1 bath apartment upstairs. **\$135,000**



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**SPACIOUS & GRACIOUS!**

#3 Post Oak Road. 4BR, 3 bath, 2-car garage custom brick on over 3/4 of an acre! Wooded lot, circle drive, WBFP, den, patio. Owner will lease for \$1,100/mo., with \$1,100 deposit. **OWNER MOTIVATED - PRICE REDUCED!**



**1190 VZCR 3411, WILLS POINT ISD**

From the gourmet kitchen to the inviting living area, this home is spectacular! 4/2.5 brick on 9.79 acres has 2 living areas - one w/WBFP, one w/wet bar. Dream kitchen has granite countertops, custom cabinetry, arched brick alcove, lg. island w/warming drawer. Patio, gazebo, det'd garage, 55x30 metal building has shop area & living quarters. Pond, lg. pole barn, dog kennel, cross fenced & gated entry. Great landscaping! **\$324,900**



**250 VZCR 3727, WP ISD**

Light & bright! Lake view 3/2/2 brick on 1 acre corner lot. Open floor plan is perfect for entertaining, huge kitchen w/dining area open to living room & WBFP, adjoining sunroom that overlooks the backyard. Sprinkler system, chain link, lovely landscaping & crepe myrtle trees line the front of the lot! **\$159,900**



**22462 FM 47 S, WILLS POINT ISD!**

Rustic country interior highlights this 3BR, 2BA, 2CG brick home on 6.5 acs.! Major remodeling done in '08 - laminate flooring, stainless appliances, cabinets, granite look countertops, pine doors & accent walls throughout! Lg. living area has a beamed, vaulted ceiling & a rock WBFP. Huge utility, mud room, covered patio. Utility shed, 30x30 horse barn w/3 stalls, tack room & hay storage area. Pond, scattered trees, cross fenced. Easy access to I-20 for commuters. **\$169,900**



**BULL DURHAM RD - WP**

Classic elegance abounds in this 3/2/2 brick located on the edge of town. Formal DR, a spacious, light & bright kitchen w/lots of cabinets & a breakfast area. Lg. LR has a beamed ceiling, ash paneling & built-in hutch. BR's have cedar closets. Master suite has coiffured ceilings, 2 closets and a marble walk-in shower. Landscaped, circle drive, rear entry garage. **\$146,000**



**PRIVACY ON 5 ACRES!**

At the end of a country lane! 3/1.5/1CP. Knotty pine paneling in kitchen and dining area, fresh paint, carpet and laminate flooring. Fishing pond and garden spot. WPISD. **\$160,000**



**WILLS POINT ISD**

128.5 acres w/frontage on FM 751 & VZCR 3804. Great for cattle and hay production. Deer, hogs & other wildlife makes this a hunter's delight! Deep creek, pond. Priced to sell at **\$2,500/ac.**



**NESTLED IN THE TREES!**

Custom 3 bedroom, 2 bath, 2-car garage brick on 1.98 acres. Large back deck overlooks in-ground pool. Formal dining, breakfast room, wood burning fireplace. Paved stone circle drive. 120 PR 7725 **\$159,900**



**LAKE TAWAKONI - QUINLAN ISD**

Duck Cove Addition - Waterfront lot 2, 0.08 acre - \$10,000. Waterfront lot 3, plus lots 17-25 behind it - \$35,000. Great location for a waterfront getaway!



**460 VZCR 3901, WP ISD**

Wow! Country atmosphere with city conveniences! 4BR, 1BA brick w/2 stall CP. Roof installed summer 2011, extra insulation. Tile flooring in kitchen, utility & bath. Lots of closet space. Chain link fenced backyard w/separate dog run area. Front & back deck. Close to schools & shopping, walking distance to Lester Park! **\$79,900**



**PECAN AVENUE - WPISD**

Yesteryear charm! 2/1/1CP shiplap frame home. Spacious living/dining has faux FP w/matching china hutches on either side. Antique chandelier matches the 2 wall sconces on either side of the built-in shelves/entertainment center in the LR. CH/A. Harwood flooring in BR's, 2 huge walk-in closets. Extra lg. storage building. **\$45,000**



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**PEGGY  
ROGERS**



REALTOR



**EDGEWOOD ISD \$399,900**

Ready for your horses, pond, equipment barn, tack room, stalls, pipe fencing, 4/3 brick on 30 acres, located on FM 1504. WBFP vented for heat, new granite tops & fixtures in 2 baths. Kitchen with cabinets galore. MLS#11703305



**MARTINS MILL ISD \$250,000**

39.13 scenic acres w/3 building sites, well and electric at old home site, decorative entry gate, stock pond, 3 natural springs and Kickapoo Creek runs across one corner, mature trees. 2,660± ft. of road frontage. Located just off FM 2909 on CR 4112.



**LAKE TAWAKONI \$119,900**

Waterfront in Cochise Village on cove. 3/2.5/2 tri-level home. 2 wood burning fireplaces, enclosed veranda on 2nd floor to view lake. Hunt County, Quinlan ISD.



**CANTON ISD \$245,000**

Satterwhite log home on 13.2 acres. 3/2/2CP ceramic & wood floors, an addition by Wilkerson & Tunnel, porches on 3 sides, master has sitting room or study entry, breakfast bar open to 2nd LA, WB stove plus FP, loft in living for storage or deco, metal workshop w/21x30 CP on back. Wood 2-story barn w/3 stalls.



**CANTON ISD \$115,900**

3/2/2 brick on 3 acres. Hwy. 198, 2 living areas, mock fireplace, built-in hutch, ceramic tile and carpet floors, breakfast bar between kitchen and dining, circle drive, mature trees.



**WILLS POINT ISD \$119,900**

3/2 Patriot doublewide on 10 acres. Living, kitchen, dining open, split bedrooms, covered deck on the back to sit and look over wooded acreage behind home. Pond. Home sits back on property from road.



**EAST OF CANTON \$239,900**

Unique home in 1901 train depot. 2/2, WBFP, 2 living areas, still has train ticket window and some original flooring. Located deep in the woods of 40 acres, look out upon pond, outdoor kitchen in covered area for family reunions, gazebo, outdoor bathrooms and shower house for outside gatherings. Located close to I-20 & Hwy. 64. Van ISD



**WILLS POINT ISD \$79,000**

Davies Crest Ranchettes. 4 bedroom, 3 bath, 2 car carport, Palm Harbor DW on 3 acres. Large & roomy. Double fireplace between living & dining, split BR's. Partially chain link fenced. Fig, pear & plum fruit trees w/lg. oaks around property.



**WILLS STREET \$65,000**

Quaint little home. 3 bedroom, 1 bath, 1-car garage, vinyl siding, CH/A, landscaped, storage building, back porch with awning.



**VAN ISD \$69,900**

3/2/2 DW on 3 acres, close to Canton, Colfax, or Ben Wheeler only 3 miles from I-20 or 3/4 mile from Hwy. 64 E. WBFP, split bedrooms, water well, fenced, sit on front porch and watch the birds and wildlife.

**WILLS POINT ISD \$79,900**

**QUAINT 3/1/1  
TUDOR STYLE HOME**  
505 Pecan. Front entry foyer, large living with beamed ceiling with rock WBFP, updated cabinets, formal dining with pine wood floor. Knotty pine wood in bedroom. MLS#11700677