"The Fisherman's Guide, News You Can Use" B Section March, 2015 Page 1-B

~Since 1984 ~ SARTIN MARINE ~Since 1984 ~



Let us put you on the water in a super new Legend, Bullet, Sweetwater,

Xpress, Veranda or a quality used boat!

"Why Buy Used? When You Can Buy New!"



CERTIFIED MECHANICSSERVICE ON ALL MAKES & MODELS

AUTHORIZED SALES * SERVICE * PARTS & ACCESSORIES AUTHORIZED DEALER FOR: LOWRANCE * HUMMINGBIRD MOTORGUIDE * MINNKOTA

290 FM 1567 West 8 Miles South of Sulphur Springs off Hwy. 154



AUTHORIZED
DEALER
Sales &
Installation
Getting In & Out of
your boat

made EASY!!!

Easy Step System

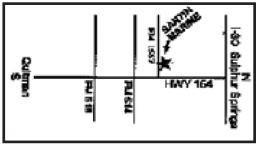
OPEN: TUES. - SAT.



Sales * Service Installation

With Power-Pole you can stop your boat swiftly and silently with the touch of a button and keep your boat securely in place, even in heavy wind and current.

www.sartinmarine.com
FINANCING AVAILABLE Call Billy For a Test Ride
Ask About Our Service Specials





903-383-7726
Toll Free

Toll Free 866-920-8331

RV Refrigerator Cooling Units

Remanufactured
Cooling Units
Buy At Dealer
Cost!!

\$595
2 Year Warranty



RVRN MEMBER 903-765-1128



Strollin' With Stroman



By Dean Stroman

With the arrival of March most big bass have migrated to shallow water. The time to catch Mrs. Big is now. Some days you can just let down your trolling motor at the boat ramp and start fishing with just about anything you select from your tackle box and catch some wall-hangers. You can fish the same area the next day and not get a bite. That is spring-time bass fishing. Different areas will be hot one day and completely shut off the next,. You wonder where the heck are the bass?

They are still there, but they have other things on their minds. They have either started their spawning ritual in the area you are fishing or a cold front has pushed them to deeper water. To consistently catch bass in March you must be mobile. Be ready to relocate fishing areas daily and cover a lot of water. When you connect with a big'un stay in the area and fish it thoroughly. Big bass are normally loners. However, there will

often be numbers of big bass in prime staging areas and spawning locations.

In early March start fishing the upper (shallow) end of the lake. As the month proceeds work your way toward the dam. Prime locations to look for will have deep water near shallow, and an abundance of structure such as wood or grass with contour lines running parallel to shallow water. Also, look for areas that are protected from prevailing winds. Most big bass will set up their core area in eight to fifteen feet of water near their selected spawning area and move to shallow edges or contour breaks to spawn.

Sometimes before spawning big females cruise shallow water to feed, looking for males on nests to select the right partner, but they will not stray far from deep water. Most big bass will select a nest site on the edge of break lines in four to six feet of water near cover, such as wood and grass. Some big bass (See Strollin.....

Continued on Next Page)

Land for Sale

Southern Hopkins
County Minutes
From Lake Fork
2 Acres to 13 Acres
(Restricted to
New Double Wide
or New Construction)
34 acres
105 acres
Owner Financing
Available

903-348-1052

If you would like

"The fisherman's Guide, News you Can use' Delivered to you. a friend, or relative's home for 1 year (12 Issues) For Only \$30, Send check or **Money Order** Name & Address to: THE FISHERMAN'S GUIDE, news you can 538 PR 5861 Yantis, TX., 75497

Fish Friendly

Strollin' With Stroman

will spawn in tree tops in the middle of the lake, but that is not common. Water must be shallow enough for sunlight to penetrate the nesting area. In areas that generally stay off-colored or muddy, big bass will spawn in very shallow water, one to three feet. In clear water they will spawn in four to eight feet.

When big female bass move to their nesting site to spawn, feeding is not on their mind. Once on the nest they are very hard to catch. The best time to catch a big female is before they make their move to spawn and after the spawn.

