

QUITMAN REALTY



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Residential
Farm & Ranch
Recreational
Commercial
& Investment

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~ HOMES ~

DOWNTOWN YANTIS — this 3/1/1 brick sits on over half an acre right in the middle of Yantis. Good maintenance and recent updating make this home move-in ready. 3 houses from school with a big backyard. 141 S. Main St., Yantis - **\$84,900**

A PLACE TO LIVE AND WORK — Sitting on 3 acres on E. Goode St., one of our busiest streets. This 4 bedroom 3.5 bath brick home has over 2,500 SF of living space. It is connected by a breezeway to a commercial location with 1,100 SF. There is also a 2,500 SF metal bldg. behind the house. Lots of potential uses for this property.

BIG HOUSE - QUIET LOCATION — This 3/2.5/2 brick sits on a lot shaded by large oak trees on the south edge of town in Clear Lakes. Large living room w/stone fireplace, exceptional master bedroom suite, den and sunroom all add to the enjoyment of living here. A 20x30 shop/storage building also helps. 174 CR 2154 - **\$118,000**

SAVE YOUR RENT MONEY — This 2/2 mobile is like new. Bought new and occupied by one older lady for less than 2 years, it is in great shape. Nice big lot with a storage building. Sells with all appliances. Payments would be less than rent. 115 CR 2121 - **\$37,900**

QUIET NEIGHBORHOOD — This 3/1/1 frame is in excellent condition inside & out. It sits on a large well landscaped lot in nice established neighborhood. Updates include CH/A. House is move-in ready. 609 Central Ave. - **\$74,900**

THE PRICE IS RIGHT — This 3/2 frame, built in 1988, on the west edge of town, has just under 2,000 SF of living space. It has big rooms and CH/A. It sits on a wooded lot on a quiet street. Needs a little TLC, but a great deal for the money. 609 Smith - **\$59,900**

ROOM TO ENTERTAIN — This 3/2/2 updated brick has 2 living areas and a nice patio area in back with a deck area. Has updated kitchen w/ceramic tile floors and a newer roof. Family room has large fireplace. 802 Wells Road - **\$124,900**

YESTERYEAR CHARM BUT REMODELED — Over 2,250 SF turn of the century and its close neighbor of Winnboro. Features original wood floors, wainscoting, and a large workshop. It all looks great. 209 S. Chestnut - **\$69,900**

CLASSIC 1900 HOME — This 5BR, 2.5BA turn-of-the-century home is in great shape. On a corner lot in Mineola, it has about 2,550 SF of living area. Enclosed wraparound porch, hardwood floors, 2 living areas and a formal dining all under 10 ft. ceilings. There are 2 detached double garages, 1 with an apartment over it. Lots of possibilities. 612 N. Johnson - **\$149,900**

ON THE EDGE OF TOWN — This spacious 3/3/3 brick sits on an acre shaded by oak and pecan trees just out of the city limits on the east side of town. Very convenient to the schools. Aerobic septic and storage bldg., 2 living areas and room for a family. 191 CR 3203 - **\$134,900**

WALK TO SCHOOL — This 3/2/2 brick sits on a hill 2 blocks from the elementary school. Quiet area in good neighborhood. Roof, CH/A and water heater all replaced in last 4 years plus other updates. Ready for a family. 708 Hill Dr. - **REDUCED TO \$105,000**

CONVENIENT LOCATION — This 3/2/2 classic Austin stone is right in the middle of everything you need. An easy walk to churches, grocery, Post Office, restaurant, hospital and doctors offices. Lots of updating since 2007 includes complete kitchen, bathrooms, carpet, roof and central AC unit. Everything is move-in ready. 608 E. Lane St. - **REDUCED TO \$99,900**

SIZE & QUALITY — This 3/2/2 brick has over 2,550 SF of living area & sits on a large lot near the Youth Foundation Park. It has 2 living areas, 2 FP's, big BR's, an office & an arts & crafts room. Built in 1957, the design & quality were, and still are, exceptional. If you want your house to be "different", see this one. 1308 Oak Grove Road - **\$124,900**

