

~Since 1984~

SARTIN MARINE

~Since 1984~

LEGEND
BOATS



V-21

BULLET
TOTAL PERFORMANCE BOATS



21XRS

Let us put you on the water in a super new 2017 Legend, Bullet, Xpress, Veranda or a quality used boat!

VERANDA
LUXURY PONTOONS



XPRESS
BOATS



Call Billy For a Test Ride

OPEN: TUES. - SAT.

CERTIFIED MECHANICS
SERVICE ON ALL MAKES & MODELS

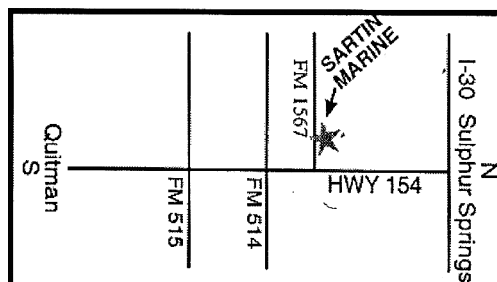
AUTHORIZED SALES * SERVICE
 * PARTS & ACCESSORIES
 AUTHORIZED DEALER FOR:
 LOWRANCE * HUMMINGBIRD
 MOTORGUIDE * MINNKOTA

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



Easy Step System

AUTHORIZED DEALER
Sales & Installation
Getting In & Out of your boat made EASY!!!



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
 Ask About Our Service Specials

YAMAHA
When you want the best

MERCURY
The Race Never Stops!

Evinrude

MERCURY
#1 On The Water

903-383-7726
Toll Free
866-920-8331

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 own your own deeded (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 foosball
- * 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

Game Warden Field Notes

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

--View from the Kitchen Window-- Comal County game wardens got an Operation Game Thief call about an individual shooting white-tailed deer near Canyon Lake from a kitchen window at night. During questioning, game wardens started to find discrepancies with the individual's story. When asked how an artificial light affixed to a deer feeder near their home had gotten broken, the subject's wife said that a deer "bowed up" and broke the light, indicating an

instinctive defensive reaction by the animal to having been shot. In addition, before their visit the wardens conducted a quick scan of the subject's Facebook page and found an image posted of a 9-point buck. However, during a check of the subject's hunting license, the wardens noted the date of the Facebook post did not match up with what was noted on his harvest log. The suspects eventually confessed to killing the deer with a .22 caliber rifle, through a cut in the kitchen window screen, underneath a feeder with an artificial light. They had also killed a doe under the feeder. The antlers

from the 9-point buck were seized, as well as the meat from the buck and doe. Cases and restitution are pending.

--Caught on a Snag--

A Williamson County game warden patrolling the Granger Spillway was informed by a fisherman in the parking lot that a subject was snagging catfish. The warden eased up on the fisherman and while observing from a distance watched him snag a channel catfish and put it on a stringer. The warden made contact with the individual, who confessed to snagging three channel catfish, but stated he didn't know it was illegal. The

(See Game Warden....
Continued on Page 3-B)

MILLER GROVE CATFISH

ALL YOU CAN
EAT BUFFET!

Stacey's
FISH FRY



Fried Catfish
Fried & Boiled Shrimp
Home Cut fries * Baked Potatoes
3 Kinds of Hushpuppies * Beans
Full Salad Bar * Banana Pudding
Ice Tea

903-459-3300

Open
Fridays &
Saturdays

4:00 pm - 9:00 pm

Game Warden Field Notes (Continued from Page 2-B)

warden educated the man on legal fishing means and methods after an inspection revealed hook marks in the bodies of the fish. Snagging charges and civil restitution were filed for each fish. The fish were donated to a needy family.

--Over-Bagged, Untagged and Snagged-- Wardens in Travis and Bastrop counties concluded an investigation pertaining to numerous alleged white-tailed deer violations. During the course of the investigation the wardens discovered that four individuals had harvested more than 10 deer from both counties in violation of antler restrictions. Three of the four individuals had previous hunting violations and all cooperated with the investigation. With more than 30 violations uncovered, wardens issued 12 citations and five warnings for hunting antlerless white-tailed deer without a permit, not tagging/improperly tagging white-tailed deer, harvest log violations, taking buck white-tailed deer having an antler spread less than the required 13 inches, exceeding the bag limit for buck white-tailed deer greater than 13 inches, and possession of white-tailed deer without proof of sex. In addition, eight deer were seized and civil restitution assessed. The already processed meat was donated. Cases are pending.