Concentrate your fishing time in staging areas in eight to fifteen feet of water on contour lines near spawning areas. When big females move up to spawn relocate your fishing to an area where they have not moved onto the nest. Sight fishing for nesting bass can be a lot of fun, but if you are after a trophy, stay on the breaklines. You will greatly increase your odds.

During spring months bass will bite a large variety of small and large lures. When covering a lot of water the chatter bait is hard to beat. When you plan to fish an area slowly and thoroughly, jigs with big plastic trailers, craws and Texas-rigged lizards are the best choices. The key is when you start catching, fish the area slowly.

To learn more about Fork's big bass hideouts and improve your fishing techniques whether you are a seasoned pro or just beginning, give me a call. You will learn more about Lake Fork in one trip than you will in several years on your own. Book now for Spring and Summer trips. 903-383-7214 (land line), 903-383-5083 (cell) or email at dstroman@people-scom.net.

Dean is sponsored by Gene Larew, Century 21 Lake Country, Easy Step Systems, Legend Boats, Mercury Marine, Moby Rods by Dave, and Lake Fork Marina & Motel.

Dean Stroman Guide Service

"Specializing in Instructional and Big Bass Techniques"



- Expert or Beginner Accommodations Arranged
- Day or Night Trips Pre Tournament Scouting
- Corporate or Group Trip Instructional Trips Call Dean Stroman at 903-383-7214 or e-mail: dstroman@peoplescom.net

"I guarantee every effort will be made for your successful fishing trip!"

Ask Me About My New Legend Boat & Visit Them At www.RidewithaLegend.com

If you would like MARINE. FISHERMAN'S CUIDE, NEWS YOU CAN USE" Delivered to You, a friend, or relative's home for 1 year (12 Issues) For Only \$30, Send check or **Money Order** Name & Address to: ART FISHERMAN'S GUIDE, news you can USE, 538 PR 5861 Yantis, TX., 75497

"Wish To Fish Foundation" 903-383-7748 Needs Your Help!!!

If you know a family that has a child that meets our criteria, just have them call us.

We'll take over from there!



"Every child deserves a chance to fish!" Children diagnosed or who have experienced a life-threatening illness or accident sometimes do not have that opportunity. Now through the "Wish to Fish Foundation" they can have that day in the sun with their family. Any family with a child between the ages 3 to 18 years of age that has been diagnosed or treated for a life-threatening illness or accident is invited to come fish Lake Fork for any species of fish at NO COST! Lodging, meals, and fishing are provided for. This allows the family to spend quality time together fishing without worries or expenses. The outing includes one night lodging, meals, refreshments, snacks, all on a 26' Tritoon Pontoon, (accompanied with a 9-1-1 chase boat for any emergency that may occur. All bait and fishing equipment provided. If you are, or know of a family that meets the above criteria, contact us! Help us spread the word, we are here for the children!

For Scheduling or More Info Contact: Don Hampton, Founder & Program Director visit our website: www.wishtofishfoundation.com

Game Warden Field Notes_

The following items are compiled from recent Texas Parks and Wildlife Department law enforcement reports.

The Duping Deer Dumper— A McCulloch County game warden received a call that a deer carcass had been dumped in the middle of a street in downtown Brady. A police officer removed the deer from the street and relayed to dispatch the name on the permit attached to the deer. Before the warden arrived, a by-stander reported that someone jumped out of a dark-colored sedan, removed the tag and drove off, leaving the deer at the curb. Using the name that was reported, the warden traced the deer to a local property owner who informed the warden that he had donated the deer. The following morning, the warden went to the suspects' place of employment. The individual admitted to dumping the deer and then returning later to remove the tag.

