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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.

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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.
Strollin’ With Stroman

By Dean Stroman

April is a great month to introduce beginner bass fishermen to the sport of catching instead of fishing. There will be bass spawning, pre-spawning and post spawning. Most will be in one to fifteen foot depth range and toward mid to end of April. Big older age class females will be cruising deep water sanctuary in the twenty to thirty-five foot depth range. The biggest problem is to figure out what stage bass are in the area you are fishing. Every creek drainage, north, south, east, west, main lake area, etc. will be in a different pattern and changing daily. Once you can figure out the pattern or stage bass are in, that is when the catching starts.
Strollin’ With Stroman

their deep water sanctuary right after spawning. They start ganging up off humps, ridges, and ledges, just cruising around looking for an easy meal.

With most bait fish population, barfish, bream, crappie, and shad still shallow, these big ones are hungry and aggressive. The problem is they are moving around and not staging in one area long. This is when the use of your location electronics, whether it be Lowrance or Humminbird, plays a major role in your success. Find these schools of roaming bass around deep water structure ledges, humps or ridges and you are into some of the best fishing of the year. Deep cranks and swim baits, umbrella rigs or A-rigs, whatever you call them, can be deadly on these deep bass. Once the bite stops, move on. These bass are constantly moving around. Some of the biggest catches of the year will be offshore on these deep water bass.

I still have some daytime openings and summer night trips still available. Book now, not many dates left.

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

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"Specializing in Instructional and Big Bass Techniques"

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or e-mail: dstroman@peoplescom.net

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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

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Game Warden Field Notes

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

--Drunk in Love-- While patrolling near the Trinity River in Walker County, the local game warden stopped a vehicle for failing to maintain a single lane of traffic. When the warden made contact with the driver, he showed signs of impairment. After performing poorly on the standard field sobriety test, the driver was arrested for driving while intoxicated. This was his second offense. Shortly after, the suspect’s wife arrived at the scene and stopped behind the warden’s patrol vehicle. She also displayed signs of impairment and did poorly on the standard field sobriety tests. She was subsequently arrested for driving while intoxicated, her first offense.

--A Shot in the Foot-- A Montgomery County game warden received a call regarding a hunter who accidently shot himself in the foot while loading a deer he had killed. During the investigation, it was found that the hunter did not possess a valid license and had tagged the deer with another hunter’s tag. Additionally, the buck was not legal, and the hunter had never taken a hunter education class. The buck was seized and donated; the hunter was issued three citations plus a warning, and restitution was assessed.

--Captain Confused-- Two Calhoun County game wardens made contact with a commercial oyster vessel while patrolling San Antonio Bay doing commercial oyster enforcement. The vessel’s captain said that he did not know he needed an oyster boat captain’s license to harvest oysters commercially. He was escorted to the docks and placed under arrest for taking oysters without an oyster boat captain’s license, a Class B misdemeanor. The oysters were sold to the highest bidder. Case pending.

--Don’t Mess With Texas... or Arkansas-- A Gregg County game warden responded to a Longview Animal Control call regarding a decaying doe hanging in a resident’s tree. When the warden located the deer, he also discovered an additional untagged doe behind the property and an untagged nine-point buck. Two of the four individuals interviewed claimed they harvested the two deer in Arkansas. One of the subjects confessed to taking a fourth deer in Texas, which was wasted and dumped in Arkansas. When questioned about the discrepancy between their harvest dates versus the date printed on their Arkansas hunting licenses, two of the subjects acknowledged hunting without a license. The warden then contacted an Arkansas Game and Fish Commission wildlife officers who advised that they were pursuing more than $2,500 in charges. They also said that two of the men face one year suspensions, while another would receive a lifetime hunting license suspension in Arkansas. Civil restitution and multiple charges were filed, including no hunting license; hunting during closed season; failure to keep game in edible condition; untagged deer; and no harvest log. Investigation is ongoing and cases pending.

