

ARK-LA-TEX

FREE

# HOMES

Volume 24, Issue 7

[www.ArkLaTexHomes.net](http://www.ArkLaTexHomes.net)

October 18 - November 21, 2024



*Elegant  
Southern-style home*

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### 7 WESTPOINT

Nestled in the heart of Wake Village, this charming 3-bedroom, 2-bathroom house is a delightful find for those seeking comfort and convenience. With 1,725 square feet of living space, this home offers plenty of room for families to grow and thrive. The fenced yard offers privacy and security, perfect for children and pets to play freely.



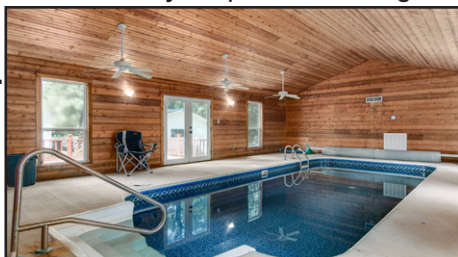
### 6408 PRESTIGE

Step inside to the welcoming, charming house with a delightful blend of comfort and convenience. With 4 bedrooms, 2 1/2 baths there's plenty of room for everyone. Chef's dream of a kitchen, master bedroom, walk-in closets, and fenced yard for the fur-babies. This house isn't just a structure; it's a canvas ready for you to paint your life's masterpiece. So, why wait?



### 4600 PINSON

Stunning 4 bedrooms, 3.5 bathrooms on 4.1 acres. Spacious sitting room, open kitchen, breakfast area and warming room with cozy fireplace. The large family room boasts a wood-burning fireplace. Enclosed, in-ground swimming pool, game room, and workshop for ample storage.



### 4321 MARCELL CIRCLE

LOVELY 3-bedroom, 2-bathroom, 2-car garage home on .57 acres in vibrant Texarkana neighborhood. Each bedroom is well-sized and the bathrooms boast modern fittings and fixtures. The property is just minutes away from educational, shopping, and recreational opportunities.







**Claudia Snow**  
903.277.0974



**Jared Horton**  
903.293.0476



**Morgan Pearcy**  
903.701.2477

## CENTURY 21® All Points Realty

3209 Richmond Rd.  
Texarkana, Texas 75503  
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**TeamTexarkana@gmail.com**  
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### 3705 WATER OAK

#### THIS ELEGANT SOUTHERN-STYLE HOME

Set on a private lake in a desirable neighborhood, offers over 3,600 sq. ft. of living space plus an efficiency guest apartment with a kitchenette and full bath. The main house has 3 bedrooms, 3.5 baths, including a luxurious first-floor master suite with a spacious bath and walk-in closet. The oversized family room features two-story coffered ceilings, lake views, and a fireplace, while the den and upstairs game room also overlook the lake. Additional features include a two-car garage, detached garage/workshop with a screened room, and beautiful landscaping with azaleas in spring. Enjoy outdoor living on the large front porch and expansive back decks. MLS# 115491



# Home for the Holidays

## Popular Secondary Loan Programs

### Conventional

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**ASSUMABLE LOAN @ 4.49%** on this 130-acre timber tract full of whitetail deer and the occasional feral hog. The rubs and scrapes on this property from the whitetail bucks in the latter half of October and all of November will blow your mind. The

property boasts 65 acres of large, tall pines with lots of trees ready to go to the lumber mill to make lumber. Sending these thin the remainder and soon, the extra sunlight will help grow more saw logs in just a few short years. This property will produce immediate income from the sale of the current saw logs, plus future income as you manage your timber farm. The remaining 65 acres is natural growth with a lot of regeneration pine trees and mixed hardwoods. There is an excellent place to build anywhere between a 2 1/2 to an 8 1/2-acre pond/lake on this property. It is in the portion of regeneration timber and would be very easy for a mulcher to clear this area and make it ready for the dozer. Electricity is approximately 1100 feet from the property and according to Bowie Cass Electric Corp., can be brought to the property for a reasonable cost.