—Scared Fishless— Two Travis County game wardens were checking a known fishing area that has issues with trespassers. As the wardens approached the fishing tank, a male subject saw their truck, which he later said he thought was the landowner, and took off running into the wooded area. One of the wardens then requested assistance from a third Travis County game warden and K9 partner Ruger to track for the evading trespasser. Also deployed was a fourth Travis County warden who was positioned across the wooded area, which was the subject's most probable

path of escape. K9 Ruger tracked the male subject and assisted with flushing him out of the wooded area, where the game warden was in a position to observe the male cross the river and quickly take him into custody. The male subject told the wardens that he had placed his shirt along the river and hidden his fishing poles. Ruger was deployed for an article search and recovered the items. The subject was filed on for criminal trespass and fishing without a valid fishing license. Cases pending.

-Baited and Booked- A Cameron County game warden received notification of an individual offering protected fish and shrimp for sale. He made contact with the seller and arranged to buy some fish. The Cameron County sergeant met with the seller at a public park-ing lot and negotiated the buy of several spotted seatrout and a few bags of gulf shrimp for \$100. Shortly after the sale, the Cameron County game warden along with a warden from Hidalgo County were on scene and apprehended the subject. The following were seized: 29 spotted seatrout, of which 26 were undersized; 20 black drum; 28 gallon-size bags of gulf shrimp; and two gallon-size bags of squid. Multiple charges filed.

--Going Through a Rough Patch-- After a couple flipped their boat in a swift water section of the Colorado River, they borrowed a phone from some passing kayakers and called a Bastrop County game warden. Since the couple did not know where they

were, the warden had them text a dropped pin from the cell phone they were using. With the location sent, the warden located the young husband and wife. The warden and the man were able to drag the aluminum boat up to the bank and load it onto his state vehicle. He then took the couple back to their vehicle.

--Girl's Got a Gun-- A game warden in Angelina County was on patrol when he heard two shots fired. The warden soon found a suburban stopped in the road and a subject walking with a flashlight. Inside the suburban were two males, two females and a toddler. A second warden came to assist and received confirmation from each person that the male with the flashlight had shot a doe with a pistol belonging to one of the females. During the investigation, the warden also found that one of the females had an out-standing theft by check warrant from 1997. Cases pending.

--Trail of Clues- Two Tyler County game wardens received information that a felon with a firearm killed several deer. The wardens found an all-terrain vehicle trail in the woods behind the subject's residence and followed the trail onto another piece of property. There, they observed a corn pile and a feeder. The wardens then followed the trail to a game cleaning pole directly behind the subject's house, where they found a freshly cleaned carcass and a nearby cooler of meat. After a brief investi-gation, the resident said that the deer was his. The wardens also discovered

(Continued on Next Page)

SERVICE MARINE ON LAKE FORK

NOW IN THEIR 23RD YEAR OF BUSINESS STILL OFFERING "SERVICE" FIRST!

WE WILL FLOAT YOUR BOAT WITH "BIG SAVINGS"!
"BE READY FOR BIG FUN ON THE WATER!"



Certified Service Center Mercury, Yamaha, Nissan





Nissan



Sales * Installation
Easy Step System
100% American Made by Texans
Getting In & Out of your boat
made EASY!!!

• CAPACITY RATING 400 lbs.

Hwy. 515 @ 69 Junction

Emory, Texas * 903-473-3909



Sales * Service Installation

With Power-Pole you can stop your boat swiftly and silently with the touch of a button and keep your boat securely in place, even in heavy wind and current.

visit us online at: www.lakeforkservicemarine.com an eight-point buck head near an outbuilding that the subject claimed as well. The man could not produce a hunting license and was arrested for unlawful possession of a firearm by a felon, drug paraphernalia, possession of illegally taken whitetail deer, and given several warnings. Case pending.

—Locked (In) and Loaded— After a Gregg County game warden received a call about a suspicious gunshot and wounded buck, he arrived at the scene and received assistance from the landowner, rancher and neighbors to confirm whether or not the suspect was the landowner's former employee. When the warden located the subject, he confessed to shooting the deer from the roadway and leaving the wounded buck in the field after he saw the neighbor approaching and couldn't get the gate open. A firearm was seized and the following charges were filed: hunting deer from public roadway; discharging firearm from public roadway; failing to retrieve; untagged deer; and no hunter education certification. Charges and restitution pending.