~ COUNTRY HOMES ~

WALK TO LAKE QUITMAN — This 3BR, 2.5BA home has Hardi-plank exterior & has been completely updated in 2009 (built in 2004). It sits on 1.2 acres at the end of a long driveway. It has a 3 car CP plus RV stall all on concrete. A small shop plus a greenhouse complete the improvements. Great appearance, inside & out. 345 CR 1418 - **\$132,900**

EVERYTHING YOU NEED — This 3/2/2 brick sits on 22+ acres about 5 miles from town. The 2,700+ SF of living area has 2 living areas and the rooms are all very spacious house has lot of built-ins and other custom features. Outside there is an in-ground gunite, saltwater swimming pool, a 6,000 SF clear span metal bldg. with a bath that could be used in many different ways and a complete softball field with lights. It could easily be converted to a riding arena. Lots of possibilities here. 1006 CR 4186 - **\$389,900**

CHEAPER THAN RENT — This 2/2 mobile in Clear Lake will make someone a nice home. On an established lot, but less than 2 years old, it is being sold to settle an Estate. Selling with all appliances, it is move-in ready. Also has a small storeroom. 115 CR 2121 - **\$37,900**

EVERYTHING YOU NEED ON 6+ ACRES — In the East Point area. Roomy 3/2 doublewide with wooden decks, metal building that could be shop or barn, parklike pasture with lots of trees all offer enjoyable living close to Quitman or Winnboro. 2395 N. FM312 - **\$89,900**

AFFORDABLE COUNTRY LIVING — This 3 bedroom frame sits on 1+ acres, is 3.7 miles from town and next door to a church. All 3 BR's are decent size and a 14x15 sunroom on back adds to the living area. Good place to raise a family. 1888 N. SH 37 - **\$54,900**

LUXURY COUNTRY LIVING — This custom 4/4/3 brick home sits on a hill overlooking the 30 acres of land about 6 miles from town. House has approx. 4,775 SF of living space & has a rustic look & feel. Most of the interior wood walls are from woods cut & milled on this place. 2 living areas, both w/ fireplaces & a great kitchen make this a very desirable property. The in-ground swimming pool has a great view of the property and the neighbor's lake. 902 CR 2590 - **\$375,000**

EASY COUNTRY LIVING — This 3/2/2 brick sits on 1 acre in the country. Big rooms, lots of storage space, a wood burning FP in the house plus a free standing metal carport, a frame storage bldg., and a 20x30 barn/shop building, all let you enjoy being in the country. House is in very good condition & move-in ready. 3454 CR 3230 - **\$129,900**

ENJOY COUNTRY LIVING — This rolling 20+ acres of Franklyn County land has some trees & some pasture, a pond & a seasonal creek. It has 750 ft. of frontage on Hwy. 37 & 650 ft. on FM 900. It is 5 minutes from Interstate 30 & centrally located between Lake Fork, Lake Cypress, Bob Sandlin & Lake Monticello with smaller public lakes between. The 3 bedroom brick home has 1,331 ft. of living space & hardwood floors everywhere except kitchen and bath. A comfortable place to enjoy the outdoors. 4784 St., Hwy. 37 - **\$139,900**

LUXURY LIVING — This 37+ acres sits on the edge of town & has 2 sep. 2 acre lakes on the property, one right by the 4/3/5 brick home. The home has 3,000+ SF of living space with a 2 car att'd garage plus a 3 car det'd garage w/shop area. Multiple outbuildings include tack room, barn & workshop. Lots of concrete driveways, pipe fencing & big trees add to the appearance. This place has it all. 276 CR 3200 - **\$425,000**

HOUSE, BARN & WOODED PASTURE — This 17 acres is cut from a larger working ranch and is an excellent set-up for horses. The 3/2 brick veneer house is quite livable and you have more than adequate barns and pens with pretty scattered native oak trees over most of the pasture. Great potential for a good small farm. 4668 FM 2088 - **\$199,900**

LITTLE COUNTRY PLACE — This 2/2.5/2 brick sits on 3.3 acres east of Mineola. Enough room for animals for the a pole barn and to get house back from road in the trees. House has a large open living/kitchen/dining area and a bay window off kitchen. Living room has new carpet and a fireplace with insert.