--Scavenging Road-kill-- A Cameron County game warden was called to the scene of an ac-

cident where a vehicle had struck a white-tailed deer and the deer needed to be dispatched. By the time the warden arrived on the scene, the deer was gone and the person who struck the deer advised that someone in a white truck who lived down the street had taken the animal. The warden made contact with the person who had taken the deer from the scene and was informed that the meat and the antlers were at a house in a neighboring town. The warden found two deer legs and a set of 8-point antlers at that location and another leg was seized from the man who had taken the deer. That individual was issued a citation for illegal take and possession of white-tailed deer.

--Hunting Overly-Baited-- Game wardens were made aware of a ranch in Jim Wells County that had been baited heavily for dove. After entering the ranch and inspecting the hunters for violations, it was obvious that they were hunting in areas that had been baited with a milo/corn mixture. In total, 101 dove were seized and 16 citations were issued. Cases and restitution are pending.

--You Got Hosed-- A Tyler County game warden received some information that an individual had posted images of a white-tailed buck on Snap-chat. The warden knew where the subject lived and upon arrival did not observe anyone at the house and received no answer at the door. However, he noticed

a long water hose stretched across the yard that was still running. The warden followed the running water hose to the back of several tool sheds where he caught glimpses of two individuals attempting to run and hide. He instructed both to stop and after a brief conversation with the subjects -- including questions about the blood on their clothing -- they led the warden to the buck hidden in a nearby brush pile. One of the subjects admitted to taking the deer with a .22 rifle in a closed season in his yard. Charges were filed and the case is pending.

--Leaving a Game Camera Trail-- Texas game wardens were able to make a solid case against four individuals in Wilson County last season for hunting without landowner consent after the landowner provided photos of the subjects he captured on a game camera. With photos in hand, the game wardens checked a camp on an adjacent property and made contact with the same four subjects who appeared in the game camera images taken a couple of weeks earlier. After a short interview, the subjects admitted to hunting on the property and killing three hogs and a white-tailed buck. Several firearms were seized and all four individuals were arrested and transported to the Wilson County Sheriff's Office. Cases are pending.

Fish Friendly

Practice C.P.R.

SERVICE MARINE ON LAKE FORK

NOW IN THEIR 24TH 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

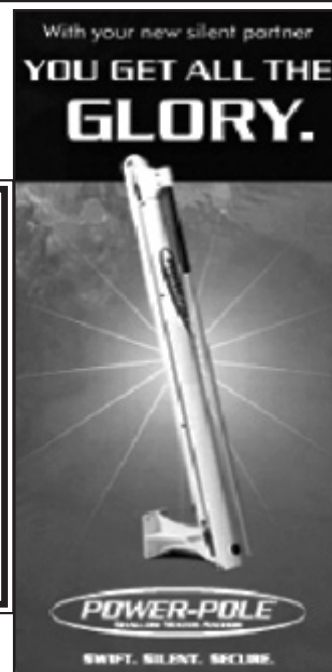


AUTHORIZED DEALER



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

• CAPACITY RATING 400 lbs.



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.

Nissan

Hwy. 515 @ 69 Junction

Emory, Texas * 903-473-3909

visit us online at:
www.lakeforkservicemarine.com

Catfish – Always a Good Meal Choice!

Catfish not only tastes delicious but is easy to prepare. Grilling or broiling is one great way to go. To flavor the fillets, brush them with seasoned olive oil, prepared salad dressing or mayonnaise mixed with lemon juice or mustard.

Baked catfish with a crisp nut topping is another good idea – easy enough for a weeknight meal and showy enough for company. A colorful vegetable slaw makes a delightful side.



Catfish has a mild flavor that the whole family can enjoy and everyone will love this delicious dessert!

Nut-Crusted Catfish With Crisp Vegetable Slaw

3 tablespoons butter, melted
 ¼ teaspoon salt
 1/8 to ¼ teaspoon ground red pepper
 1 cup coarsely chopped pecans, almonds or peanuts
 4 Catfish fillets (about 6 ounces each)

Preheat oven to 425F. Coat a large baking sheet with nonstick cooking spray. In a small bowl, combine butter, salt and red pepper. Coat both sides of each fillet with seasoned butter. On the prepared baking sheet, place fillets flat side down. Sprinkle tops with nuts. Bake until gold brown and opaque in the cen-

ter, 10 to 12 minutes. Serve with Crisp Vegetable Slaw.