--If It Looks Like a Duck...-- An Ange-lina County game warden received a call that a six-point buck had been dumped in a ditch. After receiving a vehicle description of the suspected violator and where he hunted, the warden went to check the area. There, he made contact with a subject who was holding a rifle and dressed in camouflage. The war-den asked to see the subject's hunting license, but the subject said he wasn't hunting--he was scouting. The subject was filed on for hunting without a license and no proof of



hunter educa-tion. Cases pending.

--Don't Tell Mom- Two wardens in Harris County responded to a call for assistance from the Harris County Sheriff's Office about a group of people trespassing with a bow and pellet gun on private property. When the wardens arrived on scene, they interviewed the subjects who said that they were

just taking the kids to target shoot. After searching the area, the wardens discovered a shotgun, additional pellet gun, rifle and ammo hidden amongst pine needles. The wardens also found a freshly killed sixpoint buck nearby. The suspects admitted to hunting without landowner consent and criminal trespassing. Cases pending.



ig). The cont he is the register in the 1970 pers.

10. All this cont he integrited in project, redgis in large.

10. The integrited will be registed. The control will be registed. The control will be registed. The control will be registed with a few registers will be responsible in register with the register of this.

11. But this strength is will be positived by a finite in the register of the few registers with the register of the few registers with the register of the few registers with the few r

et d'exemples veld explaire l'existerire des liques est par l'est l'exemple est des liques est de liques e

termor information or the information conjuding them Walls Decrements of Lake Perk shifteen well-the

Batry Application

Stage for of 140 must recompany mailed unity and must be protounled using health obligation feeling starting the starting starting feeling starting starting

THE COLLY

Lake Fork Waterfront Property Starting At \$19,900

ATTENTION: R.V. PADSITE RENTERS Don't rent -- OWN!

For the cost of renting/leasing you can <u>own</u> your own <u>deeded</u> (general warranty deed) lake property with the following amenities:





- * FINANCING AVAILABLE
- * Security gated
- * Clubhouse with restaurant
- * Central water & sewer systems
- * Swimming pool
- * Condos for your family & guests
- * Playground for the children
- * Playroom with pool table and foozeball
- * Miniature golf
- * Boat ramps on Lake Fork
- * Fishing piers on Lake Fork
- * Stocked interior fishing ponds
- * RV Campground with full hook-ups
- * His and Her showers
- * Laundromat

YOU CAN HAVE IT ALL FOR LESS OR ONLY PENNIES MORE THAN THE ANNUAL COST OF YOUR RENTED PAD.

Holiday Villages of Lake Fork Call: 903-878-7263

MUST SELL!! LAKE FORK!! Owner Financed. Call 903-878-7265

Now Accepting Reservations For Commercial & Vendor Spaces For May 14, 15, 16, 17, 2015 At The



May 15, 16, 17, 2015

Anglers from all over the nation will be converging on Lake Fork to fish this tournament! What better time to advertise & promote your products, merchandise, or company! Call Today: 903-383-7748 Email: fishnews@lakefork.net

Enjoy a Taste of Ireland for St. Patrick's Day

During the past more than one thousand years or so, St. Patrick's Day has gained notoriety not only for its religious meaning, but also for exuberant celebrations of Irish heritage and culture. From the "wearin' of the green to corned beef and cabbage dinners, everyone wants to get in on the fun of being Irish on St. Patrick's Day. To jump start your celebrations, serve up this delicious recipe for "Braised Lamb Shanks and Roasted Garlic Mashed Potatoes."

Braised Lamb Shanks With Roasted Garlic Mashed Potatoes



In celebration of St. Patrick's Day, serve your lamb shanks on warmed plates with mounds of roasted-garlic mashed potatoes. Enjoy!