**DISCOVER THE PERFECT BLEND** of rustic charm and modern convenience in this stunning 3-bedroom, 2.5-bathroom log home, set on 11

picturesque acres. With a grand rock fireplace serving as the centerpiece of the spacious living area, this two-story home exudes warmth and character. Recent updates include a new roof installed in 2021 and sealed exterior logs, ensuring the home is well-maintained and ready for new owners. Outdoors, you'll find a 30x50 shop built in 2019—perfect for hobbies, storage, or a workshop. This property provides a rare opportunity to enjoy the serenity of rural living with all the amenities you need. Don't miss your chance to own this one-of-a-kind home!



**NESTLED OFF A SECLUDED COUNTRY ROAD**, this charming ranch-style home offers a tranquil retreat

amidst rolling hills, grazing cows, and serene ponds. Embrace the privacy of a shaded lot as you enjoy the panoramic views of the countryside. Inside, find comfort in the spacious layout boasting three bedrooms and two baths, ideal for both relaxation and rejuvenation. With its rustic charm and modern amenities, including a well-appointed kitchen and outdoor patio area, this home provides the perfect blend of comfort and natural beauty. Conveniently located near De Kalb, TX, immerse yourself in the tranquility of country living while still being within reach of urban conveniences. Don't miss your opportunity to make this hidden gem your own slice of paradise.



Crafted with meticulous attention to detail, 3720 Daniels Chapel Rd in New Boston, TX stands as a testament to custom-built elegance. This home exudes sophistication from its engineered post-tension slab to the thoughtful wiring for a generator. Efficiency is key here, foam insulation throughout keeps utility costs in check while granite counters and knotty alder cabinetry evoke a cozy Rocky Mountain charm. Step inside this sanctuary and discover an oasis of comfort - the downstairs master suite beckons with its expansive bath featuring a ceramic tiled shower with three shower heads, a private washer & dryer, and a luxurious walk-in closet. The main living area seamlessly blends formal dining space with casual breakfast nooks overlooking a stunning living room adorned by a rock gas log fireplace that promises warmth on even the dreariest days. Indulge further in the interior's offerings: find solace in the sunroom turned office or retreat to one of two additional bedrooms connected by a Jack & Jill bath downstairs. Ascend upstairs to unveil an inviting living room/game room combo alongside another bedroom and quaint study nook. Beyond these walls lies an exterior that rivals the interior's allure - cedar columns stand proudly amidst rock accents while the covered back porch boasts not only tranquility but also entertainment options like an outdoor TV and rock gas log fireplace, chain link and wood privacy fenced, 30x30 shop with 220-amp service wide and 50amp outdoor perfect for camper or RV Hookup. All this on 15 acres in the hard-to-find Daniels Chapel area.



**EXPANSIVE ESTATE** with a Magnificent Workshop and Charming Residence! Nestled on over 2.5 acres of picturesque land, this captivating property in New Boston, TX offers an extraordinary opportunity

to own a slice of paradise. The sprawling lot spans 2.66 acres and boasts a remarkable oversized shop measuring 40 x 50 alongside a tranquil pond that enhances the serene setting. Revel in the inviting back patio, perfect for unwinding amidst nature's beauty or entertaining under the open sky. The residence features updated kitchen appliances ensuring modern convenience while preserving its timeless appeal. With every corner exuding warmth and care, this property truly embodies what it means to have a place to call your own. Don't miss out on this exceptional retreat waiting to welcome you home!



**81 ACRES** of land await you in the Daniels Chapel area of New Boston, TX. This remarkable property boasts high-yielding hay meadows and expansive

pastures, making it a haven for your livestock or horse operation. The western field offers an idyllic location for your dream home on the hill. The livestock barn with pens, fenced and cross-fenced grounds, equipment shed, and multiple ponds add to the list of offerings. With water and electricity on-site, this land is ready to fulfill your vision without any restrictions. Seize the chance to own this truly exceptional place! The property has road frontage and access on Daniels Chapel Rd to the west and CR 3107 to the east.



