

WEBSITE: beckylakefork.com • EMAIL: becky.smith@century21.com

BECKY SMITH REALTOR
903-268-7632
High Integrity
High Energy, *Multi-Million*
High Technology, *Dollar*
High Expectations *Producer*
Say "Hi" to Becky



WEBSITE: c21lakecountryrealty.com



Reduced!

On 5.53 acres just outside the city limits. Lots of possibilities with this property. Updates have been made which include granite countertop & stainless appliances. Beautiful fireplace w/built-ins. 3rd bedroom is located by garage. Great for business or office or mother-in-law. With another bath (unfinished) adjacent to this room. The acreage has a pond and barn with no restrictions. #9990062

\$149,900



What a Bargain!

Need a large home for small amount of cash?! Some remodeling needed, but oh what a bargain. All the makings for a large family home, just need a little imagination and not a lot of extra dollars to transform this past doctor's building. Look over this option for a almost 2,500 SF for approximately \$28 per square foot. #9974232

Offered at only \$69,500



Beautiful large trees on the gently sloping create a wonderful vista overlooking the pond and creek. 2 barns add to the value of this great property. Fenced and cross fenced, ready for your livestock. Many awesome building sites for your dream ranch home. #9988071.

\$250,185

- LAND AND LOTS -

DEVELOPERS TAKE ADVANTAGE OF THIS GREAT RARE 5.84 ACRES in Winnsboro city limits. Property is ready to continue an existing subdivision. Located next to school. **\$100,000.** #11047480

GENTLY ROLLING 63 ACRES of trees and pasture in Emory. Beautiful homesite overlooking spring fed pond. 2 barns and creeks set off this property as one of nicest property in Rains County located on FM 779.

14 ACRES w/pond & a few trees. No restrictions!
\$35,000

45+ ACRES. In north Rains County w/barns, 2 ponds, crossed fenced ready for your animals or home. **\$134,726**

CHOICE OF 3 LAKE FORK GOLF COURSE LOTS for only \$22,000/ea. or as investment package for \$60,000 for all 3 lots. Live the easy life! Play golf out your back door and fish off the subdivision pier or use the boat ramp to go fishing in your own boat.

MAKING IT HAPPEN — beckylakefork.com — 903-268-7632

WEBSITE: beckylakefork.com • EMAIL: becky.smith@century21.com

BECKY SMITH REALTOR
903-268-7632
High Integrity
High Energy, *Multi-Million*
High Technology, *Dollar*
High Expectations *Producer*
Say "Hi" to Becky



WEBSITE: c21lakecountryrealty.com

Wonderful opportunity on 10 acres. Ready for your horses or cattle with a great open floor plan home. This property has a 3 stall barn & a large concrete floored barn plus area & pipe fence pens. The brick home is very comfortable home. Very nice outdoor living spaces under the shade of lg. trees. Front has nice wood fence. Interior has 2BR & a formal dining area that was created from an existing BR which could easily be turned back into a 3rd BR. Kitchen is open to the extra large living & breakfast space. This outstanding property sits less than a mile from Lake Fork. **Priced to sell quickly at \$139,900**

Reduced! Owner Says Make Offer!



In Rains County with wraparound porches. Split bedrooms with master on back of house with door to back porch. Has an additional living/bonus room with 1/2 bath above detached 2 car garage and a second 2 car garage situated behind home, which can be boat storage or great workshop with an extra room attached. #9983136. **\$175,000**

Beautiful Home on 0.95 Acre!



Pelican Cove - Lake Fork's Newest Gated Development

Take advantage of this new development still under construction. Purchase one of only 6 waterfront lots. There will be 46 interior lots to build your minimum 1,500 SF home and 6 waterfront lots to build your minimum 2,000 SF home. This gated development sits adjacent to Lake Fork Golf Course. Lots & lots of trees. Roads are in process. There are lots in both Rains County and Wood County. **Lots range from \$29,500 to \$129,000**



Looking For Over 2,800 SF of Living Space For Only \$115,000?

This is a must see in Sulphur Springs city limits. This recently remodeled home has new air conditioner/heater. Original hardwood floors with 4 bedrooms, 1-1/2 baths, formal dining, breakfast room, extra large living plus study, utility room & storage building. New textured walls, paint and kitchen makeover, make this large home ready to move in. **\$115,000**



MAKING IT HAPPEN — beckylakefork.com — 903-268-7632