

The Fairfield Recorder Classifieds

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FEATURE PROPERTIES: #30
Fairfield-4/3/3 CP, 2 story, Mueller Steel Home on 4 + acres (additional acreage available), 2 living areas, built in 2006, 2,600 sq. ft., minutes from town, minimal maintenance. Wrought iron balconies and window planter boxes, huge covered back porch, French doors, lots of windows, open floor plan, large, well appointed rooms with delightful and thoughtful architectural accents, double insulation package. Steel shell is insulated, as well as interior. New Puro High Efficiency Air Conditioning Systems and energy star appliances, extra insulation, energy efficient windows tilt in for ease of cleaning, ceramic tile counters and floors, wood laminate flooring upstairs, abundant cabinetry throughout home, upgrade lighting packages, wired for stereo music, each room individually controlled, ceramic tiled bathroom showers & tub enclosures, upgraded plumbing fixtures & hardware. Central Heat & Air Units: Bryant 4 ton unit downstairs, 2 ton unit upstairs. Units installed by Wortham Heating & Air Conditioning, 10 year parts and labor warranty expires 10-17-2015. Too many extras to list. Pleasant surprises await in every area of this one of a kind home. From Fairfield, Hwy 84 to FM 488 (towards Fairfield Lake State Park). When FM 488 & FM 2570 split, stay to the right on FM 2570. Go approximately 2.5 miles, house on left, 343 FM 2570. Reduced! \$255,000



RESIDENTIAL

- #4 NEW! Teague-4/2.5/2 det., 2 story Brk., 2089 sq. ft. per FCAD.....\$95,000
- #7 REDUCED! Oakwood-3/2 Brk., +/-7.330 acres, upgrades.....\$110,000
- #21 Teague-3/2 Brk., +/- 1 acre, built in 1900s, 1400 sq. ft....\$74,500
- #31 SALE PENDING! Fairfield-3/2 1/2 Brk., 2 story, +/-1.5 acres, 2060 sq. ft....\$235,210
- #65 Fairfield-3/2/2 cp, 2510 sq.ft., built in 1963.....\$199,000
- #76 Streetman-3/2/1 cp, Dblwd., +/-2.5 acres, 40 x 60 shop.....\$99,000
- #77 Fairfield-3/2/1 Brk., gas log fireplace, 1222 sq.ft., 1978....\$79,000
- #80 SALE PENDING! Fairfield-3/2/2 Brk., Completed Construction! 1250 sq.ft....\$78,500
- #132 Fairfield-3/2/2 Brk., Completed Construction! 1250 sq.ft....\$78,500
- #85 NEW! Fairfield-3/2/1cp, Brk., 1248 sqft., built in 2008, corner lot \$109,000
- #87 NEW! Fairfield-3/2/1, 2007 Brk., +/-275 of an acre, 1296 sq. ft.,\$110,000
- #131 REDUCED! Wortham-3/3 1/2 Brk., w/bfp, built 1974, 3100 sq. ft....\$186,000

COUNTRY HOMES

- #5 Dew-3/3 br. 3 level, +/-2 acres (add. ac. avail.) 2008sq.ft....\$135,000
- #30 Reduced! Fairfield-4/3/3cp, steel, +/-4 ac., (add. ac. avail.)\$255,000
- #46 Reduced! Dew-3/4/2 Frm., cp,+/-4 acres, 2600 sq.ft.....\$229,000
- #63 SELLER MOTIVATED! 4/3/2cp, Austin Stone, +/- 2.88 acres...\$249,900
- #66 REDUCED! Fairfield-4/3 Manf., +/-15 ac., 2/2 guest brick...\$175,000
- #69 Streetman-3/3 1/2 br., +/-85.75 ac., 3700 sq.ft., barn.....\$86,250
- #71 Fairfield-3/3/2 br., built 2003, 2550 sq.ft. +/-186.75 ac...\$799,000
- #76 Streetman-3/2/1cp, Dblwd., +/-2.5 ac., 40 x 60 shop.....\$99,000
- #132 Mexia-4/3/1cp, Cedar, 150'x30' barn, +/-103.355 ac....\$395,000

LOTS/ACREAGE

- #18 Teague+/-10.61 acres all utilities on site, 190 FCR 980...\$45,000
- #34 Teague-3 Tracts, total of +/-25.1 acres, FCR 941.....\$5,500/acre
- #68 REDUCED! Butler/Pine Top Area +/-45.5 acres.....\$1,750/acre
- #72 Streetman +/-85 acres, fenced, cross fenced, ponds...\$5250/acre
- #73 Fairfield +/-15.01 wooded acres, hunting or homestead..\$2500/acre
- #74 Fairfield +/-53 acres, hunter's paradise, camp house...\$2,200/acre
- #79 Streetman-3/2 manf., +/-21.7 acres, 1216 sq.ft., 1638 FM 80. \$135,000
- #90-RC Lake +/-1 acre, waterview lot in Rustling Oaks Addn....\$30,000
- #102 Centerville +/-137.51, utilities on site, sm. lake, creek...\$695,000