--Wrong State of Mind-- A Bowie County game warden received a call from Arkansas Game and Fish officers in reference to a truck they had stopped that was traveling east on Interstate 30 from Texas. The vehicle contained 10 whitetail deer, a bobcat and a turkey breast that had all been harvested in Central Texas. It is illegal to transport a deer with bones from a chronic wasting disease state into the state of Arkansas. Since the wildlife officers in Arkansas were not entirely familiar with Texas laws, they requested the Bowie County warden to inspect the subject’s game for any Texas violations. The warden inspected the deer at the Arkansas Game and Fish district office and wrote several citations for tagging proof-of-sex violations. The state of Arkansas filed several cases for transporting deer with bone still attached, seized all of the animals and parts for their violations, and tested the deer for chronic wasting disease.

--A Loon on the Pontoon-- While on boat pa-(Continued on Next Page)
control in the Rio Grande near Chimney Park, the local game warden noticed a pontoon boat traveling eastbound. As he passed the boat, he immediately recognized one of the passengers as someone who had a felony and misdemeanor warrant pending in Cameron County. The warden stopped the pontoon, identifying himself as a state game warden. He then asked the passenger on the pontoon boat to board the patrol boat and advised him of two warrants for his arrest. The man was then transported to Cameron County Jail for warrants that included a felony charge of false financial statements and a misdemeanor charge of tampering with ID numbers.

--Escaping the Line of Fire-- A Harris County game warden was investigating poaching activity on the north side of the county, when he noticed a dim light and moved toward the source. He then saw a man aiming a rifle at him, quickly announced his presence and positioned himself out of the line of fire. The poacher fled on foot into the woods. Two wardens, a captain and Harris County sheriff deputies responded. While conducting a search of the area, the county K-9 officer located the poacher’s rifle and hunting gear hidden in the woods. Investigation is pending.

--The One That (Almost) Got Away-- A Karnes County game warden received a call from a ranch caretaker who found a truck on the property and witnessed a man with a gun run off into a bush. When the warden made contact with the suspected poacher, he stated that he knew the ranch owners but admitted that he did not have permission to be hunting there. The hunter informed the warden that he was hunting hogs but got scared when he saw the truck and ran. Because the owners did not want to file charges, no citation was issued for hunting without landowner consent. However, since the hunter did not have a valid Texas hunting license, a citation was issued for hunting without a license. The following day, the warden received a call from the landowner’s daughter, informing him that there was a gutted buck on the ranch. The suspected poacher was interviewed again and confessed that he had shot the deer but left it because he was afraid someone would catch him. Cases for hunting whitetail deer without a hunting license and waste of game are pending.

**Fish Friendly**

**2nd Annual Crappiefest Tournament**

**Saturday, April 11, 2015**

**Lake Fork**

**Fish from Boats, Bank or Docks**

**Tournament Hours—7:00 AM—1:00 PM**

**Must be in Weigh-In line by 1:30 PM @ THE MINNOW BUCKET PAVILION**

**INDIVIDUAL — BIG FISH TOURNAMENT**

$50 Per Person Entry Fee

C.A.T. Membership NOT required to participate

**$10,000 - Guaranteed Payout**

Top 10 Big Fish Payouts — First Place — $2,500 Bonus Payouts

$1,000 to the Top finishing C.A.T. Member

$2,000 “Monster Crappie” Bonus for 3 pound Crappie (if more than one 3 lb. crappie is caught the prize money will be split)

$250 for each crappie weighing closest to (without going over)

1.00, 1.25, 1.50 and 1.75 lbs.

Must be present to WIN—ONE FISH Weigh In

**Jr. Anglers (2 Divisions—ages 10 and under; 11-17)**

Are encouraged to participate (NO entry fee, Prizes only)

There are four ways to register:

- At a C.A.T. monthly meeting prior to the date of the tournament
- Mail in completed Entry Form
- At The MINNOW BUCKET PAVILION on April 10, 2015 between 5pm and 6pm and on the day of the tournament between 6am—7am
- NO ONLINE REGISTRATION FOR THIS TOURNOIAM

Please visit our Website: www.crappieanglersoftexas.com for membership and meeting information, tournament entry forms, and complete tournament rules.
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For the cost of renting/leasing you can own your own deeded (general warranty deed) lake property with the following amenities:

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* Condos for your family & guests
* Playground for the children
* Playroom with pool table and foozball
* Miniature golf
* Boat ramps on Lake Fork
* Fishing piers on Lake Fork
* Stocked interior fishing ponds
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* Laundromat

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

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Now Accepting Reservations For Commercial & Vendor Spaces For May 14, 15, 16, 17, 2015 At The 11th Annual LEGEND OF LAKE FORK BIG BASS TOURNAMENT 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!

