

QUITMAN REALTY



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Residential
Farm & Ranch
Recreational
Commercial & Investment

BRUCE EILES - 903-497-6220 • GERRI EILES - 903-497-6219 • JAMES HICKS - 903-850-3206

— HOMES —

ITS ALL BEEN DONE — This 3/2/2 brick on 2 lots has had all plumbing, all electrical, HVAC and water heater replaced or upgraded. Kitchen upgrades include a granite topped island, outside has lots of landscaping, a living area w/WBFP added on back and a workshop in backyard with a separate driveway off side street. All that is missing is new floors and there is a \$5,000 allowance in the price for that. 707 N. Winnsboro St. - **\$119,900**

HOME ONE BLOCK FROM SCHOOL — This 3/2/2 brick w/almost 2,000 SF of living space has big rooms throughout. It has an open living/dining area w/WBFP. Home has been well maintained and is in good condition. 810 E. Goode St. - **\$122,900**

RIGHT IN THE MIDDLE OF TOWN — this 3/2/2 brick with 2 living areas sits on a quiet shaded lot that is literally only a few blocks from anything in town. It has a nice fenced backyard area and a screened-in back porch. A lot of space for the money and in good repair. 301 N. Hart St. - **\$89,900**

RESIDENTIAL/COMMERCIAL POTENTIAL — This large older 4/3.5/2 brick sits on 2.3 acres right in a choice commercial area. The carport separates the house from the attached 1,100 SF matching brick building that was formally a flower shop, but has many possibilities. A metal building/workshop, barn and greenhouse are all in back. Lots of options. 702 E. Goode St. - **\$184,000**

SUPER NICE — Big custom 4/3/2 brick on pretty wooded lot w/landscaped yard w/sprinkler system, deck in back and large back porch open to living and master bedroom. Inside features lots of furniture quality built-ins, carpet, hardwood and ceramic tile flooring and good cabinetry. 4th bedroom could easily be a den or media room. All this in Quitman's best neighborhood. 407 Elaine - **\$224,900**

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 - **REDUCED TO \$34,900**

QUIET NEIGHBORHOOD — This 3/1/1 frame is in excellent condition inside and 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. - **REDUCED TO \$69,900**

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**

CLASSIC 1900 HOME — This 5 bedroom, 2.5 bath 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 - **REDUCED TO \$139,900**

ON THE EDGE OF TOWN — This spacious 3 bedroom, 3 bath w/2 car garage sits on an acre shaded by oak trees. **SOLD** out of the city

limits on the east side of town. Very convenient to the schools. Aerobic septic and storage building, 2 living areas and room for a family. 191 CR 3203 - **REDUCED TO \$124,900**

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 \$105,500**

— COUNTRY HOMES —

OFF THE BEATEN PATH — This 43 acre farm is a great setup to enjoy a little work and a little leisure time. The 10 year old 3/2/2 brick home has over 2,000 SF of living space with a large kitchen and master bedroom with His/Her walk-in closets. Enjoy the country evenings from the screened porch on the back and it is all under a metal roof. The land is half woods and pasture with a scenic rolling terrain. There are 2 pole barns and a pond that still has water. 322 CR 4165 - **\$295,000**

EAST TEXAS OASIS — This 21 wooded acres is set up for someone to enjoy. It has 2 ponds, the larger one has a small lake house on a peninsula. There is a gazebo, a storage building, a greenhouse, a workshop and a metal outbuilding to give you a place to do anything you think of. The main house is a 2,640 SF, 1-1/2 story log home with 2 living areas, 2 full bedrooms plus a loft sleeping area, 2 baths. A double carport, a covered deck and a patio with outdoor kitchen add to the enjoyment. 3582 CR 3250 - **\$297,000**

QUIET COUNTRY LIVING — This 2/2.5/2 homes sits on 10 wooded acres in the Yantis area. The house is less than 10 years old and has metal roof and exterior walls for extremely low maintenance. It has an open floor, plan plus a large utility room. The immediate yard has a sprinkler system and it has an aerobic septic. There is a site for a 2nd home with water, electric and an aerobic septic. The house is move-in ready with all interior walls freshly painted. 14215 FM 514 - **\$174,900**