LAKE PROPERTY

- #38 RC Lake +/-2.725 acres, 2 lots in The Wilderness.....\$28,000 Total
- #43 RC Lake-6 Cleared Lots, Southern Oaks, great home site....\$28,000
- #78 RC Lake-Southern Oaks-#2 Pine Lane, +/-292 of an acre.....\$6,000
- #103 Mildred ISD- +/-1.73 acres, large lot near RC Lake.....\$28,000
- #104 Mildred ISD- +/-1.55 acres, large lot near RC Lake.....\$28,000
- #124 Lake Mexia +/-1.9 acres, waterfront lots, building site.....\$79,500

COMMERCIAL PROPERTY

- #83 RC Lake-Commercial Bar/Restaurant, +/-5 of an acres.....\$260,000
- #86 REDUCED! Fairfield +/-93 of an acre, great location, elec. on site.....\$99,000
- #101 Bremond-Income Producing! 14 RV hook-ups, +/-1 ac.....299,000

Check out our website at www.RachelAndersonRealEstate.com

or pick up a flyer at one of these convenient Fairfield Locations for a complete list of R.A.R.E. listings: Ponte's, Rob's Drive-In, The Donut Palace, Fairfield Chamber of Commerce or Our Fairfield Office located at 105 S. Mount Street.

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The Fairfield Recorder

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HUNTER'S PARADISE 52 wooded acres, Oakwood, Texas. \$2150/acre. No owner finance. Under market. 936-852-3505.

NEED A HOME NOW? 3Bdrm/2Ba home on a little over 4 acres with cozy fireplace, carport and front and back porches great for the summer located in Kerens. Call Fairfield Homes & Land, 903-389-9117. RI#33649

FOR SALE 14x68 2Bdrm/2Ba mobile home on 2 large lots. Owner finance available. Call for more info. 903-388-0051 or 903-322-2756.

FOR SALE BY OWNER In Wildwood, nice 2Bdrm/2Ba SW Solitaire on 2.72 acres, 2x6 walls, 12x24 porch covered w/metal roof, nice pond stocked w/fish and completely fenced w/electric gate. Call 903-388-5361.

LAND FOR SALE 95 acres off FM 80 & CR 1060 between Streetman & Kirvin. Improved pasture, 4 stock ponds, heavy infrastructure. \$3,250/acre. Call 214-499-0503.

ALMOST HALF-ACRE LOT with trailer home and an unfinished house. Call 903-389-2640.

FOR SALE: 3 Bedroom - 2 Bath Very Clean Double Wide on wooded lot in Fairfield. \$0 down WAC. 903-872-9899 days. 254-681-3995 weekends & evenings. Also two 1.4 ac lots in Mildred ISD. RBI34293

3BDRM/2BA BRICK HOME Thousand Oaks, extra large lot. \$159,000. 903-388-6086.

44.6 ACRES Between Teague & Kirvin on CR 961. For sale by owner. 254-739-2620.

GOTCHA!!

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FRIESTONE COUNTY TITLE COMPANY

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Manager

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HOMES

NEW LIST Childs/Northwood
Addition: 3/3/2 nice brick home with extra vacant lot. Home offers many amenities including split owner bedroom, kitchen with eating area, enclosed patio area for more living space, ceramic tile flooring in kitchen, matching storage building. \$165,000 #146

NEW LIST: Willow Creek on 1.04 acres: 3 bedroom 2 bath 2 car garage custom home with ceramic tile/wood laminate/carpet flooring, wood burning fireplace, custom kitchen cabinets/bay windows, tray ceilings & more \$161,500 #145

NEW LIST NORTHWOOD: Custom brick home with limestone accent, 3 bedroom/2.5bath/3-car; Granite counters, tile backsplash, stainless steel appliances, built-in desk/work area in kitchen, gas log fireplace, ceramic tile/carpet/wood laminate flooring. Formal dining, Corner lot. \$233,500 #143

Fairfield: 4 bedroom/3 bath/2 car garage; updates include granite counters, custom cabinets, remodeled baths, 2 much to list!!! \$182,500 #139

