

**ADVERTISING
DEADLINE IS FRIDAY
AT 1:00 P.M.**

Classifieds

25 WORDS - 2 WEEKS - \$8.00

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Allen Real Estate

(Next To Texas Burger & Subway)

OFFICE: (903) 322-3270 E-MAIL: kathy@allen-realestate.net
Kathy Allen, Broker 322-4399 Website: www.allen-realestate.net
Teresa Nix Agent: 903-626-5848

HOMES WITH LAND

NEW LISTING: 23.5 acres with cute 1 1/2 story cabin, woods and open, screened back porch, covered front porch, water well, lots of game, fenced, \$124,900.
NEW LISTING: Gorgeous 2/2 spacious home on 10.45 acres, Homes & Garden look 44 windows, guest house, red barn with upstairs art studio, 380 ft. deep water well, Jacuzzi tub, wrap-around porches/deck, wood parquet floors, gazebo, \$165,000.
WEEDON: Spacious 3/2 Doublewide on 10.27 beautiful acres, near town, covered porches, metal storage barn/shop appliance and some furniture included, playground equip., woods and open, fenced, stocked fishing pond, \$142,500.
BUFFALO: Near town, quaint remodeled frame home on 10.6 acres, lots of character, fireplace, French doors, new metal roof, furnishings included, covered porches, barn and a 3/2 mobile home (guest house) make a deal, \$159,500.
BUFFALO: Frame home, plus 1 unfinished 2 story apartment on 3 city lots, great investment, \$99,000.
HISTORIC HOTEL: Completely restored Hotel (built circa 1911) on approx. 2 ac. in town, 3 story, ideal investment opportunity for bed & breakfast, restaurant, also has small brick fixer upper house next door, call for details.
JEWETT AREA: 3/2 brick home on 291 picturesque acres, 360 degree views, lakes and ponds, approx. 70% pasture, end of road seclusion, two deep water wells, \$1,300,000.
FLO: Remodeled frame home on 2+ ac. on hill with view, two room master bedroom with Jacuzzi tub and shower, deck with large hot tub and pool, barn, newly remodeled kitchen, storage building, paved road frontage, reduced to \$82,500.
BUFFALO: GREAT INVESTMENT OPPORTUNITY. CREATE YOUR OWN JOB ON PRIME COMMERCIAL LOT - SUPER NICE 18 X 24 BUILDING WITH BATHROOM, STORAGE ROOM, SHOP AREA AND PORCH. PRESENTLY BARBER SHOP, BUT COULD BE USED FOR OFFICE FOR ANY BUSINESS. (Sell building with or without lot) NEXT TO WOODSON'S REDUCED TO \$85,000. Will consider leasing.
JEWETT AREA: Gorgeous 4 bd, 3 ba custom two-story home on 20+ ac. on hill with view, office and gameroom, in-ground pool, hot tub, basketball court and gazebo - perfect place for entertaining, barn w/slab, open bays and stalls, excellent for horse ranch, reduced to \$360,000.
CITY OF BUFFALO, I-45 FRONTAGE: 38.89 AC. Prime commercial property, will divide, call for details.

LAND LISTINGS

NEW LISTING: 5.05 ac. near town, city water, wooded, \$21,000.
BUFFALO: 12.35 ac., near town, rolling hills, mostly woods, \$32,000.
FM 1848: 11.5 ac. rolling hills, super homesite, woods, open, util. avail., near town, paved rd., \$65,000.
BISD: 20 ac. green pasture and large oaks, creek, new barn, util. avail., paved rd., deer & hogs, \$79,500.
BUFFALO: 30.15 ac., gorgeous rolling hills, pasture and woods, spring-creek, fenced, water meter, owner finance, beautiful place, \$4,000/ac.
FAIRFIELD: 5 beautiful acres, large oaks, spring-fed creek, fenced, barn, restricted, owner finance, \$25,000.
MARQUEZ: 30 ac. in town, Commercial tract with Hwy 7 frontage, pond, city utilities, \$10,000/ac.
MARQUEZ: 58 ac., rolling hills, hunter's cabin, woods and pasture, pond, deer, look at offers, \$4,000/ac.
OAKWOOD: 30 ac., gorgeous & secluded with huge oaks, fenced, lots of game, \$3,950/ac.
BUTLER: 30 Ac., paved rd., beautiful woods, pond, \$105,000.