**VERY CLEAN BRICK SLAB HOME**, 40x50 shop with living quarters, large barn, new roof July 2024 with 25 acres that are great for cattle or horses. This property checks so many boxes such as nice clean living area, tons of outdoor amenities and options. Let this place work for you!



**INTRODUCING** a charming brick home, this 3-bedroom, 2-bath home exudes elegance with its stunning marble floors throughout and

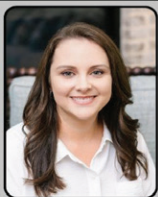
cozy vinyl planking in the bedrooms. Nestled amidst nature's embrace, a shaded backyard, wood privacy fence and a convenient storage building and inviting covered patio. With an attached 1-car garage as well as two detached carports, ample space is provided for all your parking needs. This property brings comfort and practicality into one delightful package.



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**Misty Toliver**  
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**Lynn Davis**  
903-628-1234

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**Clint Ryther**  
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**Nick Basso**  
903-280-8656



**EXQUISITE HOME** offered for sale in the heart of New Boston, TX. This 4 bedroom 3.5 bath custom built home is situated on 5 acres of mature hardwood trees and green lawn. Built in 2011, the owner spared no expense and included only the finest materials and high end finishes. A true must see home located 30 minutes from Texarkana airport and 2.5 hours from Dallas.



Experience luxury in this elite Baramdominium on 24+/- acres of scenic countryside. This 3-bedroom, 3.5-bathroom home offers 5,450 sq ft of living space with top-tier amenities. Numerous flex spaces ideal for adding additional bedrooms. The sunroom, featuring a rock fireplace, provides ample space for living & dining. The kitchen boasts quartz countertops, high end appliances, an island, and an eat-in bar while the butler's pantry has an additional large prep island, cabinetry, and space for additional appliances, making it any chef's dream. The master suite w/own's with a spa-like bath featuring a walk-in shower, soaking tub, and double vanity and a designer closet with custom cabinetry, dressing area with vanity and a sink for convenience. The home includes two laundry rooms and two individual offices with direct access to bathrooms. Upstairs, you'll find an open living area, a tanning room, and a media room with a live-edge wood bar, cabinetry, sink, and refrigerator—perfect for entertaining or converting into a bedroom. Outdoor amenities include a gated entry, screened-in porch, grilling area with a hot tub, equipment shed, back room, workshop, outdoor bathroom, greenhouse, soothing water feature and a covered sitting area with a fire pit. The property is partially fenced with a mix of pasture and woods, ideal for hunting or cattle/horse operations. The land includes a pond and is a haven for wildlife, including white tail deer. With dual water supply, solar power, and an insulated, heated/cooled 3 car garage, this property offers sustainable, comfortable living.



A picturesque driveway lined with cypress trees welcomes you to your private retreat on 162.93 acres! The yard boasts a variety of scattered trees, providing character and shade, while the expansive acreage has Anderson Creek running through it making it the perfect haven for a variety of wildlife, including white-tail deer and hogs. If you are an avid outdoorsman, you will love the ATV trails, perfect for exploring your property or setting up the ideal location for a hunting stand. The approximately five-year-old planted pine trees are a great investment providing the opportunity for potential income in the future. A 30x40 insulated shop equipped with electricity, garage door with opener, and roll-up side door provide a great place to for both work and hobbies. Additional structures include a 16x24 building with completely finished walls and electricity and a small storage shed. Enjoy the benefits of having your very own water well, eliminating water bills. This charming ranch home features two bedrooms, two bathrooms, and a convenient two-car garage. Step inside to find a formal living area, a cozy family room with a fireplace, and a versatile bonus room perfect for an office. The galley kitchen, complete with a breakfast nook, ensures a pleasant start to your day. Don't miss the chance to own this exceptional property!