Beautiful Custom Home, 3/2/2 WBFP, city limits. Built in 2005, this well thought-out home features an open living/dining/kitchen area as hub of activity. Kitchen includes stainless appliances, custom cabinetry, island w/ storage, & task lighting. Master bedroom suite is roomy enough for a sitting area & offers 2 closets. Other features include granite & solid surface counters, ceramic tile & carpet, custom shutters, tall ceilings, covered porch, concrete street, underground utilities. Adjoining lots available. \$228,000 #137

DRASTIC REDUCTION: Walnut Creek Drive 4 or 3 bedroom/3 bath home. This 2 level home has space!!! Large kitchen w/island, formal dining, breakfast area fireplace, large lot, WAS \$266,000 NOW \$225,000 #127

New List: McDonald St. 2/2/1 brick, carport, fenced back yard, covered front porch, tile carpet and laminate flooring, utility room, nice home, \$87,500 #141

HOMES ON ACREAGE

Home on +/- 10 acs: 4 bedroom/2 bath WBFP, Double Wide MH west of town. New A/C & dishwasher, formal living/dining, den are all open and roomy. Land has many mature trees, barbed wire fencing. \$99,900 #140

4/2.5/2, on 8 acres in Wildwood. This brick, 2 story home features a wood burning FP, roomy kitchen & dining spaces, covered back porch, above ground pool, hot tub, fenced dog yard, stock pond, 40 x 60 shop on slab. Just minutes from town. \$215,000 #135

FOR HORSES: Ranch Style on 5 acres: 2 bedroom 1.5 bath, 2 car garage, in beautiful country setting. 26x22 horse barn (2 stalls), fenced horse area, electric, slick wire fence, many recent improvements including roof, AC units, interior painting, hot water heaters; 24x24 workshop, 12x20 detached storage bldg/office \$142,500 #136

MOTIVATED SELLER: Westwood Addition, 4/2/2 DW with carport on +/- 3.2 acres, WBFP, open kitchen/living/dining concept. Pool with deck, shop on slab with roll up door, shade trees, close to town. \$124,900 REDUCED \$119,500 #130

2/2 ON +/-10 ACRES. Storybook setting, great home for weekend or small family. Fireplace, pine wood floors, ceramic tile kitchen counters, claw foot bathtub, metal roof, above ground pool, deep water well, & a small barn w/ concrete floor, electricity, heavily wooded, wildlife exempt. Charming country setting. REDUCED!! \$174,500 #114

NEW list: Ranch Style on 5.148 acres: 3 bedroom/2bath, rustic faÇade with cedar siding and rock. Open concept with ceramic tile floors in den/dining/kitchen; Split bedrooms, cathedral ceiling in living, wired for surround sound; 30 x 40 Athens Steel bldg/workshop; 20 x 24 carport, great country place just outside of town for horses or 4H project. \$220,000 #142

ACREAGE

FM Hwy 3285 near state park. Ready for your dream home. Approx 4.54 acres. Surveyed, electric, water meter, paved road frontage. Oak trees. #564

Build here: 4.45 acres. Surveyed, electric, water meter on-site, wildlife, mature trees & paved road frontage only minutes from Fairfield. Nice and scenic!!! #565

+/-45 acres approximately 12 miles south of Athens, TX on County Road 1119, mostly wooded, spring fed creek, deer, hogs other wildlife, golf course nearby, electricity nearby, no community water available. Great for home or weekend get-a-way. WAS \$3250/ac REDUCED NOW \$2950/ac #566

Stewards Mill area, +/-93 acres, improved pasture, pond, water and electricity, wildlife on black top road \$3250/acre #563

+/-164.5 acres approx 3 miles North of Fairfield, mostly wooded, wildlife, pond, good recreation/hunting property. \$1875/ac #562

+/- 60 acres approx. 12 miles NE of Fairfield on FM 488. Wildlife, pasture, mature trees, woods, paved frontage \$3200/acre #557

New CITY subdivision: Lots now available for new homes in the Fairfield city limits. This restricted subdivision features a concrete street with curbs and a cul-de-sac. Build your plan or choose from the builder's selection. Buy now to get the lot of your choice. Located off FM 488 (right on Talford then left on Virginia Street). #551

+/- 129 ac. On FCR 601. Will DIVIDE minimum 30 acres, water meter, electricity available, mostly wooded, fenced, wildlife, 2500+ feet of road frontage, pond. Reduced!!!! \$2750/acre #550

+/- 80 acres on FM 416, near Richland Chambers. Ideal recreation/hunting tract. 70% wooded w/ large mature oaks, native pasture lake site, deer and hog. Water & electric available. \$2750/acre #549

COMMERCIAL

+/- 19 ac. with 1400+ feet of I-45 Frontage borders north side of Loves Country Store at IH45 & State Hwy 27 Truck Stop. #411

4.359 acres: with SH 27 frontage & access to I-45 West frontage road. #412

+44 acres with Hwy 84 and county road frontage. Near I-45. Coastal Bermuda grasses.