Lamb Shanks

- 1/4 cup vegetable oil
- 4 tablespoons butter
- 4 lamb shanks
- 1 bay leaf
- 2 celery ribs, diced
- 2 small carrots, sliced
- 2 medium onions, sliced Salt and ground pepper, to taste
- 2 cloves garlic, crushed
- 1 teaspoon chopped rosemary
- 1 teaspoon chopped thyme
- 1 cup red wine
- 1 tablespoon tomato paste
- 6 cups brown stock 1/3 cup all-purpose flour

Roasted-garlic mashed potatoes

- 3 pounds all-purpose potatoes, peeled and quartered
- Salt and freshly ground black pepper
- 4 heads roasted garlic, peeled and mashed

- 2 ounces butter
- 1 cup milk
- 1 tablespoon chopped parsley

Lamb Shanks

- 1. Preheat oven to 400 F. 2. Heat oil and butter in a heavy-bottomed skillet.
- Sear the lamb shanks on all sides. Remove shanks and reserve the oil and butter.
- 3. Place shanks in a roasting pan with the bay leaf, celery, carrots and onion. Bake, in a preheated

oven, 20 minutes.

- 4. Reduce oven temperature to 350 F. Season lamb shanks with salt, pepper, garlic, rosemary and thyme.
- 5. Add red wine, tomato paste and stock to the lamb shanks. Return to oven, cover with a tightly fitting lid or aluminum foil. Braise until tender, approximately one hour.

- 6. Remove from oven. Lift the lamb shanks out of sauce and keep warm. 7. Skim any fat from the stock, strain through a
- fine-mesh strainer. 8. In a separate pot, mix the reserved oil and butter and flour. Add the strained braising stock, slowly whisking until a
- achieved.

 9. Return the lamb shanks to sauce and simmer, 15 minutes. Correct seasoning.

smooth consistency is

Roasted Garlic Mashed Potatoes

- 1. In a medium pot, cover potatoes with salted water. Bring to a boil, reduce to a simmer and cook until tender, about 20 minutes.
- 2. Drain and mash potatoes.
- 3. In a small sauce-pan, combine garlic, butter

and milk; bring to a boil.

4. Turn heat under potatoes to low, mash in garlic-and-milk mixture, stirring until a smooth paste is formed. Season with salt and pepper and serve with chopped parsley

If you would like "The Fisherman's Guide, News You Can Use" Delivered to you, a friend, or relative's home for 1 year (12 Issues) For Only \$30, Send check or **Money Order** Name & Address to: The Fisherman's Guide, **News You Can** Use, 538 PR 5861 Yantis, TX., 75497

Watkins Insurance GROUP DISCOUNTS UP TO 40% AUTO HOME ATV BOAT



800-460-5510

MINEOLA
HAWKINS
HOLLY LAKE
TYLER
LONGVIEW

903-569-5115 903-769-3167 903-769-5566 903-509-2468 903-297-6787



"Since 1949"

www.watkinsinsurancegroup.com





"Bassin' With
Bubba Guide
Services'
Individual * Group
Corporate
Instructional
& Beginner Trips
Welcome
NOW BOOKING!!!
The spawn on Lakes
Monticello and Welsh
LAKE FORK
903-383-7748
903-360-6994









fishnews@lakefork.net









Book For Your Lake Fork Trip Today!!! Lake Fork Is "The Big Bass Capital of Texas"





FISHERMANS INN 2933 West SH 154 Quitman, TX 75783 903-878-2137

Family Owned & Operated P.O. Box 653

www.lakeforkfishermansinn.com CABIN RENTALS • RV PARK

Bev's Fish Creations & Waterfowl Taxidermy

903-473-4529

Replicas~\$12 per inch **Ducks** ~ \$215

www.fishandwaterfowltaxidermv.com

Let Your Advertising Dollars Work For You, **Instead Of You Working** For Your Advertising Dollars... **Advertise Your Business In** "The Fisherman's Guide News" Lake Fork's Lines To Get Hooked On! Call Don 903-383-7748 or email:

fishnews@lakefork.net



Off Duty Firefighter

3alarmwashing@gmail.com

MEXICAN RESTAURANT 607 S. Main • Quitman, TX., 903-763-5020 Daily Lunch Specials • Call In Orders Welcome