Crisp Vegetable Slaw

Combine 1 cup thinly sliced red bell pepper, 2/3 cup thinly sliced snow peas, ¼ cup each sliced pitted olives and thinly sliced green onions (scallions), 2 tablespoons chopped parsley, 1 to 2 teaspoons minced jalapeno and 2 tablespoons rice or white vinegar.

Now for a fresh, delicious dessert that takes less than 10 minutes to whip up! Try this "No-Bake Strawberry Cheesecake with all the flavor of traditional cheesecake. This tasty dessert can be made in advance! Enjoy!

No-Bake Strawberry Cheesecake

22 oz. Kozy Shack Strawberry Pudding
 1 pre-made graham cracker crust pie shell
 8 oz. cream cheese
 1 teaspoon vanilla extract
 ¼ cup powdered sug-

ar

With a mixer, beat cream cheese, vanilla extract and powdered sugar for 3-4 minutes until light and fluffy. Fold in pudding. Pour into pre-made pie crust, garnish with fresh strawberries. Serves 8.

God grant me the serenity
 to accept the size of the fish I catch,



the courage not to fib about it
 and the wisdom to know that
 no one will believe me anyway.

BBQ

Watkins Insurance GROUP

DISCOUNTS UP TO 40%

AUTO



HOME



ATV



BOAT



800-460-5510

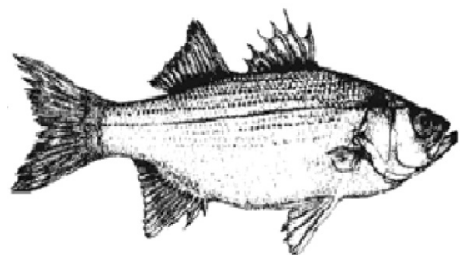
MINEOLA
 HAWKINS
 HOLLY LAKE
 TYLER
 LONGVIEW

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



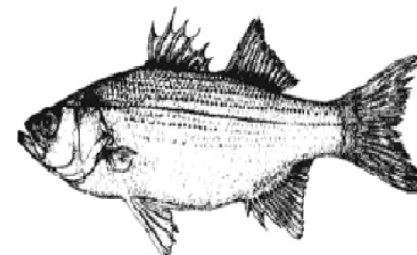
"Since 1949"

www.watkinsinsurancegroup.com



Hook N' Cook

Sand Bass Tournament



Saturday, August 12, 2017

Benefitting "The Wish To Fish Foundation"

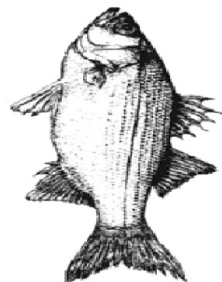
Tournament Headquarters: Fisherman's One Stop • Hwy 515 CR 1970

Tournament Committee: Don Bubba Hampton

Guaranteed Pay-Out Based on 100 Entries
Drawings will be held after weigh-in for door prizes

1st Place	\$600.00
2nd Place	\$500.00
3rd Place	\$400.00
4th Place	\$300.00
5th Place	\$200.00

80%
Payback



There will be a big bass pot ~ \$10 per person entry
Big Bass will pay Three (3) places. (Based on 100 entries)

1st Place	\$500.00
2nd Place	\$300.00
3rd Place	\$200.00

100%
Payback

**Entry Includes Free Fish Fry With All The Fixins' Starting at 5 P.M.
Bring The Family & BYOB • Donations Accepted For W.T.F.F.**

Fishing Hours: 6 A.M. to 12 P.M. Weigh-In Between 12 & 1 P.M. Must Be In Line By 1 P.M.