On Square: Approximately .453 acre, corner lot downtown Fairfield. Property is cleared and ready for new construction. Call for more details today! #409

Kirvin: Vacant 30x50 metal building with 15x50 covered porch, on +/- 2 acres; Used as a restaurant for a short period, Septic System, adjacent land can be leased for additional parking if needed. This property is an excellent site for an office or it could be converted to a residence. \$110,000 #420

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NEW LISTING: 54.98 ac. with view of Richland Chambers Lake. Wooded, spring fed creek, cove off Richland Chambers will back up on property. Wildlife. \$2,975 per acre.

MOTIVATED SELLER: Spacious brick home, 2B-3B, office or 3rd BR, garage, lg util. rm. w/sink, WBFP, lots of storage, lovely yard, large covered back porch, carpet flooring, util. rm., pantry, garage storage. \$210,900.

RESIDENTIAL/COMMERCIAL: Located on Hwy 75. 2B-1B, approx 1500 sq.ft., lg workroom, util. rm, fenced yard. \$99,000.

LARGE COUNTRY HOME ON 1.99 ACRES: 3 bedrooms, 2 baths, 2 car garage, tile floors, granite counter tops, crown molding. \$280,000.

HOME ON 33 ACRES (+/-): Lg. Home, metal barn/workshop, pole barn, creek sm. pond, pasture, woods, new fencing, carport w/storage rm. \$215,000. **** PRICE REDUCED****

COMMERCIAL BLDG: Approx. 3000 sq.ft. Great visibility in high traffic area at the intersection of FM 488 & Main St. Drive-thru window, office spaces, lots of storage area, lg. open front area ideal for retail. \$99,000.

FRAME HM ON N BATEMAN: 3B-2B, corner lot, hardwood flr. \$34,500.

TOWNHOUSE: 2B-2B brick located in Golden Condo Development. \$84,000.

TEAGUE: Spacious older home near park and elem. school. 3B-2B, carport, formal LR & DR, den, lg. Metal garage w/shop. \$125,000.

TEAGUE: Commercial Lot on Hwy 84 next to Subway. Approx. .814 acre with excellent visibility. Lot is cleared & city util. avail. \$34,500

APPROX. 8 ACRES: Wooded, near Kirvin on FM 27. \$27,500..

MEXIA: Approx. 6 acres on Hwy 84, mostly wooded. \$30,000. Commercial potential. \$30,000.

MEXIA: Approx. 2 acres, frontage on co. road & Hwy 84, nice homesites on county road. \$15,000.

HOME ON APPROX. 1 ACRE: Fairfield city limits, commercial potential. Approx. 180' frontage on FM 488, 3 city water meters & sewer connections. \$40,000.

MEXIA: 182.88 ac (+/-) with approx. 3865 ft. frontage on FM 1365 & approx 1651ft. frontage on Hinchliffe Rd., creek, pond, trees. \$2,950 per ac. Owner will divide. 5 acre tracts available on Hinchliffe Rd. \$35,000 each.

Oak Tree Realty

316 W. Hwy 84
Fairfield, Texas

903-389-5263

Deb Manahan 903-389-6526(Home) 903-879-2441(cell)
Corey Hale 903-879-5168
Bodie Emmons 254-717-4174



Price Reduced on this 3B/2B brick home with detached garage in Oak Forest. This home is in a great neighborhood with a large fenced back yard for the kids & dogs to play in. Call today for an appt. # 1230

HOMES

Handy Man's Delight: The old Kirgan house on Bradley sits on 1 acre lot. Great potential. #520

Edge of Town: 3/1.5/1 Freshly painted, appliances, fenced backyard. \$84,900. #1385B.

3 B/1.5 Bath: Brick home with game room and large back yard. \$740

3B/2B: Frame home with large open living area. Lots of extras like fenced backyard w/storage bldg., and greenhouse #1930 \$82,500.

NEW LISTING: Remodeled 3B/2B Frame home located in Dew on hard

Price Reduced: 2B/2Ba brick home in Oak Forest. Detached 2-car garage, big fenced yard. \$155,000. #1230.

New Listing: Motivated Seller on the 3B2B Brick home in Wildwood. Corner Lot with lots of trees. # 1482

HOMES ON ACREAGE

5B/2B Brick Home: With fenced yard, large covered patio and above ground swimming pool. This home sits on 8 acres with beautiful oak and pine trees, a barn and new goat fencing. Call for an appointment today. #865

M.H. on 4 acres: With large metal horse barn. Call for appt. #818

LAND

903-389-LAND