

Gentleman's Ranchette



\$175,000

Custom 4 bedroom, 2 bath, 2-car carport. Updates galore, just under 5 acres plus a nice barn with four 12x12 stalls and a 20x12 mare stall, tack room, electric and water too! Ranch style WB fireplace, split bedrooms, 2 large living areas, tile and fresh paint throughout, all new plumbing, fixtures, double shower, beautiful lighting, great side deck and covered back leisure porch w/enjoyable view overlooking the pond full of bass! Storage building, LOCATION, between Canton and Mabank easy access to I-20 and I-175. MLS#11667100



Sunnyvale Special Family Home!



\$230,000

This home's large family history is a loving family home with so much enjoyable space to live a happy life! It features an open floor plan with high cathedral ceiling with formals and casual living areas - 3 total. All 4 bedrooms has a large walk-in closets and the largest bedroom has a half bath attached. The home has many updates complete, new paint, appliances, fixtures, carpet. Move-in Ready!

MLS#11612082



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REAL ESTATE GROUP

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Mary Sebastian, BROKER/OWNER



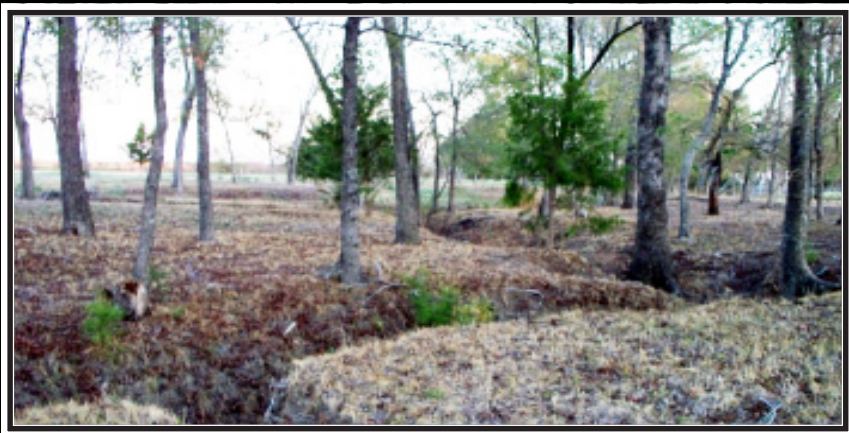
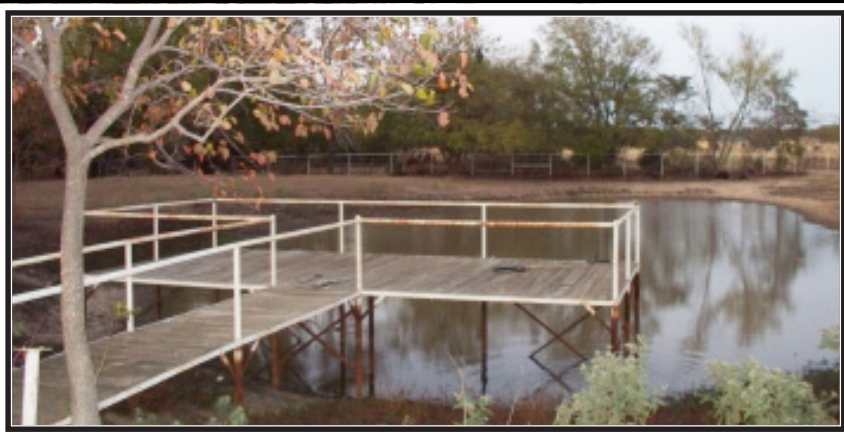
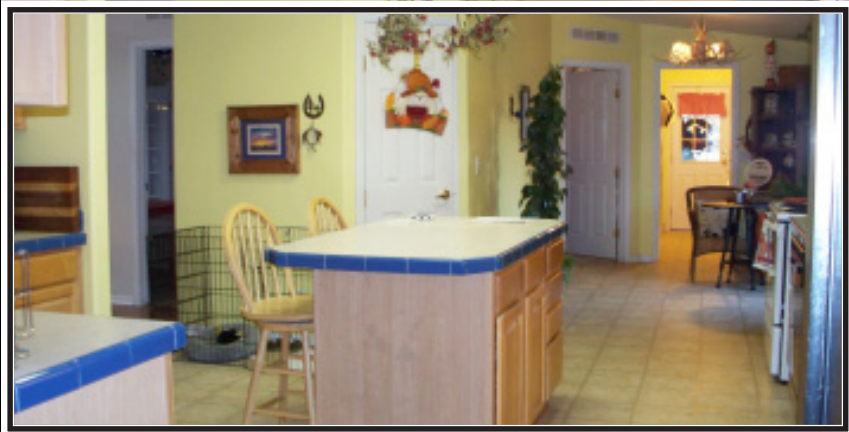
"In the Country,
The Possibilities Are Endless"



Another Texas Star ~ Point, Texas



\$349,000



If attention to detail is your thing.. desire a 45 acre ranch with plenty of rolling, pasture land majestic trees and seasonal creek, you have found your heart and home today folks! You enter into a open design with large rooms, 2 living areas flowing from one to another, an impressive cooks kitchen for her, breakfast island bar, 2 dining areas. Split bedrooms all with on-suite baths and walk-in closets. Lush master suite to boot! For him or her 40x48 barn with four 12x12 stalls, water, elec., and a wonderful Man-cave bunkhouse with air and nice amenities. A 30x36 shop with elec. and is insulated. Property also includes older pole barn, loaf sheds and an outbuilding. School district is Rains, however Lone Oak schools have waved any fee, so your children can attend Lone Oak if they would like. MLS#11673793



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Hickory Tree!