Open: Mon.-Wed. 11 am - 8:30 pm Thurs. - Sat. 11 am - 9 pm ~ Sun. 11 am - 8 pm



ake Fork Bassin' With Bubba Guide Services" Individual * Group *Corporate Instructional & Beginner Trips

Lodging & Accommodations Available Upon Request Equipment, Rod n' Reels, Baits Furnished 903-383-7748 or 903-360-6994 e-mail: fishnews@lakefork.net

Lake Fork Tournament Schedule Mar. thru May





March

Mar. 7 ~ Bud Light Trail **Pope's Landing** Mar. 8 ~ JC Outdoors Individual **Minnow Bucket**

Mar. 14 ~ JC Outdoors Individual **Minnow Bucket**

> Mar. 21 ~ Media Teams **Minnow Bucket**

Mar. 21 ~ Tex. Trails Bassmasters Oak Ridge Marina

Mar. 22 ~ Ford Mega Bass Lake Fork Marina



April



Minnow Bucket







May

May 2 ~ Bud Light Trail **Pope's Landing** May 2 ~ JC Outdoors Teams Minnow Bucket May 9 ~ Media Teams **Minnow Bucket** May 15, 16, 17 Legend of Lake Fork Big Bass Lake Fork Marina May 24 ~ JC Outdoors Individual

Minnow Bucket







308 E. Coke Rd. Winnsboro, TX

24 hour Service Credit Terms Available

Monte Coleman's **DISCOUNT BAIL BONDS**

Quitman, Texas * 407 Stephens Right Across From Wood County Jail Fast & Honest Service

(903) 763-4844

eto East Texas Optical

2476 West State Highway 154 Quitman 800-442-8266 903-878-2451

Buy ONE pair of eyeglasses - Get 2nd pair 1/2 OFF

Buy TWO pair of eyeglasses - Get 3rd pair FREE

JORDANS COFFEE CREEK MARINA



LAKE FORK, TEXAS 903-383-3408

Water Front

RV Sites and Campgrounds 5409 FM 2966 • Yantis, TX 75497

Albert and Deborah Jordan-owners



Paul Bacon

Physical Therapist

903 E. Lennon St., Stc. 101 Emory, TX 75440

(903) 474-9436 fax (903) 473-3170

Let Your Advertising Dollars Work For You, **Instead Of You Working** For Your Advertising Dollars... **Advertise Your Business In**

"The Fisherman's Guide News" Lake Fork's Lines To Get Hooked On!

Call Don 903-383-7748 or email: fishnews@lakefork.net

CLASSIFIEDS

\$106 PER MO. BUYS LAND for RV, Mobile Home or House; Pool; Pier; Ramp; Gated Entry. \$690 Down. together. \$3,000. Call 903-878-7265.

GOLF CARTS FOR 736-5101. SALE: Several available - Carts To Go -214-673-1313.

HOUSE OR PET SITTER: Excellent references upon request - Call 512-762--8662.



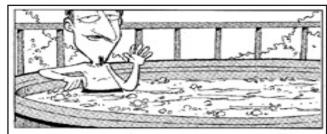
The ancient Egyptians slept on pillows made of



For Sale: HDS 5 and HDS **10.** Lowrance electronics, GPS with down and side scan. Includes brackets, wiring and control box to link 903-473-2459 or 940-



lished the nation's highest military title, General of the Armies of the United States first commander of the Army but he nover received it. It was awarded posthumously a special act of Congress



Jacuzzi, who is credited with inventing and marketing the first integrated whirlpool bath in 1968, came from a family of inventors who are credited with inven-tions in both aviation and agriculture, including an agricultural pump.

