



JOE PRIEST

Real Estate

Serving You With Success

SPECIALIZING IN RECREATION AND GAME PROPERTIES

LARGE FARMS AND RANCHES

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2 ACRE EXCELLENT HOMESITE
— \$60,000 —

Combine/Crandall ISD, restricted
area, only 4 homes in the Addition.

8.7 ACRES - SEAGOVILLE
\$350,000

5,000 SF shop. Homesite.

***** HOMES & ACREAGE *****

1,700 ACRES - FRANKLIN COUNTY – Cow and hunting ranch. Excellent grass and water, cattle pens, barns, apartment, new oil well of which owner's interest will convey. **\$2,500/ac.**

400 ACRE CATTLE RANCH - LAMAR COUNTY – FM road frontage, nice home, cattle pens, fenced and cross fenced. **\$2,500/ac.**

5 PARCELS NEAR EMORY - RAINS COUNTY – Lake Fork. From 50 to 170 acres. **\$3,500/ac.**

44 ACRES – Scattered huge oaks, nice new 3/2 rock and brick home, 1,500 SF barn, lake. SE Oklahoma. **\$375,000**

400 ACRES – Very close in Kaufman. Good frontage on state highway. **\$800,000**

138 ACRES - WOOD COUNTY, TEXAS – Like new home, barns, 2 sets of cattle pens, deep well, water to each pasture plus tanks, mesh wire fences, city water also, paved road, paddocks, alleys for easy cattle work, carries 200 cattle plus hunting.

30 ACRES – City water, small home, 4 barns, 2 small lakes. Fronts FM road. **REDUCED! \$200,000**

EXCLUSIVE 2 ACRES - COMBINE – Water meter in place. Crandall ISD. New home only.

274 ACRES – Deep, sandy soil. Kaufman County ranch 35 miles from Dallas Courthouse. 4 lakes w/fresh clear water, water meter, electricity, huge good quality trees, game galore - deer, hogs, ducks. Beautiful home sites, very secluded, but easy access. Perfect for high fence game farm, family home retreat, corporate retreat, horse farm, cattle and exotic ranch. All for **\$3,750/ac.**

406 GLENN, SEAGOVILLE – Fixer-upper, big lot. **YOU MAKE OFFER!**

165 ACRES – Road on 3 sides. Kaufman County. Water to site. **\$6,500/ac.**

56 ACRE DREAM SITE – Lush coastal, deep sandy soil, huge oak trees, secluded on good county road. Kaufman County. **\$8,500/ac.**

163 ACRES – Kaufman County. FM frontage. 2 story Victorian home. Right for developer. **\$1,350,000**

CRANDALL JEWEL – 3/3/2 on 2 acres. **\$225,000**

70 ACRES – Kaufman road on 2 sides. Small lake, trees galore, cattle pen and barn. **\$6,000/ac.**

190 ACRES IN NAVARRO COUNTY – Excellent cattle pastures. **REDUCED TO \$2,500/ac.**

80 ACRES & 65 ACRES PRIME DEVELOPMENT SITES – Dallas & Dallas County. Utilities are close to sites.

37 ACRES NEW IN DALLAS – All utilities ready for homesites. **\$450,000**

2,600 ACRES – Crop land, corn & wheat. **\$1,650/ac.**

100 ACRES – On Abner Rd., Kaufman Co. **\$3,250/ac.**

1,400 ACRE – Mountain fishing ranch. Oklahoma. **REDUCED TO \$750/ac.**

57 ACRES and NEW HOME! New barn, mesh wire fences. **\$395,000**

210 ACRES – South of I-20, east of Marshall, TX. Excellent grass, some pine, cabin, game. **\$3,000/ac.**

1.9 ACRES – Crandall ISD. DW OK. **\$31,500**

108 ACRES, SCURRY – Heavily wooded and secluded, but close to Dallas. Don't miss out. **\$6,250/ac..**

46 ACRES – Nice coastal meadow w/several big pecan trees and pond. Water line, paved frontage, excellent homesite. Scurry ISD. **\$8,500/ac.**

64 ACRES, KAUFMAN COUNTY – 80% coastal meadow, sandy soil, across the street from golf course, great for development. **\$5,750/ac.**

CRANDALL ISD - HOMESITES – 10 acres. **\$5,700/ac.**

***** COMMERCIAL *****

1,000 SF SHOP & OFFICE – Balcony storage, big doors, Seagoville. **\$135,000**

GOOD MOM AND POP BUSINESS – Good cash flow, complete equipment inventory and accounts. You will like it!

2.5 ACRE MFG CENTER – 23,000 SF building. **REDUCED TO \$300,000**

6,000 SF CEMENT BLOCK, EXCELLENT BUILDING – With 1,200 SF office w/H&A. 3/4 acre. All surfaced, all security fence. **\$550,000**

19.9 ACRES – Kaufman commercial, fronts on 175. Has water and sewer. **Offered at \$165,000**

3.3 ACRES – The nicest corner between Dallas and Athens. **\$5.50 per SF**

2.124 ACRES – Zoned local retail. Fronts 175. **\$2.50/per SF.**

17.5 ACRES – Fronts 175, Seagoville Rd. and City St. **\$1.35/per SF.**

3.3 ACRES – Fronts on I-20. **\$165,000**

12,000 SF BUILDING ON 1.2 ACRES – Lot all concrete & security fenced. All heat, some air. Zoned commercial. Ready to go at **\$300,000**

6,000 SF OFFICE WAREHOUSE – 1.2 acres of land. **\$525,000**

1 ACRE COMMERCIAL – Hwy. 175, Kaufman. **\$72,000**