



JOE PRIEST Real Estate

Serving You With Success

SPECIALIZING IN RECREATION AND GAME PROPERTIES
LARGE FARMS AND RANCHES

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8 ACRE SHOWPLACE

— \$350,000 —

Seagoville. Pipe fence archway gate
entry, 5,000 SF barn, huge oaks.

8.7 ACRES - SEAGOVILLE

— \$350,000 —

5,000 SF shop. Homesite.

* * * HOMES & ACREAGE * * *

503 ACRE CATTLE & HUNTING RANCH – Navarro County. Road frontage on 2 sides, house, barns, cattle pens, excellent fences and cross fences, water galore, some minerals. \$2,150/ac.

535 ACRE CATTLE & HUNTING RANCH – Excellent for high fence. Good oak timber, sandy soil, 2 cattle pens, some minerals, deer, hogs, super sites for several homes or a hunting lodge. \$2,500,500

124 ACRES – E. Navarro County, near Richland Chambers Rural Water, small lake and tanks. Excellent grass, some minerals, nice barns and fences. Price includes cattle and real estate. \$450,000

125 ACRES – Henderson County, east of Athens. Woods and meadows. Can divide into 4 tracts. Spring fed creek. \$5,750/ac.

5 ACRES WITH MODERN BRICK HOME – And 23,000 SF shop. Simonds Rd., Seagoville. All for \$775,000

30 ACRES PAVED ROAD FRONTAGE – Kaufman County. Huge scattered oaks, one tank, city water. Can divide into two 15 acre tracts. A place where everyone would like to live! \$6,900/ac.

632 ACRE HUNTING RANCH – Red River County. Nice home. \$2,100/ac.

4 ACRES – Seagoville. **SOLD**

1,700 ACRES - FRANKLIN COUNTY – Cow and hunting ranch. Excellent grass and water, cattle pens, barns, apartment, new oil well of which owner's interest will convey. \$2,500/ac.

400 ACRE CATTLE RANCH - LAMAR COUNTY – FM road frontage, nice home, cattle pens, fenced and cross fenced. \$2,500/ac.

5 PARCELS NEAR EMORY - RAINS COUNTY – Lake Fork. From 50 to 170 acres. \$3,500/ac.

8.7 ACRES – Hay Ma. **SOLD**

44 ACRES – Scattered huge oaks, nice new 3 bedroom, 2 bath rock and brick home, 1,500 SF barn, lake. SE Oklahoma. \$375,000

400 ACRES – Very close in Kaufman. Good frontage on state highway. \$875,000

113 ACRES - WOOD COUNTY RANCH – Very highly improved. Carry 150 mature cattle, mesh wire fences, well and spring fed lake for water, 2 barns, excellent cattle pens, fenced and cross fenced, game galore, deer, turkey, ducks, fishing. \$495,000

EXCLUSIVE 2 ACRES - COMBINE – Water meter in place. Crandall ISD. New home only.

406 GLENN, SEAGOVILLE – Fixer-upper, big lot. **YOU MAKE OFFER!**

165 ACRES – Road on 3 sides. Kaufman County. Water to site. \$6,500/ac.

56 ACRE DREAM SITE – Lush coastal, deep sandy soil, huge oak trees, secluded on good county road. Kaufman County. \$3,250/ac., or need a good offer!

163 ACRES – Kaufman County. FM frontage. 2 story Victorian home. Right for developer. \$1,350,000

70 ACRES – Kaufman road on 2 sides. Small lake, trees galore, cattle pen and barn. \$6,000/ac.

190 ACRES IN NAVARRO COUNTY – Excellent cattle pastures. **REDUCED TO \$2,500/ac.**

37 ACRES NEW IN DALLAS – All utilities ready for homesites. \$450,000

100 ACRES – On Abner Rd., Kaufman Co. \$3,250/ac.

1,400 ACRE – Mountain fishing ranch. Oklahoma. **REDUCED TO \$750/ac.**

57 ACRES and NEW HOME! New barn, mesh wire fences. \$395,000

1.9 ACRES – Crandall ISD. DW OK. \$31,500

108 ACRES, SCURRY – Heavily wooded and secluded, but close to Dallas. Don't miss out. \$6,250/ac.

46 ACRES – Nice coastal meadow w/several big pecan trees and pond. Water line, paved frontage, excellent homesite. Scurry ISD. \$8,500/ac.

64 ACRES, KAUFMAN COUNTY – 80% coastal meadow, sandy soil, across the street from golf course, great for development. \$5,750/ac.

* * * COMMERCIAL * * *

3.4 ACRES – 175 service road frontage. All utilities front and back. City of Seagoville. \$2.50/per SF. **A Steal!**

4 ACRE OLD STRIP CENTER – On C.F. Hawn Freeway. \$200,000

1.3 ACRE COMMERCIAL SITE – On Silverado, Dallas. Home which would make nice office. \$275,000

1.5 ACRE CORNER – On Hwy. 175. Commercial zoned. \$165,000

GOOD MOM AND POP BUSINESS – Good cash flow, complete equipment inventory and accounts. You will like it!

1.9 ACRES – Seago. **SOLD**

6,000 SF CEMENT BLOCK, EXCELLENT BUILDING – With 1,200 SF office w/H&A. 3/4 acre. All surfaced, all security fence. \$550,000

3.3 ACRES – The nicest corner between Dallas and Athens. \$5.50 per SF.

2,124 ACRES – Zoned local retail. Fronts 175. \$2.50/per SF.

17.5 ACRES – Fronts 175, Seagoville Rd. and City St. \$1.35/per SF.

3.3 ACRES – Fronts on I-20. \$165,000

1 ACRE COMMERCIAL – Hwy. 175, Kaufman. \$72,000