24 hour Service Credit Terms Available

Monte Coleman's **DISCOUNT BAIL BONDS**

Quitman, Texas * 407 Stephens **Right Across From Wood County Jail** Fast & Honest Service

(903) 763-4844







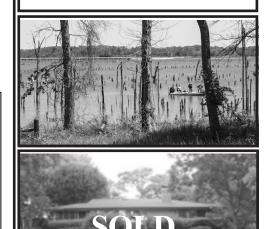
Call **Roger Stroman** 903-850-7215

Professional values, real estate solutions.

Each office independently owned and operated

www.lakeforkrealestate.com

Your Property Could Be Here



Your Property Here..Give Me a Call!!!

17 unrestricted waterfront acres on Lake Fork, adjacent to Lake Fork Golf Club, endless possibilities \$349,000

Beautifully maintained waterfront home boasts plenty of room for entertaining. \$260,000 mls# 10035970

"Wish To Fish Foundation" 903-383-7748

Needs Your Help!!!

If you know a family that has a child that meets our criteria, just have them call us. We'll take over from there!



"Every child deserves a chance to fish!" Children diagnosed or who have experienced a life-threatening illness or accident sometimes do not have that opportunity. Now through the "Wish to Fish Foundation" they can have that day in the sun with their family. Any family with a child between the ages 3 to 18 years of age that has been diagnosed or treated for a life-threatening illness or accident is invited to come fish Lake Fork for any species of fish at NO COST! Lodging, meals, and fishing are provided for. This allows the family to spend quality time together fishing without worries or expenses. The outing includes one night lodging, meals, refreshments, snacks, all on a 26' Tritoon Pontoon, (accompanied with a 9-1-1 chase boat for any emergency that may occur. All bait and fishing equipment provided. If you are, or know of a family that meets the above criteria, contact us! Help us spread the word, we are here for the children!

For Scheduling or More Info Contact: Don Hampton, Founder & Program Director visit our website: www.wishtofishfoundation.com

JR SIMPSON

EMAIL: jr.simpson@century21.com Office: 800-254-7541 - Fax: 903-763-4487

www.c21lakecountryrealty.com



CUSTOM BUILT, HIGH QUAL-

ITY brick & stone home located in Lost Creek on Lake Fork, no HOA

fees, deed restrictions only with

private boat ramp 300 yards away

Hardwood floors, ceramic tile

knotty pine doors, hickory cabinets

stainless appliances, stone gas fire-

place, jacuzzi tub & Aspen walls &

ceilings. Huge garage for your bas

3-2-2 HIGH EFFICIENCY HOME

nas tons of foam insulation in ceil-

ing and walls & a copper metal

oof! New laminate wood floors

gas fireplace, wood blinds, stainless

steel appliances, granite counters,

tumbled marble walk-in shower in

master bath, Travertine tiles encase

tub in 2nd bathroom, back deck,

sprinkler system and a community

2 BEDROOM BRICK HOME ON

4 LOTS with plenty of room to

build a permanent residence ther

use this as a guest house, mother

in-law suite, or even a killer mar

cave. These 4 lots have leasebacl

and frontage on Lake Fork how

ever dredging would be necessary

for boat access. Home is absolutely

move in ready, fresh paint, flooring

GREAT CABIN ON 1 ACRE sit-

ing on a hill with view of Lake

Fork! Hardwood floors, one bed-

oom downstairs, two upstairs loft

pedrooms, wood burning stove

deep water well & no homeowners

association. This would be an ex

cellent vacation place, located just

minutes from boat ramp to Lake

Fork. Lots of deer and wildlife in

4 ACRES IN YANTIS on Hwy 154.

Property is partially fenced and has

all city utilities and sewer. There are

two workshop buildings in front

plus a barn and a corral in the back

of the property with an open pas

ture area. Just minutes from Lake Fork public boat ramp. This prop-

erty would give great highway ex

90x40 OFFICE BUILDING with

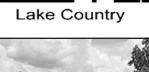
posure to any business.

this area, quiet and peaceful.

and a new aerobic septic system.

boat ramp to Lake Fork.