**** HAVE CASH BUYER LOOKING FOR 80-150 ACRES TO BUILD DREAM HOME IN OAKWOOD FM 831 AREA. IF YOU ARE THINKING OF SELLING, PLEASE CALL A.S.A.P.**

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HAYS REAL ESTATE

BUFFALO/FLO: 3 bed, 2 ba, gameroom w/ wet bar, office, 2,432 sq. ft., 2007 yr. bilt., fireplace, garden tub, huge closet, covered porch, on 15.5 acres, fenced, cross fenced, 2 ponds, 1 creek, roping arena, pole barn \$250,000 FIRM
JEWETT: 8.62 acres, mostly open, partially wooded, city water and city sewer available, elect..... \$45,000
DONIE: 35 acres, road frontage on 3 sides. Wooded and open..... \$3,795 per acre
BUFFALO: Beautiful!! 3 bed, 2 bath, 3 car garage, built 2008, 1,715 ht/cool sq. ft. home. Granite counter tops, crown molding, tile and carpet, custom cabinets, built-in entertainment cntr, drawers, & shelving. Step ceilings, stainless appliances, manicured St. Augustine lawn with landscaping, all in a nice quiet location!!! \$199,500
BUFFALO: 11.66 acres, mostly wooded, big deer, water, electric, paved frtg., great homesite or weekend retreat with a great location!! \$69,500
FM 1511: 20+ acres, woods, elect., deer. \$3,750 per acre
CENTERVILLE: 704 acres. Excellent grazing/farming, pasture, woods and wildlife \$1,900 acre
OAKWOOD: 3 +/- w/excellent Hwy 79 frontage. Great commercial or perfect home site, improved pasture with water & elect. Adjacent 3.03 acre..... \$32,500
OAKWOOD: 3.03 acres, lots of road frontage. Excellent place for a home site with an outstanding view. Water & elect. available \$19,750
BUFFALO: 3 bd, 2.5 bath, Brick Home, Approx. 2,000 sq. ft. heat/cool, Plus a 700 sq. ft. outbuilding on slab, heat/cool, 2+/- acres w/paved frontage, just outside of town. \$149,900 Reduced to \$139,900
BUFFALO: Perfect commercial location more than 1/2 CONTRACT PENDING
CONTRACT PENDING: Hwy 79 - COMMERCIAL LOCATION - Many promising opportunities..... \$239,000
BUFFALO: HWY 79 - COMMERCIAL LOCATION - 0.98 acres, 5,300 sq. ft. building..... \$219,000
OAKWOOD: 57.04 acres, wooded, some openings, electric, water, beaver pond, great for hunting deer, hogs, squirrels, and ducks. Many pond sites and nice homesites \$189,000
OAKWOOD: 21.46 acres, woods and pasture, water, electric. Wildlife, high hill w/great homesite... \$72,000
FLO: 78.5 acres, woods, open, duck pond, deer, lake site, rolling, nice homesite, water, elect. \$255,000
BUFFALO: 7,700 sq. ft. Building former Dollar General Store on approximately 1.15 acres +/- of land. This building contains a partial glass storefront, A/C and heat, plumbing, open floor space, office area, and storage space. This building has a layout of which could be used, with additions, as more than one store or office. The land offers a lot of extra space for many ideas such as additional building, parking, etc. ALL IN GREAT CONDITION!!! \$325,000

OFFICE: 903-322-5848

haysrealestate.net

Jack Hays - Broker

Clayton Hays - Associate Broker 903-388-6688

Chad Wood - Agent 903-391-1907

Reggie Hays - Agent 254-315-8155

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Hwy. 79 • JEWETT

FEATURED PROPERTY



This Furnished Wharfwood Subdivision property has a great view of Lake Limestone! This 1,680 sf home has 3 bedrooms & 2 baths, wood siding with stone on the front, a slab foundation & a metal roof. It is all electric w/ central air/heat plus a wood burning fireplace. The 2 story boat house has an upper deck w/ fish cleaning area, 2 electric lifts & a storage room. There is also a 20' x 30' metal shop/garage w/ dirt floor. The REDUCED PRICE is \$295,000. MLS #65495478

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NEW ON MARKET!!!

REDLAND: 211 frame, vinyl siding, metal roof, central a/h, shop, .61 ac. \$79,900
DEW: 3/2 brick, carpet, deck, 14.67 fenced acres, Dew ISD \$160,000
MARQUEZ: 1 acre +/-, Hwy 79 & CR 431, util. available, Leon ISD \$9,900
BARNETT COVE: 3-1 frame, furnished, waterfront, paved road \$179,900
LAKEWOOD SHORES: Waterfront lot, 50% wooded..... CONTRACT PENDING \$39,900
MARQUEZ: 2.2 updated frame home, HARD WOOD FLOORS, 3 corner lots..... \$89,900