**NESTLED IN THE HEART OF NEW BOSTON, TX**, this luxurious and meticulously crafted custom-built masterpiece at 181 Springhill Ln stands as a beacon of elegance. A 2015 architectural gem where every detail exudes opulence, from the granite countertops adorning every surface to the expansive kitchen that seamlessly marries functionality with style. The downstairs master suite is a tranquil sanctuary featuring an indulgent tiled shower and a grand jetted garden tub promising moments of blissful relaxation. Step inside to discover interior amenities including a large walk-in laundry room, separate office space, formal dining area, along with three upstairs bedrooms and a cozy sitting/living area—all totaling 4011 sq ft heated for your enjoyment. Beyond its exquisite interior lies an outdoor oasis awaiting memories to be made. An inviting outdoor kitchen sets the stage for culinary adventures. Noteworthy is the attached second living quarters—a versatile space ideal for accommodating guests or creating your dream mancave or workshop within this sprawling 2.8-acre estate. Exterior amenities abound with features like a circle drive, side entry two-car garage, and covered concrete dog kennels tailored for beloved furry companions' comfort.





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6250 BUCHANAN LOOP RD  
TEXARKANA, TX



2403 W 14TH ST.  
TEXARKANA, TX



2004 MAIN ST.  
TEXARKANA, TX



3022 DEER RIDGE DR.  
ROCKWALL, TX



1107 WHEELER ST.  
TEXARKANA, TX



552 LR 143  
ASHDOWN, AR



1125 E NEW BOSTON RD.  
NASH, TX



1503 W 35TH ST  
LITTLE ROCK, AR



642 MAUL RD  
CAMDEN, AR



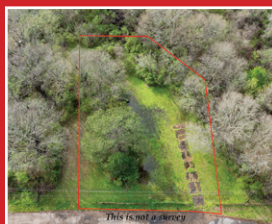
3919 MAGNOLIA ST.  
TEXARKANA, TX



1127 E NEW BOSTON RD.  
NASH, TX



1601 GOODWIN RD  
HOOKS, TX



1306 WEST ST.  
TEXARKANA, TX



0 DEER CREEK  
TEXARKANA, AR



0 ROBBIE MOUNTAIN  
SUB TRACTS 1-7  
HOCHATOWN, OK



TBD CAPP ST.  
TEXARKANA, TX



560 2ND ST  
ASHDOWN AR



1673 DANIELS CHAPEL RD.  
NEW BOSTON, TX



9732 ACORN COVE  
SHERWOOD, AR



2410 LADY BIRD DR.  
TEXARKANA, TX



3405 WALNUT ST.  
TEXARKANA, TX



503 LAKESIDE DR.  
DUNCANVILLE, TX

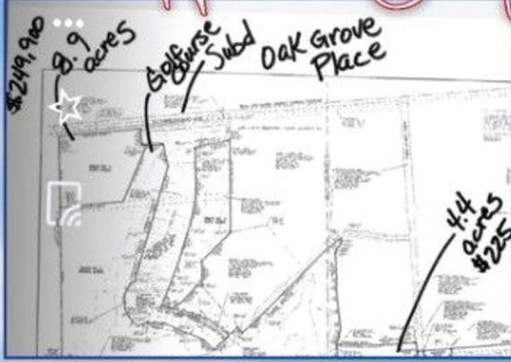
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# Have Confidence With Connie!



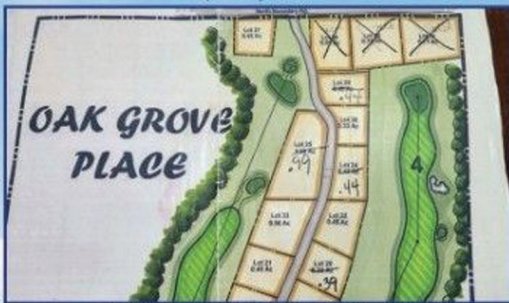
8.9 ACRES TOUCHING GOLF COURSE  
OFF N. BOUNDARY RD  
@ OAK GROVE C GOLF COURSE  
\$249,900