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Rich Dessert Offers ‘Nut’-thin but Taste

It’s no secret that it takes a real nut to stand out in a crowd. Colorful and crunchy, with a smooth, unique taste that isn’t over-powering, the pecan makes its presence known all the same. Pecan lovers have known this for ages.

Believe it or not, the pecan is actually good for you – not just good tasting. Rich in protein, fiber and other nutrients, research has shown that they can help reduce the risk of heart attacks and heart disease. However, all too often, pecans only make to the kitchen for holidays or special occasions.

Never fear. April is National Pecan Month, but who needs a reason to enjoy something as decadent as “Chocolate Pecan Jack Daniel’s Cake” with “Jack Daniel’s Chocolate Sauce.”

**Ingredients:**
- 2 cups pecan pieces
- 6 tablespoons unsalted butter
- 6 ounces semisweet chocolate
- ½ cup Jack Daniel’s whiskey
- 8 large eggs, separated
- 1 cup sugar
- Tiny pinch of salt

**Chocolate Pecan Jack Daniel’s Cake With Jack Daniel’s Chocolate Sauce**

(You can use walnuts instead of pecans, or substitute run or brandy for the Jack Daniel’s, but the pecans have a special affinity for Jack Daniel’s and give it that authentic Southern “it’s-way-too-rich-but-I-can’t-stop-eating-it” flavor.)

**Chocolate Sauce**

8 ounces good-quality semisweet chocolate, chopped or broken into small pieces

½ cup unsalted butter

3 tablespoons Jack Daniel’s whiskey

¼ cup corn syrup

¼ cup heavy whipping cream

**Optional Garnishes:**

Confectioner’s sugar

Mint Julep Ice Cream

Whipped cream, flavored with vanilla extract

**Preparation:**

Preheat the oven to 325°F. Butter a 10-inch springform pan.

Spread the pecans on a baking sheet and toast for about 12 minutes, until very fragrant. Let cool, then grind the nuts in a food processor or chop finely.

Combine the butter, chocolate and whiskey in a large heat-proof bowl. Place over a saucepan of simmering water, and stir occasionally until melted and uniform. Remove from the heat.

Put the egg yolks and ¾ cup of the sugar in an electric mixer fitted with the whip attachment. Beat on high speed until very thick and pale. Stir the ground pecans into the chocolate mixture, then fold in the whipped yolks.

In a clean bowl, with a clean whip attachment, beat the egg whites on high speed until foamy. Slowly add the remaining ¼ cup sugar and the salt, and whip on high speed until soft peaks form. In three batches, quickly but gently fold the egg whites into the chocolate mixture, maintaining as much volume as possible. Pour the batter into the prepared pan and bake for 40 to 45 minutes, until the cake springs back when pressed gently into the center. Cool completely on a rack, then remove the sides of the pan.

To make the sauce, combine the chocolate, butter, whiskey and corn syrup in a heatproof bowl and set over barely simmering water. Cook, stirring occasionally, until the chocolate and butter are melted. Remove from the heat and stir in the cream. Now, see if you can keep from eating it all before it’s time to serve it!

To serve, cut the cake into the desired number of portions. Place each slice on a pool of warm chocolate sauce and dust liberally with confectioner’s sugar. Place a big scoop of ice cream alongside and a dollop of whipped cream on top. Why diet now?

---

**Entry Forms**

May 15, 16, 17, 2015

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Game Warden Field Notes

A buck was seized and donated; the hunter was issued an enhanced license for their violations, and tested the deer for chronic wasting disease.

