

LL SPENCER REAL ESTATE

Since 1959, Your Hometown Realtor

Hwy. 69 East Emory . **903-473-2225** . **800-845-2485** . Fax: 903-473-8074

E-Mail: srealestate@hotmail.com
Member of Dallas AND Tyler MLS

DON SPENCER, Broker
HUD Registered Office

EDDIE BERNIGHT, Sales Assoc. 972-623-8310
KELLEY LEMONS, Sales Assoc. 903-461-1791
KELLY LYN ROBERTS, Sales Assoc. 903-473-6876

llspencerrealestate.com

HOMES

#1518: A DIAMOND IN THE ROUGH, 3 Bedroom / 2 Bath frame home on approximately 5 acres with lots of potential. If you are handy with a hammer, this could be your country home, complete with pond, barn, workshop and peace and quiet just minutes for Lake Fork, Lake Tawakoni and the Famous Canton Trades days. **\$89,500.....REDUCED PRICE!!!! MLS#11233223**

PENDING

#1670: COUNTRY LIVING IN THIS 2-1 FRAME HOME ON APPROX 1.5 ACRES. Bring your country duds and check this out, just minutes from fishing on Lake Tawakoni or Lake Fork, this will be a great weekend get-away or starter home. **REDUCED - \$55,000**

#1689: LOOKING FOR A GREAT STARTER HOME, investment or retirement property, then check out this; Neat, Clean, 2 bedroom / 1.5 bath frame home with carport, storage room, complete with washer, dryer and refrigerator. **Priced reduced to \$65,900, let's make a deal... MLS #11302990**

#1691: GATED COMMUNITY ON LAKE FORK is the location for this 3 bedroom / 1.5 bath, 2-story home. On 4 lots with storage shed, storm cellar, access to boat ramp, swimming pool and much more. This will make a great weekend retreat and all for only **\$54,900 MLS#11305944**

#1694: GREAT MULTI-PURPOSE LOCATION. 3-1 brick home, shop building on approx. 2.2 acres on Highway 69. **\$129,500**

#1698: JUST MINUTES FROM GREENVILLE, Lone Oak and Lake Tawakoni, this spacious 2-2-1 brick home on approx. 2 acres has a lot to offer, Fireplace, Sunroom, wooded deck out back under the trees to enjoy nature, oversize double carport plus a storage building. **Check it out at only \$109,000 MLS#11341517**

#1703: 3-2 Brick and Siding home at 610 Cliff in Quitman could be your next home, come check this one out at only **\$80,000.....Back to school special!**

#1715: LAKE FORK WATERFRONT, 3-2-1 Brick and Siding home with fireplace insert, front and back porches, large deck, barn, fishing pier all on approx. 2.89 acres plus lease back. Enjoy the country living with all the fishing of Lake Fork, **\$139,500.**

#1704: SPACIOUS 3-2-2 BRICK & SIDING home with lots of custom features on approximately 5 acres with small barn and pond. **\$159,900 MLS # 11379327**

#1705: COUNTRY LIVING AMONG THE PEACE AND QUIET of the tall trees. This comfortable 2-1 frame home with carport, large deck, storage building is located on approx. 3.9 acres of land. Come sit on the deck and listen to nature. **Priced to sell at \$79,500 MLS.#11396003**

#1706: BEAUTIFUL, SPACIOUS, CUSTOM BUILT 4-2-2 Stone and siding home with Vaulted ceilings, Stone fireplace, gourmet kitchen, large master bedroom with en suite master bath and large back porch. All on Approx. 1.7 acres in a restricted subdivision with easy access to schools, shopping, restaurants and minutes from Lake Fork. **\$229,000 MLS.#11390318**

PENDING

#1708: NEED ROOM FOR THE KIDS TO RUN, like trees and privacy, this 3-1.5 plus bonus room, brick and siding home has a lot to offer, double CP, storage building on approx. 6.67 acres. **\$114,900 MLS # 11398716**

