

LL SPENCER REAL ESTATE

Since 1959, Your Hometown Realtor

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HOMES

#1532: **JUST RIGHT FOR THE HANDY-MAN** this Investment, Retirement or Starter home near Emory, is a 2-1 brick and siding home on approx. 2.4 acres could be in your price range, **now reduced to \$34,900.00 MLS # 11450399**

#1670: **COUNTRY LIVING IN THIS 2-1 FRAME HOME ON APPROX 4+ 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. **\$50,000**

#1691: **GATED COMMUNITY ON LAKE FORK** is the location for this 3BR/1.5BA, 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 **now REDUCED to \$45,000 MLS#11305944**

#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**

#1717: **2-STORY 3/2 DOLLHOUSE** w/porches on 2 sides, huge trees, approximately 1.37 acre corner lot has plenty to offer. Vaulted ceiling in the liv room, sky lights, FP, 2BRs upstairs both w/sitting areas, large bath, too much to list. **Motivated Seller....\$69,500 MLS # 11476250**

#1721: **RECENTLY REMODELED 3-2 FRAME** home on large corner lot on the edge of town. Large trees shade this nice lot with carport, garden spot, Hobby or Art studio, workshop and small tool shed. **REDUCED - \$72,500 MLS # 11495706**

#1727: **A LITTLE CABIN IN THE WOODS**, located on 6 tree covered lots near Alba. With a little fix up this place could be your weekend get-a-way...for **only \$25,000**

#1734: **BRIGHT, CLEAN, WELL DESIGNED 3-2** Brick and siding home , storage building, close to Schools, and right between Lake Tawakoni and Lake Fork, **\$105,000.00 MLS # 11551082**

#1735: **COUNTRY LIVING ON A PRIVATE LAKE.** Sit on one of your two covered decks and watch the ducks swim, fish from the pier, work in the garden. Pick fruit from the fruit trees, or just relax and watch the birds. This large 3-2 doublewide has 2 living areas, fireplace, dining room, utility room, over sized double carport, under large trees on approx. 2.9 acres with lots of water frontage. **\$74,900**

#1737: **RECENTLY UPDATED 3-2** doublewide with bonus room, covered front porch, carport, nice trees on 6 lots in a gated community on Lake Fork with access to boat ramp, fishing pier, swimming pool. **All for only \$39,900**

#1738: **JUST A SHORT DISTANCE FROM LAKE TAWAKONI**, this 3-2-2 brick has a lot to offer, master suite with garden tub and separate shower, lots of closet space, living room with FP, patio to enjoy the quiet, and several nice furniture items included in sale. **All for only \$114,900**

#1739: **EXTRA DETAIL** has been used construction in this custom 3-2-2 brick with gourmet kitchen, custom cabinets, living area with fireplace, deco. lighting through out, master suite with jetted tub, sep over sized shower, split BRs share the second bath. Enjoy your beautifully landscaped yard, sit on the deck while the kids play and splash in the above ground pool. All on approx. 1.833 acres just minutes for two lakes, shopping and schools. **\$189,900**

#1741: **DIAMOND IN THE ROUGH**, this 3-1 frame with drive-through carport just needs your TLC to turn it into your country home with all the conveniences of town. Large trees shade the yard, a small barn for storage, approx. 2 acres to run and play on, all just minutes from Shopping, Lake Fork, Schools, and much more. **Worth a look at only \$57,500 MLS#11594110**

#1742: **WANTING ROOM FOR A GARDEN**, looking for a quite place in the country, enjoy sitting in the shade and watching the birds, or fishing in a private lake, this well maintained 3-2 double wide with front deck, covered back porch and large storage building has just what you are looking for, and the **price is right at \$63,000 MLS#11594187**

LAND

#768: **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**

#1607: **APPROX. 13.19 ACRES**, loaded with trees and wildlife, great retreat, **only \$3,000 per acre. Hunters, this will not last long.**

#1623: **OWN A PIECE OF THE TEXAS HILL COUNTRY**, approximately 10 acres of Hill Country beauty in Fall Creek Estates located between Austin and Marble Falls , **priced to sell at \$139,900 MLS #11416109**

#1648: **NEED A PLACE IN THE COUNTRY** w/lg trees, some pasture & OK for single or double-wide mobile homes. This 6+ acres is what you're looking for & **at \$37,500 It will go fast.**

#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 building that could be finished into a small cabin, **\$50,000 MLS #11293077**

#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. **REDUCED - \$37,543 MLS# 11336710**

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

#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.**

#1718: **APPROX. 7 ACRES** north of Lone Oak on F.M. 2649, trees, some pasture and waiting for your plans, site built or double wide mobile. **\$35,000**

#1725: **NORTH OF EMORY OFF FM 275** on PVT Road 7370 is approx 14.9 acres has access to utilities, & is a great place for a weekend get-a-way, retirement or out of the way place in the country. Trees, Pond & lots of Wildlife. Check this one in time for Hunting. **\$3,000.00 per acre.**