--A Loon on the Pontoon--

While patrolling the Trinity River in Walker County, the local game warden located the deer, he also discovered an additional doe hanging in a resident’s tree. When the warden interviewed claimed they harvested the two deer in question.

Two Calhoun County game wardens made contact with a commercial oyster vessel while patrolling San Antonio Bay doing a routine patrol. The vessel’s captain stated that he did not have an oyster boat license and this could be his third offense. The warden issued the captain’s license, a Class B misdemeanor. The oysters were sold to the highest bidder. Case pending.

--Don’t Mess With Texas... or Arkansas--

While patrolling near the Trinity River in Walker County, the local game warden received a call from Arkansas Game and Fish officers in reference to a truck they had stopped behind the warden’s patrol vehicle. She stopped a vehicle for failing to maintain a single lane of traffic. When the warden made contact with the driver, he showed signs of impairment. After performing poorly on the standard field sobriety test, the driver was arrested for driving while intoxicated, her second offense. Shortly after, the suspect’s wife arrived at the scene and said that two of the men facing their charges. They also said that two of the men received a license. The warden then contacted Arkansas Game and Fish district office and wrote several citations for tagging proof-of-sex violations. The state of Arkansas issued a lifetime hunting license suspension in Arkansas.

--Wrong State of Mind--

Two Calhoun County game wardens made contact with a commercial oyster vessel while patrolling San Antonio Bay doing a routine patrol. The vessel’s captain stated that he did not have an oyster boat license and this could be his third offense. The warden issued the captain’s license, a Class B misdemeanor. The oysters were sold to the highest bidder. Case pending.

--Captain Confused--

Civil restitution and multiple charges were filed, in addition to failure to keep game in edible condition; including no hunting license; hunting during closed season; and no harvest log. Investigation is ongoing and cases pending.

--A Shot in the Foot--

While on boat patrol, a Montgomery County game warden received a call regarding a hunter accidentally shooting himself in the foot while loading a firearm. The warden immediately arrived on scene and secured the firearm before providing first aid and evacuation. The suspect was hospitalized for his injuries. Case pending.

--A Loon on the Pontoon--

While on boat patrol, the warden observed a buck that had never taken a hunter education class. The warden had tagged the deer with another hunter’s tag. Additionally, the buck was not legal, and the hunter had claimed to have shot a nine-point buck. Two of the four individuals in question were not legal. The warden interviewed claimed they harvested the two deer in question. Case pending.

--Drunk in Love--

The warden received a call regarding a hunter who accidentally hit the gas pedal instead of the brake when stopped behind the warden’s patrol vehicle. She smelled of alcohol and was obviously intoxicated. This was his second offense. Shortly after, the suspect’s wife arrived at the scene and said that two of the men face charges. They also said that two of the men received a license. The warden then contacted Arkansas Game and Fish district office and wrote several citations for tagging proof-of-sex violations. The state of Arkansas issued a lifetime hunting license suspension in Arkansas.
Lake Fork Tournament Schedule Apr. thru June

April
Apr. 11 ~ 2nd Annual Crappie Fest
Minnow Bucket
Apr. 18 ~ Lake Fork Classic
Axton’s Bass City
Apr. 18 ~ Media Team
Minnow Bucket
Apr. 19 ~ JC Outdoors Team
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

June
June 6 ~ KIDFISH
SRA Park
June 7 ~ Bud Light Trail
Pope’s Landing
June 12-14 ~ Skeeter Owner’s
Lake Fork Marina
June 18 ~ Media Teams
Minnow Bucket
June 19 ~ JC Outdoors Solo
Minnow Bucket
June 21 & 22 ~ Catfish Classic
Oak Ridge Marina
June 25 ~ JC Outdoors Individual
Minnow Bucket

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June 25 ~ JC Outdoors Individual
Minnow Bucket

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cludes brackets, wiring
and control box to link
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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 acci-
dent 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 wor-
rries 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!
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visit our website: www.wishtofishfoundation.com

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"Please call, text or
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Exquisite Lake Fork waterfront home with
beautiful view of the lake. This 3/2/3 home
is located on Little Mustang with great fish-
ing off the 2 stall boat house. Home has been
meticulously maintained with open concept
living, chef inspired kitchen, huge walk-in
pantry, 2 fireplaces, oak floors, new car-
pet, beautiful landscaping, great neighbor-
hood and no HOAs. You can entertain all
your family and friends with ample amount
of space off the large back deck or the boat
dome. Don't miss this one!