#1711: OFF THE BEATEN PATH and up the asphalt drive you'll find this 3/2 mobile with double carport, custom add-on rooms, nice and cozy for anyone. It features a new kitchen with granite type counter tops, cabinets, stainless steel appliances, upstairs bedroom for your guest and a large back porch to relax and watch the deer from. Located on approx. 28.67 acres with pond, fencing, loafing shed, storage building and an additional 2/1 mobile that can be fixed up for guest qts. Just minutes from Lake Tawakoni or Lake Fork and Priced to Sell at only **\$145,000 Call Kelly at 903-473-6876 for more info.**

#1712: RETIRE AND ENJOY FISHING ON ALBA LAKE, this 2 bedroom 1 bath cabin has lots of open living area to view the lake from. **And all for only \$50,000 MLS # 112089365**

#1714: GATED COMMUNITY, WITH SWIMMING POOL, picnic area, fishing pier and boat ramp on Lake Fork, make this a great weekend get-a-way or retirement place, 3 bedrooms, 3 baths and large front porch, and a tree covered yard. **\$59,900 MLS # 11430710**

#1716: A QUIET NEIGHBORHOOD IN GREENVILLE is the setting for this Nice 2-1.5-1 home with large tree covered fenced back yard. Just minutes from shopping, entertainment, schools and much more. **Priced to sell at \$69,900.**

LAND

#1768: SEVERAL LOTS in Katy Addition.....**Seller finance**

#1266: 1/2 AC. LOTS for new DW's near Lake Fork.....**Seller finance**

#1508: APPROX 1 ACRE NEAR LAKE FORK ON FM 514, lots of trees & hwy frontage, **\$25,000**

#1525: LOOKING FOR SOMETHING A LITTLE CLOSER to Greenville, Lone Oak or Lake Tawakoni, this approx 5 acres is it. FM 2101 just minutes for everything and reduced to **\$49,000. Go check it out!**

#1607: APPROX. 13.19 ACRES, loaded with trees and wildlife, great retreat, **only \$3,500 per acre. Hunters, this will not last long.**

#1614: LOOKING FOR A PLACE NEAR LAKE TAWAKONI to build your home or to put your new double wide, check out this approximately 4.80 acre lot. **REDUCED. MLS#11321059**

#1648: NEED A PLACE IN THE COUNTRY with large trees, some pasture & OK for single or doublewide mobile homes. This 6+ acres is what you're looking for & at **\$37,500 it will go fast.**

#1664: A VARIETY OF TREES, BEAUTIFUL BUILDING SPOT in a restricted subdivision, small creek along back of property where wildlife abound and all just minutes from town, schools, shopping and Lake Fork. Approx 1.9 acres, **NOW REDUCED TO \$14,900.**

#1669: APPROX 15 ACS SOUTH OF EMORY ON RAINS CO. RD 1285. Great pasture or hay meadow. Good building sites also, just minutes from town & right between 2 major lakes. **Call for details.**

#1676: LOT #148 ON GARRETT AVENUE IN SANDY SHORES, EAST TAWAKONI, \$6,000

#1679: GREAT BUILDING LOT IN BLUEWATER on Tawakoni Lot # 1, **\$15,000 MLS#11266836**

#1686: APPROX. 2.1 ACRES on RCR 3330, Priced for the Fishing enthusiasts, and with Lake Fork close at hand this just might be what you are looking for. **\$11,500 MLS#11289424**

#1688: APPROX. 15 ACRES, pasture, lots of frontage on RCR 1403 just west of Point. Property has small bldg that could be finished into a small cabin. **\$50,000 MLS #11293077**

#1690: JUST ACROSS the Rains County line into Hopkins County on CR1165, this approximately 8 acres has some trees, small creek, and some restrictions. **Check this one out at \$29,900 MLS#11303017**

#1693: APPROX. 37.5 ACRES of pasture and hay meadow, county road on three sides, nice building site. Bring your livestock and house plans, make the move to the country this year. **\$3,000 PER ACRE. MLS #11322819**

#1697: BEAUTIFUL WOODED BUILDING LOT in restricted subdivision. Approx. 3.4 acres at the end of the road. Just a short drive to Town or Lake Fork. Bring your house plans and get started. **\$44,900 MLS# 11336710**

#1699: APPROX. 40 ACRES with Rains Co. Rd. 2400 frontage, heavily wooded, small pond and currently has a Wildlife Management tax status. Great location for a weekend retreat or home. **\$2,900 per acre., Fall hunting special!**