UNIMPROVED TRACTS

NEW HOPE: 6.8 acres, unimproved, county road frontage on 3 sides..... \$3,495/ACRE
CITY OF JEWETT: 8.2 acres, NEW PRICE, Creek, Mostly wooded..... \$119,000
JEWETT/ROBBINS: 37 heavily wooded acres, 2 ponds..... CONTRACT PENDING \$2,955/ac
ROBBINS: 168 ac., pond, fenced, deer, Leon ISD, mostly wooded..... \$75,000
ROBBINS: 14.8 ac., 1/2 wooded, util. available..... CONTRACT PENDING \$3,495/AC
CENTERVILLE: 175 ac., ex. hunting/development, paved rd., mostly fenced..... \$3,995/AC
NAVARRO COUNTY: 801.58 acs. Pecan & Oak Trees, 4 ponds, coastal, SOME MINERALS..... \$2,200/acre
MARQUEZ: 2 city lots, fenced, util. available, GOOD LOCATION..... \$14,900
HICKORY HILL: 1.21 waterfront ac, REDUCED, util. available..... \$89,999
WAYLAND CROSSING: 2 unimproved off water lots, util. available..... \$7,000/ea
TC ACRES: 2 Waterfront lots, excellent home site, OWNER FINANCING..... \$80,000
BISHOP'S LANDING: 2.856 ac, off water, util. available..... \$28,000
CEDAR CREEK ESTATES: Great cove front lot, util. avail..... NEW PRICE \$44,000
FOREST HILLS: Nice water view lot, carpet, storage building..... \$59,500

COMMERCIAL PROPERTIES

JEWETT: Metal Building, corner lot, .172 ac, Hwy 79 frontage..... CONTRACT PENDING \$55,000
JEWETT: 3 acres, prime commercial location on south side of Hwy 79..... \$285,000
JEWETT: 1 - 3 acs., North side of HWY 79, util. available, ex. commercial sites..... \$35K/AC
CITY OF JEWETT: 13.2 ac, FM 39 & CR 321 front, util. avail..... \$299,500
JEWETT: 6 +/- acres, FM 39, wooded, util. avail., Leon ISD, residential/commercial..... \$9,995/AC
LAKE LIMESTONE: Prime Waterfront Investment Property, 8.57 ac..... NEW PRICE \$550,000
JEWETT: Historic home, Great Commercial Potential, 3000 sq ft, HWY 79..... \$225,000
JEWETT: BRICK DUPLEX 2/1 EA SIDE, CENTRAL A/C HEAT, INCOME PRODUCING..... \$74,900
JEWETT: BRICK DUPLEX 3/2 EA SIDE, CENTRAL A/C HEAT, INCOME PRODUCING..... \$89,900

RESIDENTIAL TRACTS

NEWBY: 3/2 frame, fresh paint, 1.35 acres, 40x60 metal building w/half bath, near Lake Limestone..... \$78,000
CITY OF JEWETT: 3/2 Brick, 1989 SF, Utility Rm, freshly painted, attached 2 car carport, double work shop..... \$189,900
MARQUEZ: 5-3, Open Floor Plan, Tuscan Kitchen, near Lake Limestone, 9 +/-ac..... \$349,900
MARQUEZ: 2 acres, 3/2 Brick, vaulted ceiling, fireplace, 2 car garage..... \$169,900
BUFFALO: 4-6 two story brick on 10 ac, 3000 SF, game room, patio..... NEW PRICE \$259,000
GROESBECK: Country Charm, 3-2.5 brick, 2 story, 5 ac, fireplace..... \$199,900
GROESBECK: 3-2 Brick, Lg corner lot, McLelland Add..... CONTRACT PENDING \$178,000
BLAINS BAY: 3-2 CUSTOM HOME, 5 acres, pier, shop..... \$469,000
BLAINS BAY: Pine log cabin, 12x24 storage building, New rock bulkhead..... \$167,500
BARNETT COVE: Waterfront, 1+/- acre, travel trailer, pier..... \$139,900
LIMESTONE COVES: CUSTOM 4-2.5, 6.5 ac., patio, lg. shop, LISD..... \$289,500
BISHOP'S LANDING: Beautiful waterfront lot, 2-2 mobile home, furnished..... CONTRACT PENDING \$82,500
LAMB'S CREEK COVE: 3-1 on 2 lots, 200 ft. water frontage..... NEW PRICE \$177,500
WHARFWOOD: Waterfront lot, 3/2, 2 story hm, FURNISHED, pier..... \$295,000
LAKE LIMESTONE: 3-2 brick, 2+ acres, RV Hoop up, storage bldgs, East side..... REDUCED \$265,000