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CONVENIENT SETTING — This 3/2 brick sits 1 mile from Lake Quitman, 5 miles to Lake Winnsboro and 10 miles to Lake Fork. The house has a large master bedroom, a stone fireplace and the land has room for animals. Very Affordable. 147 CR 4940 - **\$89,000**

A PLACE FOR A FAMILY — This 4/2 frame has recently had extensive updating & remodeling. New insulated windows, kitchen & baths are a few of the updates. It has 2 living areas & sits on 2 acres east of town. There's room for a small pasture area & still space for a garden. Ready for some enjoyable living. 656 CR 3120 - **\$123,900**

~ LAKE PROPERTIES ~

LAKE FORK LOT FOR WEEKENDER — Gated subdivision w/ramp, clubhouse, swimming pool and condos for rent plus excellent fishing. Good for house or mobile. Great spot-little money. 173 Sioux - **\$3,500**

LIVE IN THE WOODS — This 2 1/2 sits on a hill and is surrounded by the beauty of East Texas, both man-made and natural. You are a short walk to Big Wood Springs Lake for fishing and boating. Big enough for full time or great weekend. New roof and CH/A in 2010. In Big Wood Springs development at 100 PR 8694 - **\$89,000**

HUNT OR FISH — This 72 wooded acres is a great retreat w/many options. Over 3,800 ft. of road frontage makes dividing a very real possibility, good hunting for most east Texas game, walk to 2 east Texas lakes. Lake Monticello & Lake Bob Sandlin & their launch ramps & Lake Cypress is less than 8 miles to a launch ramp. The property is mixed hardwood & pine with a little open areas at north end. Several good building sites. Titus CR 2710 - **\$650,000**

LAKE FORK WATERFRONT LAND — This 5.472 acres has approx. 745 ft. of shoreline. Build on a hill overlooking your land & Lake Fork. Room for a house, a pasture & to fish. Restricted to homes built on location. Rains CR 3345 - **\$60,000**

~ LOTS & ACREAGE ~

LOTS OF USES — This 37 acres in Franklin County is behind the Lowe's Distribution Center. It is half timber & half pasture. Currently used for pasture, it is great for hunting. There is a concrete slab & fireplace from an old house. It has 3 good ponds. You could pasture it, live on it, hunt & fish on it or even look at developing. NE CR 2025 - **\$118,400**

NEAR LAKE HAWKINS — This 9.8 acres is a good potential building site. You can see Lake Hawkins from the property at the right time of year. It is convenient for fishing, swimming and other water sports. Needs a little cleanup, but could really be nice. CR 3460 - **\$35,900**

PRETTY & PRIVATE — You go past the 6 acres in front on an easement to get to this secluded 10 acres of mostly woods. A partially cleared area is big enough for a home and offers easy access to Quitman or Mineola. 1070 CR 2195 - **\$49,000**

IDEAL RECREATIONAL RETREAT — Hunt deer, hogs or anything else native to Wood County and fish Big Sandy Creek from this property. Some open and some woods, great for 4-wheelers or dirt biking or just camping out. Can be bought with 100% of mineral rights. CR3170 - **\$2,000/ac.** for land only or **\$2,500/ac.** with minerals.

NEAR LAKE FORK — This 11+ acres is only a mile from the Lake. Build your home where you have room for cattle or horse. Plenty of road frontage if you want to subdivide. Lots of possibilities. Drive by and see. CR 1210 - **\$32,000**

JUST NEEDS A HOUSE — This 23+ acre farm has over 1,700 feet of road frontage, a pond, some timber, mostly good pasture and a really nice home site. Great potential for a small family farm. Near Lake Fork and Hwy. 69, but on a quiet county road. CR 1670 - **\$74,240**

IN TOWN ACREAGE — This 29+ acres joins a housing development and would be a great place for one or more houses. Currently used as a cattle operation. Mostly open land with decent road frontage and a pond. Lots of possibilities. CRs 2118 & 2119 - **REDUCED TO \$110,500**

2 ADJOINING 2 ACRE TRACTS IN TITUS COUNTY — Wooded tracts ideally suited for the outdoorsman. Hunt on this land or in 10 minutes or less, be in your choice of Lake