VAN ZANDT COUNTY PROPERTY — This 17+ acre tract has 2 mobile homes, 2 ponds & a barn & is just a few minutes from downtown Grand Saline. One home is a 3/2 doublewide & the other is a 2BR singlewide. Live in 1 & get rental income from the other. 3830 VZCR 1712 - **\$129,900**

IT'S ALL COUNTRY — This 3/2 frame sits on 15 pretty acres. It has multiple outbuildings, good pasture, some timber and a really nice lake complete with ducks. The house is in very good condition and has a definite "Country" decor. Deck in back off master bedroom has a great view of the whole place. Very comfortable feel to it all. 145 CR 3145 — **\$219,900**

MAMA'S HOUSE — This 3/2/1 brick sits on a 1 acre lot on a wooded hill overlooking a good creek. One lady lived in it since it was built in 1964. It has a living room w/FP, some knotty pine paneling, some good wood floors under carpet and a nice covered patio. 2033 S. Hwy. 37 - **\$85,000**

BEAUTIFUL SETTING — This 3/1/1 frame sits on 31.2 acres in the Coke Community. The older

frame home sits on a hilltop overlooking the pond and reached by a large circle drive. Great tract of land with a livable house and real potential for a future great homesite. 6080 FM 69 - **\$149,500**

WEEKEND GETAWAY CLOSE TO 3 LAKES — This older frame 2/1/1 sits on 2 country acres very near Lake Quitman, Lake Winnsboro and Lake Fork. Needs a little TLC, but would make a good escape. 748 CR 4960

JUST ENOUGH ROOM — The 3/2/2 brick home has over 1,750 SF of living space with lots of storage space, 3 big bedrooms and a wood burning fireplace. There is a sheet metal barn, a small storage building and a free standing carport for your boat. A big landscaped yard with room for a garden in the back and a covered patio on back of house. The 1 acre of land is on a hill overlooking a neighbor's private pond. 3454 CR 3230 - **\$119,900**

WALK TO LAKE QUITMAN — This 3 bedroom, 2.5 bath home has Hardi-plank exterior and 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 carport plus RV stall all on concrete. A small shop plus a greenhouse complete the improvements. Great appearance, inside and 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 building with 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**

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 and has a rustic look and feel. Most of the interior wood walls are from woods cut and milled on this place. 2 living areas, both with fireplaces and 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**

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 & you have more than adequate barns & pens w/pretty scattered native oak trees over most of the pasture. Great potential for a good small farm. 4668 FM 2088 - **\$199,900**

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**

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— LAKE PROPERTIES —

A VIEW OF LAKE HOLBROOK — This 3/2/2 custom brick sits on a wooded lot with a view of Lake Holbrook from the master bedroom, the dining room, kitchen and the deck area in back. Lots of custom features inside and all in excellent condition. Move-in ready. 357 C R 2267 - **\$138,900**

WATERFRONT LIVING ALMOST IN TOWN — This 3/2/2 two story has 2,460 SF and sits on a beautifully landscaped wooded lot on a pretty East Texas lake. It features 80 ft. of retainer wall on the water with a private pier and great views of the lake from the living room and the master bedroom. There is a hot tub and a sauna plus a sun deck off master bedroom upstairs. 136 CR 2135 - **\$219,900**

LAKE FORK HOME — This 3/2/2 brick sits on a lot with open water right behind it. A privacy fence on 3 sides leaves a great view of the lake in back. You have your own boat ramp and a great place for a boat house. House has had a lot of recent updating and features an open living/kitchen/dining area for casual living and entertaining. A sunroom on back adds to the enjoyment of the lake. It also has a storm shelter. 2927 Hwy. 154 - **\$189,900**

LAKE FORK ACCESS — This large 3/2 double-wide sits on 2 fenced landscaped lots in the gated community of Holiday Villages with a private launch ramp for the subdivision. It has a carport and a storage building. A 2nd living area could be a 4th bedroom plus a large open kitchen/dining and a WB fireplace and a sunroom has been added to the front. Great for entertaining and nice enough for full-time living. 242 Whitedove - **REDUCED TO \$75,000**

