

QUITMAN REALTY



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Residential
Farm & Ranch
Recreational
Commercial
& Investment

quitmanrealtytx.com

~ HOMES ~

REMODELED RED BRICK — This 3/2/2 colonial-look home was completely redone in 2008. Big open kitchen/living/dining area has ceramic tile floors, repainted cabinets, refinished countertops & new atrium doors to the covered patio. All interior walls & ceilings were repainted, new carpet in all bedrooms & baths updated. Lg. utility has ceramic tile floors & added cabinets. Big fenced backyard w/ separate dog run & storage bldg. 516 Lance Road - **\$109,900**

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 - **\$129,900**

FOR THE BIG FAMILY — This 5 year old Palm Harbor manufactured home has 5 bedrooms and 3 baths in the 2,125+ SF of living area. It sits on 1.398 acres right on the edge of town. It has an open living/kitchen/dining area and a 2nd living area w/fireplace. The wooded lot has plenty of room for play and pets. 198 PR 6113 - **\$129,900**

VINTAGE 1953 CUSTOM HOME ON BEAUTIFUL LOT — The 400 ft. deep lot is located in the middle of town and has a gorgeous wooded backyard. The house sits back from the road and has a pretty front yard also. The 3/2/2 brick has many custom features and has been very well maintained over the years. A lovely home for someone. 825 E. Goode St. - **REDUCED TO \$105,000**

CONVENIENT LOCATION - GOOD CONDITION — This 2/2/2 frame sits right in the middle of town. Only a few blocks to churches, shopping and medical care. House has had considerable updating and remodeling, but maintained that comfortable old home look. Good landscaping and fenced backyard w/lots of trees. 506 E. Lane Street - **\$69,900**

GREAT NEIGHBORHOOD — The original builder of this 3/2/2 brick built it for his mother. The quality is evident. Landscaping includes a gazebo in the backyard. Home is in excellent condition and the price is very reasonable for this neighborhood. Big kitchen with lots of cabinets. 422 Nathan Dr. - **\$136,900**

NEAR ELEMENTARY SCHOOL — This 3/2/2 brick w/ over 1,800 SF of living area has room for a family. The enclosed sunroom gives a 2nd living area and there is a covered patio in the large fenced backyard. Lots of house for the price. 614 Lance Road - **\$114,900**

AFFORDABLE HOUSE IN GRAND SALINE — This 2/1/2 frame is ready for someone to move in. Fenced backyard w/trees & a dog run. Everything is in good condition inside & out. Garage door has electric opener. Good starter or retirement property. 305 S. Houston - **\$59,500**

GOOD PLACE TO LIVE — This 3/3/3 brick is in a very desirable neighborhood near schools and shopping. 2 living areas lets you escape from the kids. The large fenced backyard has a workshop/storage bldg. Everything you need is here. 609 Lance Rd. - **\$112,000**

THE RIGHT HOUSE IN THE RIGHT PLACE — Custom 4/3/2 brick on beautifully landscaped wooded lot in Quitman's best neighborhood. Lots of hardwood & glazed ceramic tile floors, furniture quality built-ins in several rooms, lots of glass & bay windows, lg. back porch under same roof as house & overlooking a private courtyard area that leads to multiple decks & wooden bridge in backyard. Everything in excellent condition. 407 Elaine - **\$239,900**

VAN ZANDT COUNTY HOUSE — Roomy 2/2/2 frame in Grand Saline. Corner lot w/city utilities. Can be home or good for rent property. Property has CH/A, screened porch, fenced backyard & storage bldg. 305 Collier Street - **\$69,900**

QUALITY & SPACE — This 3/2.5/2 brick has been well maintained and is in excellent condition. The large lot is shaded by large live oak trees and has a storage building and a workshop. Inside there is a den and a sunroom to add to the living area of the big living room. The master bed-

room & bath are exceptionally nice. This is a quality built home. 174 CR 2154 - **\$149,500**