#1700: IF YOU ARE LOOKING FOR WOODED ACREAGE with wildlife, creek, county road frontage and all just minutes from Lake Fork or Lake Tawakoni, this approx. 156 acres is just the spot. **Call for Details. MLS#11358430**

#1701 & 1702: TWO APPROX 10 ACRE TRACTS S of Point, one w/frontage on FM 47 & the other fronts RSCR 1450, close to LK Tawakoni, & **priced to sell at \$3,950.00 per acre.**

#1623: OWN A PIECE OF THE TEXAS HILL COUNTRY, approx. 10 acres of Hill Country beauty in Fall Creek Estates located between Austin and Marble Falls, **priced to sell at \$139,900 MLS #11416109 or call Kelly at 903-473-6876**

#1710: LOOKING FOR A PLACE IN THE COUNTRY to play, hunt, raise cows and horses then this 138 plus acres, with ponds, pasture, woods and wildlife, North of Point off Rains County rd. 4455 could be the place you've been looking for; **\$2,500.00 per acre.**

#1713: LARGE OAK TREES, WILDLIFE, BEAUTIFUL BUILDING SITES, approx. 15 acres of country living just waiting for your dream home. Come check this one out, minutes from Lake Fork or Lake Tawakoni and all the conveniences of town. **REDUCED - \$99,500 MLS#11425749 Get ready for the fall colors!**

LL SPENCER REAL ESTATE

Since 1959, Your Hometown Realtor

Hwy. 69 East Emory . **903-473-2225** . **800-845-2485** . Fax: 903-473-8074
E-Mail: srealestate@hotmail.com DON SPENCER, Broker EDDIE BERNIGHT, Sales Assoc. 972-623-8310
Member of Dallas AND Tyler MLS HUD Registered Office KELLEY LEMONS, Sales Assoc. 903-461-1791

KELLY LYN ROBERTS, Sales Assoc. 903-473-6876

llspencerrealestate.com

COMMERCIAL OPPORTUNITIES

#1424 - FRONTAGE ON HWY. 69 & QUITMAN ST. Approx. 2 acres has 3 income properties, lot of possibilities, high traffic area near Hwy19 intersection. **REDUCED - \$159,000** MLS#11348280

#1473 - WITH FRONTAGE ON US HWY. 69 & Planters St, 1block from the intersection of US 69 & ST Hwy 19. This is the perfect location for your business, high traffic, high visibility, lots of possibilities. **Call now!!!**

#1482 - APPROX. 1 AC Hwy 19 & RCR frontage, inside the city & ready for your plans. **\$75,000**

#1498 - INSIDE THE CITY OF EMORY, close to major shopping, w/easy access to FM 515 & US Hwy 69, w/city utilities avail to prop. Could be the place for your ideas to take shape. Approx 9.3 acres with frontage on 2 county roads **priced at \$15,000 per acre, also an additional 5 acres priced to sell at \$15,000 per acre.** This is a great location for an apart complex.

#1534 - APPRX 3 ACRES ON HIGH TRAFFIC AREA near Emory, 12 unit storage bldgs included. **\$119,000**

#1536 - HIGH TRAFFIC LOCATION ON US 69 near the HWY 19 intersection is location for this approx. 4 acres. Bring your ideas, commercial potential. **\$100,000**

#1622 - GREAT MULTI-PURPOSE LOCATION for the 2BR/1BA home with carport, covered patio, barn and storage building. Located on high traffic FM 515 on the edge of Emory on approx 2.98 acres. This is a great location for your business and home. **\$139,000**

#1643 - GREAT LOCATION, CLOSE TO TOWN, close to the Youth Sports Park in Emory, high traffic area, bring your business plans and let's go to work. **\$47,500**

#1655 - LOCATED BETWEEN TWO HIGH TRAFFIC BUSINESSES on a major highway in Emory - could just be the location for your up and coming business, lots of possibilities, **REDUCED - \$59,000** MLS#11094335

#1709: DOWNTOWN EMORY, high traffic, high visibility, corner building with a lot of history and alot of possibilities. Bring your dreams and business plans. **\$59,900.00** MLS#11395396