Lake Country



DUCED Yantis \$875,000

Yantis \$179,900

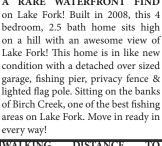
Quitman \$127,900

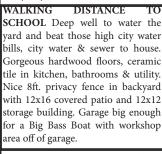
REDUCED

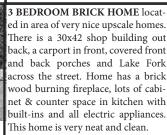
Yantis \$92,000



A RARE WATERFRONT FIND on Lake Fork! Built in 2008, this 4 bedroom, 2.5 bath home sits high on a hill with an awesome view of condition with a detached over sized areas on Lake Fork. Move in ready in







HOME IN GREAT LOCATION! This three bedroom home with attached carport and fenced backyard is in downtown Yantis. Let your kids walk to schools just across the street and with Lake Fork boat ramp just five minutes away you are close to your weekend fishing getaway. CALL REDUCED TODAY FOR MORE INFORMA-TION. Yantis \$62,500

COMMERCIAL PROPERTY ON HWY 515 between Emory & Lake Fork. This 4,400 sq ft. shop building has all the electric you need for shop equipment. There is 672 sq. ft. of office space with kitchen area. Gravel parking lot on 4.8 Acres. Possible owners financing with approved credit & 20% down.

Emory \$235,000 INCOME PRODUCING OPPORTUNITY ON LAKE FORK RV Park, 2 Homes & storage buildings. Park has all 24 RV spots leased

& room for at least 20-25 more RV sites to be developed. Includes 2 homes in like-new condition, one for owners to live in on ite with laminate wood floors, 3 bedrms, 2 bath, wbfp & a covered back orch overlooking the lake & the other for nightly rentals that will sleep 10+ people with a fantastic garage game room set-up! 2 deep water wells, private boat ramp & laundry room. Yantis \$675,000

REDUCED

Yantis \$269,000



to buyer!

YOU HAVE TO SEE THIS ONE

Located near Lake Fork and less than

5 minutes to boat ramp! Everything

is new, totally updated inside and out

this one is for sure move-in ready!

Great country setting with even bet-

ter country views. Sitting on 1 acre

fenced and cross fenced for pets with

plenty of room for a shop or any oth-

er out buildings you might need.









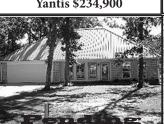
LOCATED IN HOLLY LAKE RANCH AREA - This 4 unit property is in a high traffic area, any business will get serious highway exposure. Property has great income potential. One unit is currently rented, 3 othrs are available. No restrictions or zoning. MOTIVATED SELLER with

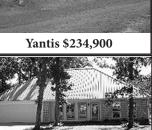
Hawkins \$199,000



LAKE FORK WATER FRONT & OFF-WATER LOTS FROM \$10,000 TO \$135,000 LAKE FORK AREA ACREAGE FROM \$36,000 TO \$165,000





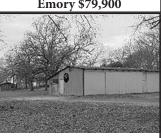




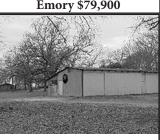
Yantis \$115,900



Emory \$79,900



Yantis \$59,900

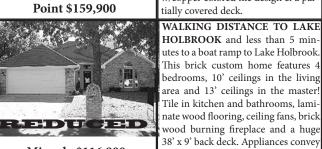




nice entry. Kitchen/break room with 3 offices and large work area Overhead door at rear and door at side. Two updated HVAC units commercial phone system in place. Plenty of parking plus a full acre of and to expand if needed.

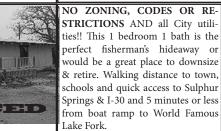
Winnsboro \$109,000

A GREAT FIND ON LAKE FORK Established RV park with a long waiting list for RV lots. There are currently 39 RV lots & 13-16 acres of leaseback to expand the RV park. 4 septic systems with room for 30 additional RV sites on current septic systems. Property includes a water well for RV park with a 35 gpm pump, 2011 manufactured home, a deep water boat ramp & a ass frass log guest house that is not yet completed inside. This is a rar opportunity & rare find on Lake Fork! Yantis \$549,900



Mineola \$116,900

Ouitman \$84,700



Yantis \$40,000