AFFORDABLE BRICK — This 3/2/2 home sits on almost an acre just on the edge of town. It is convenient to schools & just off a hwy. in a nice subdivision. Being sold to finalize original owner's estate. Someone will get a good solid structure at a reasonable price. 149 CR 3203 - **\$89,500**

BIG HOUSE, PRETTY YARD, NICE POOL — This 3BR, 2.5BA brick has a dbl. garage plus a dbl. CP all sitting on a big wooded lot w/privacy fence around the backyard to enjoy the in-ground pool & lg. deck. Has over 2,400 SF of living space & features a lot of ceramic tile floors & countertops. Located right in the middle of one of Quitman's nicest neighborhoods, it is convenient to schools & shopping. 615 Rosemary - **\$149,900**

~ COUNTRY HOMES ~

LITTLE FAMILY FARM — this 6+ acres has a little bit of everything. The 3/2 doublewide has big rooms and over 1,800 SF of living area. The land has a pasture with a live-stock barn and storage space. Excellent setup for a retiree or a family with kids in 4H/FFA. 2427 FM 312 - **\$74,900**

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**

THE PERFECT GETAWAY — 25 beautiful wooded acres in the eastern part of the county complete w/spring creek and all kinds of East Texas wildlife. The winding driveway leads to an 1,800 SF arch type steel building that is quite livable. It has all of the comforts of home including 2 full baths, a kitchen area, washer/dryer connections, CH/A plus a wood stove. A great place to spend weekends and time off until you area ready to build the permanent home. 285 CR 3273 - **\$124,900**

HIGH ON A HILL — This 3/2/2 brick sits 2.7 wooded acres within a mile of Lake Fork. With over 2,350 SF of living space, it will accommodate a large family. The property has several large oak trees to view from the old time porch swing. A 720 SF outbuilding offers plenty of storage. 557 CR 1388 - **\$139,900**

DUCKS INCLUDED. This 3/2 frame sits on 15 acres about 4 miles from town. The house has a definite "western or Southwest" décor. It has 2 living areas, CH/A, an upstairs loft BR & BA & a deck on the back to sit & watch the cows at your pond with the ducks. Outbuildings include a barn & corral. 145 CR 3145 - **\$229,900**

ITS ALL HERE! Almost 3,000 SF custom built 3/2/3 brick home on 53 plus acres that is part open, part woods, your own pond & some pretty landscaping at the house plus some really nice outbuildings. All of the floors on the main floor of the house have polished brick floors, there are 3 fireplaces, an office, the kitchen has an island bar, dbl. oven & brick hearth in the cooking area. The newest outbuilding is a 6,000 SF, clear span metal structure. Another is approx. 2,000 SF clear span metal bldg. w/3 OH doors, a commercial compressor, auto lift, half bath & W/D hookups. There are 2 other smaller bldgs. 478 CR 4640 - **REDUCED! \$395,000**

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**

VERY LIVABLE HOUSE. This 3/1/1 frame sits on 1.227 acres less than 4 miles from town. 3 good size bedrooms, sunroom, fireplace and a screened porch are a few of the pluses. Great place to raise a family. 1888 N. SH 37 - **\$59,900**

ROOM FOR PEOPLE & HORSES. This 22.5 acre farm is a great place to raise a family & horse. The land has good pasture, but enough woods to look good. The 5 stall horse barn w/tack room is well planned. Lots of pipe fencing completes the ranch style look. The house was built in 1988 &

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has almost 1,900 SF has 3BR, 2BA & 2LA. Everything you need is here. 1393 CR 4940.