Monticello, Lake Bob Sandlin or Lake Cypress for some serious fishing in one of the prettiest lakes in East Texas. (an adjoining 72 acre tract is also available). All located on Titus County Road #2710 - **\$19,900/ea.**

IN TOWN ACREAGE — This 4.5 acres is on a hill on the edge of the city limits. Great building site w/room for animals or a good small development tract. Near schools & convenient to shopping. East end of Zola St. - **REDUCED TO \$24,937**

HOPKINS COUNTY LAND — This 18.673 acres of woods is in the Miller Grove area. A good spot to build your home in the woods and have your own land around you. Also a great weekend retreat for a nature lover or hunter. Hopkins CR 1143 - **\$49,000**

SMALL FARM — This 21.3 acres is mostly open pasture land. Fenced, with a small pond for stock water. The old house has been torn down, but the yard w/trees, driveway, etc is still in the corner of the property. Great for a mobile or a house. CR 4790 - **\$79,900**

USEABLE LAND — This 8.5 acres would be a good place to build. Located almost half way between Quitman & Winnsboro (QISD) & a short distance off Hwy. 37, it is level, cleared, fenced with some pipe fencing on the front and ready for someone to use. CR 4186 - **\$38,500**

WOODS TO LIVE, PLAY OR HIDE IN — This 30 acre tract of pretty timber is perfect to build a secluded homesite, to hunt or just get out of town to a quiet, pretty place. The property is well suited for any or all of these & is actually only 3 mi. from the Loop in Mineola. CR 2540 - **\$135,000**

CLEAR LAKES HOUSE LOTS — Several to choose from. Most are wooded & ready to build on. CR 2150, CR 2153, CR 2155 & CR 2156 - **Starting as low as \$3,500**

MOBILE HOME LOT — Level, open & large enough for septic system. On CR 2122 - **\$7,000**

~ COMMERCIAL PROPERTY ~

STOREFRONT ONE, GOODE STREET — 2 blocks from the Courthouse on the busiest street in town. 2,500 SF of space is half finished showroom w/drop ceiling and ceramic tile floor, the other half is finished storage, office, kitchen and one full and one half bath. Suitable for a lot of different uses. 213 E. Goode St. - **\$96,000**

PRIME MINEOLA LOCATION — This 0.8 acre lot on US Hwy. 69 houses 3 buildings with a total of over 5,200 SF. One was an office, one a showroom and the last a warehouse, but could be used many different ways. You could not begin to duplicate the location and space for anywhere near the cost of this. Build or move your business here. 701 Greenville Hwy. (US Hwy. 69) - **REDUCED! \$165,000**

PERFECT MOM & POP OPERATION — This currently operating cafe is fully equipped & profitably operating. It sells with everything you need to run the business plus a 2/1 frame home to live in. Good location near hospital & a convenience store, it has a good following now. Home & business are in good repair. 623 E. Lane St. (corner of Winnsboro & Lane Sts) - **REDUCED TO \$149,900**

BARGAIN MINEOLA LOCATION — Needs some TLC but the price is right. Over 3,200 SF of space fronting on US Hwy. 69 less than 2 blocks from the busiest commercial growth in Mineola. You can afford to spend some money on this and still have a bargain location. 810 S. Johnson St. - **REDUCED TO \$39,900**

THE "OLD POST OFFICE" — This 3,800+ SF masonry building sits on half an acre w/12,000+ SF of paved parking right in the middle of town. It was the post office for around 30 years, but could be used for many different purposes. Was a day care center last. If you need a big solid building w/lots of parking - see this! 302 N. Main St - **\$125,000**

3 STOREFRONTS FOR LEASE — In popular strip center on S. Main Street. Carpet, dropped ceiling, heat & air and water furnished. S. Main St. & Hart St.

RIGHT IN FRONT OF THE COURTHOUSE FOR SALE OR LEASE — 3 buildings w/frontage on Main & Goode St. are combined to have approx. 9,000 SF (2,500 upstairs & 6,500 main floor). Perfect for any type of retail & could be converted for other uses. Will divide into up to 3 spaces at price to be negotiated. 103 N. Main St. - **\$189,900**

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