#1728: **SEVERAL SMALL ACREAGE TRACTS** ranging from 4 plus acres to 11 plus acres with frontage on F.M. 515 or RSCR 3190. Seller financed, some restrictions, get started now and enjoy the country life. **Call for more details.**

#1571: **LOOKING FOR A PLACE FOR YOU NEW DOUBLEWIDE** or site built home, this approx. 2.48 acre lot near Lake Tawakoni on RSCR 1475 could be yours for **\$12,500**

#1730: **NEAR LAKE TAWAKONI** in SunPoint sub. Lots 11 & 12. **\$6,000**

#1731: **JUST ON THE OUTSKIRTS OF EMORY** on FM 2795, approx. 5 ac tract has access to utilities & no restrictions, bring your horses or calves, build or move a MH in, **only \$49,500.**

#1732: **COUNTRY FEEL IN THE CITY**, approx. 5 acres on Clark Drive in Emory, Trees, rolling landscape, possible terms, only **\$50,000.00 MLS # 11547388**

#1733: **NEED A PLACE TO RUN SOME HORSES OR COWS**, want a place for your Business on a High traffic highway , this approx. 95 acres east of Emory on F.M. 515 fits the bill. Possible Seller financing available. **CALL FOR MORE INFORMATION.**

#1736: **OWN SOME SABINE RIVER FRONTAGE** at the end of the road, Trees, wildlife, seclusion, utilities. A great place to get-a-way from it all, Hunt, Fish or just RELAX !!!! Approx. 67.8 acres, **only \$2,500.00 per acre.**

#1740: **APPROX. 3 ACRES**, pond, small barn ,cabin with septic, ok for mobile homes, and **priced to sell at \$22,500.**

#1743: **NEED A LOT IN TOWN WITH ACCESS** To city utilities to build your home on. This one is just down the street from the courthouse and not far from the post office and **priced to sell at \$10,000 MLS#11596741**

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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 - \$139,900 MLS#11348280**

#1473 - WITH FRONTAGE ON US HWY. 69 & Planters St, 1 block 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 apartment complex.**

#1534 - APPROX 2.5 ACRES IN A HIGH TRAFFIC LOCATION on FM 515 in Emory, priced to sell at **\$79,900.**

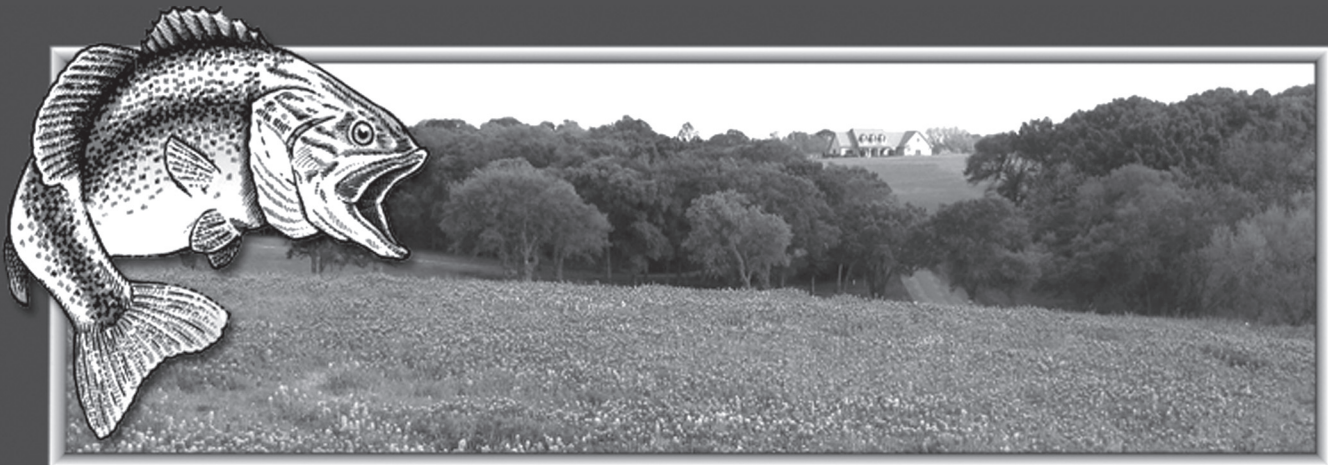
#1622 - GREAT MULTI-PURPOSE LOCATION for the 2BR/1BA home with carport, covered patio, barn and storage building. Located on high traffic FM 515 on the edge of Emory on approx 2.98 acres. This is a great location for your business and home. **\$139,000**

#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 - \$55,000 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**

#1723 - DOWNTOWN EMORY on the North East side of the Square is the place for your New Business, Retail or Office, one Building, Two Units. Use one and rent the other. **REDUCED - \$86,000.00 MLS#11500672**

NEW LISTING: #1626: LOCATED IN THE EMORY ECONOMIC DEVELOPMENT park with frontage on US 69 , this Building has everything you need for your business, office space, restrooms, over 4000 sq. ft. of warehouse, 3 overhead door, ground level loading. Bring your business plan and let's go to work. **Priced to sell at \$299,000; property also for lease. Call for details. MLS#11605484**



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