~ LAKE PROPERTIES ~

LAKE FORK WEEKEND SPOT — This waterview lot in Holiday Villages offers the perfect weekend setup. You can bring your TV or put a mobile home or cabin on it. You are in a gated community with use of a boat ramp, pier, clubhouse w/pool, playground, putt-putt golf, basketball court & sand volleyball. There is also rental units at Holiday Villages Lodges. Lot 318 – Waterfront Row - **\$17,500**

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**

LAKE HOLBROOK WATERFRONT LOT — This wooded lot has everything but a house. A good pier, a carport, 2 storage bldgs, water & electric hooked up & a septic in place. Lake offers great fishing & all water sports. This is ready for someone to enjoy. 1442 CR 2270 - **\$79,900**

LUXURY LIVING AT LAKE FORK — This fabulous brick & stone home is in one of Lake Fork's premier gated subdivisions. It has a nice view of the lake across the street from this 0.6 acre wooded lot where this 3BR, 2 full baths, 2 half baths & 3 car garage home was built in 2005. A gourmet kitchen, wood floors, lg. stone fireplace, great master suite are just a sample of the many extras this home has to offer. You need to see this one. 189 PR 5944 - **\$299,000**

CHEAPER THAN RENT — Great place to live or rent on a motel room a couple of weekends a month would cost more than owning this 2/2 recently remodeled mobile at Holiday Villages. The gated community will let you safely leave the boat here and launch from the private launch ramp in the subdivision. This is a fisherman's dream. 180 White Dove - **\$29,900**

VERY NEAR LAKE FORK — This 3/2/2 frame has been completely remodeled & is ready for someone to use as a full-time or part-time place near the lake. Your boat can live here & you can be FISHING in 5 minutes. Should have several years of trouble free living. 168 CR 1941 - **REDUCED TO \$89,000**

~ LOTS & ACREAGE ~

SMALL ACREAGE HOMESITE — 5 wooded acres near town. Level with utilities available and over 547 feet of road frontage. Restricted to homes built on location. Conveniently located less than 5 miles from town on FM 778 - **\$27,500**

JUST NEEDS A HOUSE — This 62.5 acre working cattle place has it all. Mostly open w/pasture and a productive coastal meadow, one tree, several ponds, a spring fed branch and many beautiful buildings to choose from. Also, it has a county road on 2 sides and is only 5 miles from town. Corner of CR 3120 & CR 3118 - **\$245,266**

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.**

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**

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. - **\$27,000**

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. 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**

A PLACE TO BUILD — 2 acres in small subdivision less than 3 miles north of town. Almost 200 ft. of road frontage w/scattered trees & all utilities avail. including natural gas. Room for a house, garden & pasture. CR 4136 - **\$10,000**

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**

WOODED ACREAGE — This 53.5 acre tract is a mix of pine & hardwood. Located in a pretty part of the county on "S" bky line in 2000 acres - very good rectangular shape w/lot frontage on 2 sides. Great building site for a retreat from city life. CR 3265 1.5 miles N of FM 49 - **\$2,900/ac.**

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

MOBILE HOME LOTS — 2 to choose from, both level, open and large enough for septic system. Both on CR 2122 - **\$7,000**

~COMMERCIAL PROPERTY~

STOREFRONT FOR LEASE — 850 SF in popular strip center on S. Main Street. Carpet, dropped ceiling, heat & air and water furnished. 411 S. Main Street

PRIME LOCATION — Suitable for professional or retail, this building is in the first block from the square on the busiest street in town. With over 1,900 SF of space, it is carpeted, drop ceiling w/plenty of lighting, very modern wiring for phones and computers, a reception area in front, a large open room, a private office and kitchen and storage area. FOR SALE OR LEASE - 113 E. Goode Street

SMALL OFFICE SPACE — Ideal for professional or service business. Waiting area, secretarial area, break area and a private office. Front public entrance and back door and employee parking. For Sale or Lease - 205 E. Goode Street - **\$35,000**

BUSINESS OFFICE — Big enough for professional or retail space, separate entrance, bus. line, backyard area and good paved parking lot. Street is clean and ready to go. For Sale or Lease - 419 W. Bermuda - **\$49,500**

RIGHT IN FRONT OF THE COURTHOUSE — 3 buildings w/frontage on Main & Goode Streets 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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