1. Entry fee is \$25.00.
2. Early entries optional (No Discount)
3. All entry fees must be paid before 6 a.m. Saturday, Aug. 12, 2017.
4. Sign Up: Friday, Aug. 11, 4 p.m. to 9 p.m. and Saturday, Aug. 12, 5 a.m. to 5:30 a.m. at Fisherman's One Stop.
5. Tournament is open to any person with a Valid Texas Fishing License. Minors can compete but must have signed release form.
6. All State and Local Laws Apply.
7. No alcohol or drugs allowed during tournament hours.
8. Trailering is allowed.
9. Iced Fish Will Be Allowed.
10. Trolling with big motor is allowed.
11. Each contestant may weigh-in only 5 fish.
12. 10" Minimum Length. Live bait is allowed.
13. No pooling of fish, all persons in boat must be paid entry.
14. Contestants can only fish with as many rods as they can.
15. Contestants must agree to submit to a polygraph.
16. Tournament Director & Committee Decisions Are Final.
17. Mail in entries must be received by July 31, 2017
18. All fish become property of tournament to be fried.

Entry Application

Entry fee of \$25 must accompany mailed entry and must be postmarked on or before July 31, 2017 to Wish To Fish Foundation, 538 PR 5861, Yantis, TX 75497, or you may pay \$25 at tournament headquarters before starting time of tournament. \$10 extra for Big Sandie (optional). Print clearly. No Checks Accepted at Tournament Sign In.

Name _____ Email _____

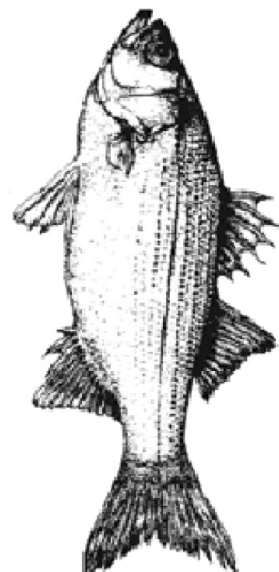
Address _____

City _____ State _____ Zip _____

Having read and understood the tournament rules, by my signature I agree to accept all decisions of the judges as final. By my signature I waive, release and hold harmless all members, officials and sponsors of any and all alleged liabilities to me and/or my equipment.

Contestant Signature _____

Minor's release: Signed by _____ Parent/Guardian



Wish To Fish Use Only

Entry # _____

Entry Fee _____

Big Sandie _____

Cash _____ Ck# _____

Martins



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

Lake Fork Tournament Schedule Aug. thru Oct.



August

August 12 ~ Hook n' Cook

Sandbass Tournament

Fisherman's One Stop

See Ad For More Information
on Page 5-B

Aug. 13 ~ JC Outdoors Champions.
Minnow Bucket

If you or your Bass Club are having a
tournament on Lake Fork and want it
published on the schedule
Contact me fishnews@lakefork.net
or call 903-360-6994

September

Sept. 9 ~ Mad Dog Moore

Oak Ridge Marina

Sept. 15, 16, 17 ~ Sealy Outdoors

Lake Fork Marina

Sept. 23, 24 ~ LFSA Catfish Tourn.

Oak Ridge Marina

Sept. 23 ~ JC Outdoors Fall Teams
Minnow Bucket



October

Oct. 7 ~ Texas Trails Open

Oak Ridge Marina

Oct. 7 ~ JC Outdoors Fall Teams

Minnow Bucket

Oct. 21 & 22 ~ Berkley Big Bass

Lake Fork Marina



903-342-0300

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

Slade Dougharty

Lake Fork Electronics Training Guide

817-797-8762

Email: slade.dougharty.sd@gmail.com

forkfish on the Texas
Fishing Forum

HUMMINBIRD.
SIMPLY CLEARLY BETTER.

LOWRANCE

eto

East Texas Optical, Inc.

2476 West Highway 154 • Quitman, TX.,

903-878-2451 or 800-442-8266

Buy One pair of eyeglasses
Get 2nd pair 1/2 OFF

Open: Mon. ~ Fri. 9 A.M. - 6 P.M.
Saturday ~ 9 A.M. - 1 P.M.



Paul Bacon
Physical Therapist

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

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

Bev's Fish Creations & Waterfowl Taxidermy

903-473-4529

Replicas ~ \$13 per inch

Ducks ~ \$250

www.fishandwaterfowltaxidermy.com

See Your Business Promoted Here!!

Call Don

903-383-7748



Kevin Douglas
Off Duty Firefighter

INSURED

903-268-3731
3alarmwashing@gmail.com

Peralta's

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



Lake 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

See Your Business Promoted Here!!