LAKE FORK WATERFRONT — This 1 year old 3/2 Palm Harbor doublewide sits on 2 lots with "Leaseback" on a cul-de-sac in the back section of the gated community of Holiday Villages. There is a fenced backyard area, a carport and a covered deck on back to enjoy the view of the cove. All in great condition. 167 Shawnee - **REDUCED TO \$95,000**

CABIN AT CYPRESS SPRINGS LAKE — Great for weekender or full time this 2/1/1 cabin has a great view of the lake from the deck on the front and is about 100 yards down the road to a launch ramp for fishing or water sports. It also has a 20x20 workshop and a smaller building currently used as a music studio. It is a pretty and private area. 863 Pelican Dr. - **\$94,000**

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 weekender. New roof and CH/A in 2010. In Big Wood Springs development at 100 PR 8694 - **\$89,000**

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

— LOTS & ACREAGE —

GREAT POTENTIAL — This 45+ acres has good pasture, mature trees scattered about, rolling terrain and gives several great building sites. It has one good pond and a spot for another, good perimeter fencing makes it ready for live stock. 425 CR 1370 - **\$146,250**

THE LAND YOU HAVE BEEN LOOKING FOR — This 47+ acres is typical East Texas land. Rolling terrain with some pasture and quite a bit of pine and hardwood timber. It has a barn and stock ponds, everything but a house. CR 3155 - **\$165,550**

GREAT PLACE TO BUILD — This 2+ acre wooded lot is the last lot in this restricted subdivision about 7 miles from town. Deed restrictions protect the value of the nice homes that are built on the few 2 acre lots on this cul-de-sac. A perfect setting for a nice home. CR 3282 - **\$39,900**

MULTIPLE USES — This 7/10 of an acre lot fronts on Hwy. 37 between Quitman & Winnsboro and is big enough for house or small business. It has a concrete slab w/electric hooked up for an RV that is sitting there. Good spot for a small mobile home. Priced to sell. Hwy. 37 & CR 4165 - **\$7,500**

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**

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**

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 \$91,900**

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**

USEABLE LAND — This 8.5 acres would be a good place to build. Located almost half way between Quitman and Winnsboro (QISD) and 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**

CLEAR LAKES HOUSE LOTS — Several to choose from. Most are wooded and ready to build

on. CR 2150, CR 2153, CR 2155 & CR 2156 - Starting as low as **\$3,500**

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

IN TOWN ACREAGE ON THE EDGE OF THE CITY LIMITS — This 4.5 acres is on a hill. Great building site with room for animals or a good small development tract. Near schools and convenient to shopping. East end of Zola St. - **REDUCED TO \$24,937**

COMMERCIAL — PROPERTY —

SECOND BLOCK FROM COURTHOUSE — Sale or Lease - office space for a professional or small retail location. 775 SF of useable space - Reception area, secretarial space and a private office. All ready to occupy. 205 E. Goode St. - **\$35,000**

INCOME PRODUCING PROPERTY — 12 unit apartment building - 10 w/kitchens, 2 without. Rented by week, furnished with all bills paid. Needs some TLC, but has good potential when updated. 511 N Winnsboro St. - **\$189,900**

FIRST BLOCK FROM COURTHOUSE — Lease this 1,100 SF storefront sitting in the middle of the first block from the Courthouse. Good for professional or retail use. Move your business here. 109 E. Goode Street

RESIDENTIAL/COMMERCIAL POTENTIAL — This large older 4/3.5/2 brick sits on 2.3 acres right in a choice commercial area. The carport separates the house from the attached 1,100 SF matching brick building that was formally a flower shop, but has many possibilities. A metal building/workshop, barn and greenhouse are all in back. Lots of options. 702 E. Goode St. - **\$184,000**

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 TO \$135,000**

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**

STOREFRONT FOR LEASE — In popular strip center next door to major retailer. Carpet, dropped ceiling, heat and air and water furnished. Great professional space. 497 S. Main 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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