Lake Fork Golf Course Waterfront Home.
Gentlemen you are going to love this large
33’ x 60’ attached shop & nice boat dock.
Ladies will love the open concept living with
split 3 bedrooms & 2 baths, freshly painted
from top to bottom, large family room and
wonderful 9’ x 60’ sun porch overlooking the
tree covered property and lake. Beautiful
established neighborhood, gated entrance
and boat ramp. You can be fishing or golf-
ing in a matter of minutes. Come enjoy the
good life!
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May is a great month to introduce beginner
angling to your kids. (See Strollin...
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Yantis $875,000

UNIQUE ONE-OF-A-KIND Custom Lake Fork Home! Professionally designed and decorated. Efficient cooking & heating system. Italian tile, bamboo wood flooring & granite counters. 2 stall boat house w/2 electric lifts. Insecticide System covering entire home, garage, patio and boathouse. Furnishings are negotiable. View Virtual Tour link [www.lakeforkwaterfront.net](http://www.lakeforkwaterfront.net)

Yantis $269,000

WATERFRONT Custom Built home located on 1.25 acre lot + 2.25 acres of leaseback on one of the best fishing areas on Lake Fork. This subdivision is restricted and secluded but has no HOA. Home features ceramic tile, carpet in bedrooms, corner stacked stone w/b, crown molding and stainless appliances. Screened 9x19 back porch & 30x30 workshop.

Yantis $234,900

CUSTOM BUILT, HIGH QUALITY brick & stone home located in Lost Creek on Lake Fork, no HOA. Property includes 2 bedroom, 2 bath home with 2-3 car attached garage. Huge 30x39 workshop with additional garage, private boat ramp 300 yards away. Hardwood floors, ceramic tile, mahogany pine doors, bar-style cabinetry, stainless steel appliances, stone gas fire place, Jacuzzi tub & Aspen walls & ceilings. Huge garage for your boat plus additional garage.

Yantis $323,700

A GREAT FIND ON LAKE FORK, Built in 2008, this 4 bedroom, 2.5 bath home sits high on a hill with an awesome view of Lake Fork! This home is in like new condition with a detached over sized garage, fishing pier, privacy fence & lighted flag pole. Sitting on the banks of Birch Creek, one of the best fishing areas on Lake Fork. Move in ready in every way!

Yantis $179,900

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 Lake Fork! This home is in like new condition with a detached over sized garage, fishing pier, privacy fence & lighted flag pole. Sitting on the banks of Birch Creek, one of the best fishing areas on Lake Fork. Move in ready in every way!

MINOLEA $116,900

BUYER PICKS NEW GRANITE kitchen counter tops to be installed at sellers expense! Custom built home features brick, hardy board & metal roof, Rectified Porcelain Tile with tile design in living room, carpet to master bedroom, wood flooring in other bedrooms, office & walk-in master closet, walk-in master shower w/porcelain colored tile design & a partially covered deck.

Quitman $127,900

WALKING DISTANCE TO SCHOOL Deep well to water the yard to beat those high city water bills, city water & sewer to house. Gorgeous hardwood floors, ceramic tile in kitchen, bathrooms & utilities. Large backyard with privacy fence, 12x12 storage building & covered patio. Garage for a Big Bass Boat & workshop area. $7,000 Paint & Floor Allowance w/ Full Price Offer! 

Quitman $84,700

3 BEDROOM BRICK HOME located in area of very nice upscale homes. There is a 30x42 shop building out back, a carport in front, covered front and back porches and Lake Fork across the street. Home has a brick wood burning fireplace, lots of cabinets, built-ins & counter space in kitchen with all electric appliances. This home is very neat and clean.