Call Don

903-383-7748

CLASSIFIEDS

FOR UNDER \$150 PER MONTH BUYS LAND for RV, Mobile Home or House; Pool; Pier; Ramp; Gated Entry. 903-878-7265.

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

HOUSE OR PET SITTER: Don't put that vacation or trip on hold because you have no one to stay with your pets or no one to watch your home. You can depend on us!! Excellent references upon request. Call : 512-762-8662.

IFPA

INDEPENDENT FREE
PRESS ASSOCIATION

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**

Slade Dougharty

Lake Fork Electronics Training Guide

817-797-8762

Email: slade.dougharty.sd@gmail.com

forkfish on the Texas
Fishing Forum

HUMMINBIRD
SIMPLY CLEARLY BETTER.

LOWRANCE

Lake Fork's Lines To Get Hooked On!

"The Fisherman's Guide,
News You Can Use"
Don Hampton

538 PR 5861 • Yantis, TX., 75497

fishnews@LakeFork.net

www.fishguidenews.com

903-383-7748 Cell: 903-360-6994



Brian Toliver

Sulphur Springs & Quitman

Your Lake Fork Ford Dealer

1040 Gilmer Street
Sulphur Springs, Texas 75482
903-885-0502

539 E. Goode
Quitman, Texas 75783
903-763-2232

www.ToliverFord.com

"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

903-850-3324

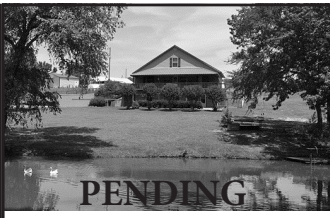


EMAIL: jr.simpson@century21.com
Office: 800-254-7541 - Fax: 903-763-4487
www.c21lakecountryrealty.com



Mt Vernon \$324,900

ASPEN INTERIOR HOME ON 40 ACRES This custom cedar sided home features 3 bedrooms, 2 baths, brick wood burning fireplace, 8 x 50 covered front porch, 12 x 50 covered back porch and has a huge 75 x 86 barn on 40 acres. 10 miles south of I-30, 5 miles to Lake Cypress Springs, 10 miles to Lake Winnsboro and 15 miles to Lake Fork. Call today for your appointment to see this great country home.



Quitman \$272,900

2,184 SQFT HOME ON 17.2 ACRES Property is gated, fenced and cross fenced, this home features all the peace & privacy you desire! 3 bdms & 3 full baths. Gorgeous stocked pond, 12x24 attached carport with a 12x24 basement-workshop area. Detached 42x20 insulated workshop with electric and 18x20 attached carport. 36x24 barn-storage building, plus a 15x20 tractor shed & horse barn. The ducks & geese on the pond stay.



Mineola \$259,000

HOME NEAR LAKE HOLBROOK on a wooded corner lot, property is landscaped with beautiful ornamental trees & shrubs. This 4 bedroom, 2 bath home features an enclosed screened porch, covered deck, and attached garage plus a detached garage workshop, storage bldg & a fenced area for pets & kids. Plenty of room for your boat and RV! Property also has a water well for irrigation.



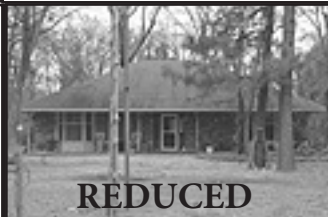
Yantis \$225,000

2/2 HOME WITH LAKE FORK VIEWS Sitting across the street from Lake Fork, this unique home comes completely furnished plus all appliances. Home features Laminate wood floors, granite counters, two master suites and a 34 x 12 screened porch. Open living & kitchen area is great for entertaining all your friends. Plenty of covered parking for all your boats, trucks & toys! Located 1 mile from boat ramp.



Winnsboro \$225,000

GREAT COUNTRY HOME 5+ ACRES This 3 bedroom 2 bath home is located in a secluded & private area! 5.7+ acres, new asphalt circle drive, 2 car garage, storage building, small pond & good mixture of trees & pasture. Home features a large kitchen with breakfast-dining room, split bedroom floor plan with nice master bedroom & even better master bath! This is a great country home on an even better country setting!