\$108,800

Kaufman County, Wills Point ISD. Great horse setup! House needs some work, however it isn't so bad you can't live and work on it to make it your own. Plenty of space with 4 bedrooms, 2 living areas, plus an enclosed front porch. 3 levels in the home - one includes a basement. Being sold AS IS, seller to make no repairs. Perfect if you're handy. MLS#11672409

KAUFMAN SCHOOLS



Roomy 3/2 Singlewide!

With space and 1.54 acres to roam. Covered front deck porch, newish underpinning. Fenced backyard with storage building and dog run. Fenced back pasture with barn/loaf shed and pasture area for livestock. Another large side yard with fruit trees and garden area. Nice set up!
MLS#11667175. **\$35,000**



20 Acres in Highly Desirable Edom Area



\$120,000



20 ACRES to be surveyed out of west side of larger tract. Property has good road frontage and is AG exempt. Creek, heavily wooded, possible springs per owner with wonderful building sites. Seller is agreeable to work with buyer for more CR frontage or deeper 20 acres your choice. Lovely area and would make a beautiful secluded home site. Location, Location, Location! MLS# 11467644

5 Acre Tract!

Electric, survey and septic already on site. Owner will finance if needed 20% down, 6% interest. Mostly wooded and a cleared area with a short driveway is included with the acreage. Beautiful Edom area and nice homes around. Easy access right off FM 279.

MLS#11514405. **\$30,000**



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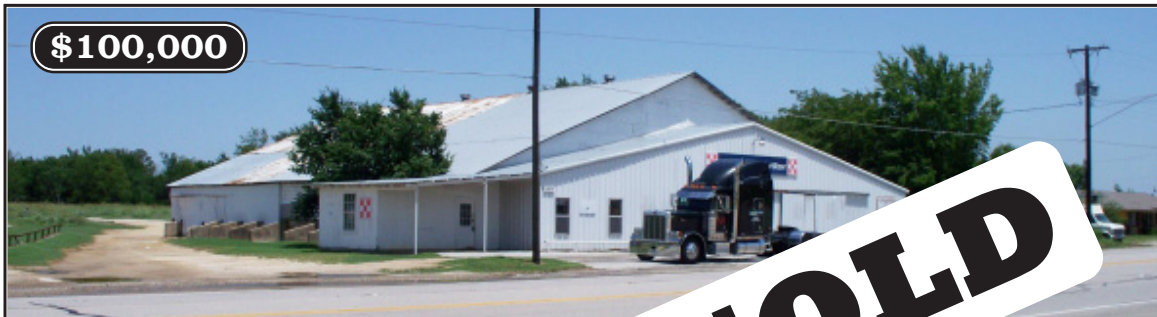
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Excellent Commercial Location in Historic Wills Point

\$100,000



SOLD

Local business owner J & D Fertilizer and Feed is selling this property. Ample potential for many commercial purposes. Ample SF with plenty of retail space and a couple of offices and 3 bathrooms. Metal pole barn w/concrete floor, attached barn w/bin storage for bulk fertilizer and feed. Another large barn out back for storage. The thing is.. 2.4 acres on Hwy. 80 with super exposure!! Bring your offers! MLS#11600068



Zoned Heavy Industry



ROWLETT



7 Acres. Zoning allows this site to have "heavy industry" use, although it can be rezoned for other commercial uses. It is the only location in the area with this zoning. It also has 692 ft. of railroad frontage and 638 ft. of Main St. frontage. What an outstanding location in Rowlett! Owner will prepare the land for the buyers needs, clear, level etc. MLS#10304089

Attention Developers! 260 Acres Perfect for Development!



LONE OAK

1 mile of FM frontage and 1 mile of CR frontage. Golf course and home-site development across from this property. Potential for future development is outstanding with beautiful rolling terrain, creeks and large water ponds, some 3 acres in size. Development/Investors this is for you! In Lone Oak by Lake Tawakoni. MLS#10340320



I Can Help With Information Regarding First Time Home Buyers. Call - 214-923-5993

YOU ARE IN THE MIDST OF A BUYERS' MARKET, THERE HASN'T BEEN A BETTER TIME TO BUY IN YEARS! SO WHY WAIT? IT IS A GREAT TIME TO BUY!

You can see virtual tours of these and other listings at: www.marysebastian.com

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