Quitman $40,000

HOME IN GREAT LOCATION! This three bedroom home with attached 2 carport and fenced in area in downtown Quitman. Let your kids walk to schools just across the street and with Lake Fork boat ramp just five minutes away home, garage close to your weekend fishing getaway. CALL TODAY FOR MORE INFORMATION.

Quitman $59,900

COMMERCIAL PROPERTY ON HWY 515 between Emory & Lake Fork. These 4,400 sq ft. shop buildings have 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 buyers 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 spots 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 30x39 workshop area. Land to beat those high city water bills, city water & sewer to house. Gorgeous hardwood floors, ceramic tile, mahogany pine doors, bar-style cabinetry, stainless steel appliances, stone gas fireplace, Jacuzzi tub & Aspen walls & ceilings. Huge garage for your boat plus additional garage. LITTLE LAKE FORK HOMES & SHOP

Yantis $67,500

WATERFRONT PARK MODEL RV AT LAKE FORK Immaculate condition with an attached covered deck $20,000

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

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 30x39 shop building. Land to beat those high city water bills, city water & sewer to house. Gorgeous hardwood floors, ceramic tile, mahogany pine doors, bar-style cabinetry, stainless steel appliances, stone gas fireplace, Jacuzzi tub & Aspen walls & ceilings. Huge garage for your boat plus additional garage.

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UNRESTRICTED LAKE FORK HOME 4 brmrs, 2 baths, and basement room. Featues wood flooring throughout with carpet in master bdrm. 8x35’ back porch overlooking lake. Security & sprinkler system, boat house with lift & private boat ramp with 74’ of water frontage on Lake Fork. 18’x60’ RV awning carport and a 672 sq ft metal shop bldg.

Yantis $92,000

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 better country views. Sitting on 1 acre fenced and crossed fenced for pets with plenty of room for a shop or any other buildings you might need.

Downtown Yantis

4 ACRES IN YANTIS on Hwy 154 Property is partially fenced and has all the utility lines and sewer. There are two workshop buildings in front plus a barn and a corral in the back of the property with an open pasture. There is also 5 minutes from Lake Fork public boat ramp. This property would give high way exposure to any business.

Yantis $62,500

NO ZONING, CODES OR RESTRICTIONS AND ALL City utilities (water and sewer) are available. This brick custom home features 4 bedrooms, 2.5 bathrooms, 1st floor master, 18’x 9’ 2nd floor, Wood burning fireplace, lots of cabinets, built-ins and all electric appliances. This home is in a high traffic area, any business is allowed. All reasonable offers will be considered.

Yantis $40,000

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

Yantis $59,900

40X40 OFFICE BUILDING with nice entry, kitchen/break room with 3 offices and large work area. 10 ft. overhead door at rear and door for overhead door. Two updated HVAC units, commercial phone system in place. Plenty of parking plus a full acre of land to expand if needed.

Yantis $116,900

Yantis $127,900

WALKING DISTANCE TO LAKE HOLBROOK and less than 5 minutes to a boat ramp to Lake Holbrook. This brick custom home features 4 bedrooms, 10’ ceilings in the living area and 13’ ceilings in the master bedroom. Home features white oak flooring, ceiling fans, brick wood burning fireplace and a huge 18’ x 9’ back deck. Appliances convey to buyer!

Yantis $179,900

Yantis $269,000

CUSTOM BUILT, HIGH QUALITY brick & stone home located in Lost Creek on Lake Fork, no HOA. Property includes 2 bedroom, 2 bath home with 2-3 car attached garage. Huge 30x39 workshop with additional garage, private boat ramp 300 yards away. Hardwood floors, ceramic tile, mahogany pine doors, bar-style cabinetry, stainless steel appliances, stone gas fire place, Jacuzzi tub & Aspen walls & ceilings. Huge garage for your boat plus additional garage.

Yantis $234,900

Yantis $127,900

Yantis $269,000

Yantis $234,900

Yantis $269,000

Yantis $234,900

Yantis $127,900

Yantis $875,000

Yantis $92,000

Yantis $59,900

Yantis $62,500

Yantis $179,900

Yantis $116,900

Yantis $59,900