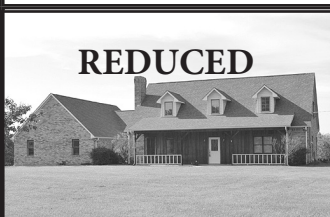
Yantis \$175,000

2 BEDRM, 2 BATH + ALMOST 4 ACRES Surrounded by large trees, this brick and stone home features vaulted ceiling, ceramic tile flooring throughout home, kitchen tile counter tops, sun-room and a large covered front porch. Property has a carport, storage building and a guest cabin that needs a little work. 15 mins or less to Lake Fork & 15 mins from Sulphur Springs. Motivated seller is ready for your best offer!



Yantis \$239,00

40x40 SHOP APT AND MOBILE HOME Incredible views from this elevated tract of land with your own private boat ramp & pier with plenty of room on your 5 deeded acres to build a custom home. The shop bldg has a 1 bdrm apartment upstairs and there are 2 storage bldgs. Property is waterfront on the Running Creek area of Lake Fork. Single wide mobile home is included in the sale of the property, needs some work but livable.



Emory \$375,835

LAKE FORK WATERFRONT HOME on 10+ acres in Dream Hills Subdivision with a voluntary HOA. Home features new carpet & paint with 5 bdms, 3.5 baths, dining room, breakfast room, sun-room, 3 car garage, patio breezeway and an irrigation system. Plus an additional 3 car garage workshop, stocked pond with fishing pier and the large leaseback to Lake Fork is heavily wooded. Seller is ready for your best offer.



Sulphur Springs \$149,900

VACATION HOME ON PRIVATE LAKE, This 3 bdrm, 2 bath home has metal roofing, well insulated and was built for entertaining family and friends. Property features an outdoor shower, patio with stone wood burning fireplace, deck area with a waterfall pond, perimeter lighting & large double swings. Lake Elberta is a small, private, gated and restricted lake community. Call JR for detailed information.



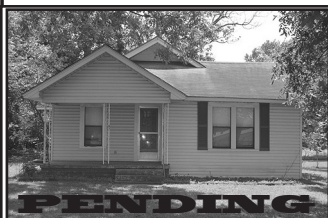
Yantis \$169,500

26+ ACRES WITH HOME AND BARN Property located on Hwy 154 just North of Quitman. Great commercial potential with 1,735' of road frontage, AG exemption in place. No known restrictions on property. Older farm home on property is currently leased and tenant wants to stay and will sign long term lease. Property features a barn, pond and deep water well. Great pastures for cattle or hay production. Property mostly fenced and ready for you and your livestock. Just 1 mile to Lake Fork boat ramp.



Emory \$232,000

LOCATED IN EMORY INDUSTRIAL PARK Formerly a doctor's office building, this custom built building features metal and stone construction. Interior has a nice lobby or reception area, multiple rooms for offices, full kitchen and 2 bathrooms with a stall shower AND living quarters upstairs. Building has a garage with receiving area and roll-up door. Call JR for detailed information.



Winnsboro \$39,900

1st TIME BUYER/INVESTMENT/RENTAL First time buyer's home or investment/rental property. 2 bedroom home has vinyl siding with large rooms and feels much bigger. Property has plenty of room for a shop building or detached garage. Covered front porch, a side entrance and back entry. Large .65 acre lot with plenty of back yard space for pets or the kids. Located within walking distance to downtown Winnsboro.



Yantis \$925,000

85 ACRES + 11 ACRES OF LEASEBACK on Lake Fork. This would be a great place for a large marina or RV park, with quick access to Hwy 515 or even better a secluded high end home place! Seller says there are no known restrictions on the deeded property. There is approx 1,800+ feet of shoreline, with very good water and unbelievable views. Property is located in the central lake area, between Indian Creek and Sun Eagle Bay. Property has some of the best hay meadows you will ever see and is partially fenced with a natural pond.

**LAKE FORK
WATER FRONT
LOTS
AND OFF-WATER
LOTS FROM
\$12,000
TO \$84,900
LAKE FORK
AREA ACREAGE
FROM
\$169,500
TO
\$925,000**

**LAKE FORK WATERFRONT
BUSINESS OPPORTUNITY
IN ALBA \$299,500**

This 4000+ sqft buidling is set up as a restaurant and is waterfront on Lake Fork with its own private boat ramp, pier, storage building and plenty of parking. Located on the busy, high traffic side of the lake. Seller states property is unrestricted. This would be perfect place for a marina, bait and tackle shop or your dream business. All Restaurant equipment is included.