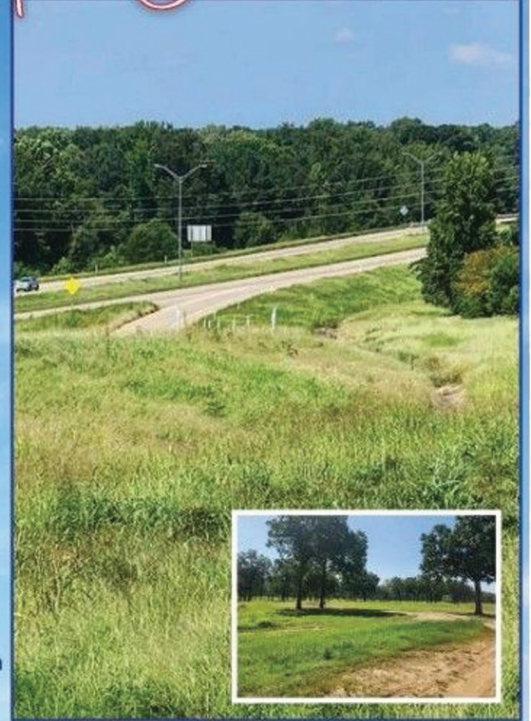
## RE/MAX



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OAK GROVE GOLF COURSE LOTS  
\$60,000



2.4 ACRES PRIME FOR TRUCK STOP WITH  
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\$295,000

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\*With approved credit. \*\*APR = Annual Percentage Rate. Rate based on credit score. Term: Up to 12 months.  
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**Becky  
Easley**

Assoc. Broker/Prop. Mgr.

**903-293-0617**

bleasley1234@aol.com

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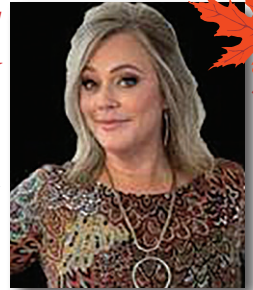
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## Short Term Rentals

6 Woodridge Rd, Texarkana, AR 71854  
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Have family visiting for the Holidays?  
Look these up on Airbnb and VRBO  
before they are gone for the holidays!



**50 LANSHIRE**

PGISD 2/2/2g and attached carport, open floor plan,  
sunroom, hot tub, covered patio, above ground pool  
and more!



### FOR SALE OR LEASE



**111 ROYALE**

3 Bedroom 1.5 Bath well kept home with a large  
backyard in PGISD



### COMING SOON!



### WEDDING VENUE



**4600 ROSE ACRES**

Excellent venue for any celebration! Start a  
business. Great location with access from the loop  
and Hwy 67.



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### COMMERCIAL



**BELLA VISTA**

Commercial Lot, Located off Tractor Supply parking lot.  
Great location for small business

### COMMERCIAL



**6119 HWY 59 SOUTH**

This Property has lots of Possibilities.  
Living quarters with a full bath in the back of the store/shop front





# Celebrating 20 Years!



**KARRIE MORSE**  
BROKER/OWNER  
LIC - TX/AR  
903-293-1650



**SHAMILLE HENDRIX**  
REALTOR®  
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**RYAN WALL**  
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817-946-5711



**ANNA VAUGHAN**  
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**MALAYSIA HUNTER**  
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Endless possibilities with this 3 bedroom, 3 full bath home with exclusive amenities. Nestled on approximately 33.63 picturesque acres, this one-owner home offers a blend of rustic charm and is ideal for those seeking country living yet still close to town. The home features a built-in gun case for secure storage, catering to outdoor enthusiasts. Additionally, unwind in the private built-in sauna, a perfect retreat after a day spent exploring the expansive grounds. The property includes a serene spring fed pond, enhancing the natural beauty of the landscape. Whether you're fishing, relaxing by the water, or simply enjoying the view, this pond adds a special touch to the property. Don't miss the opportunity to own this exceptional property, schedule your showing today and experience all it has to offer and to see why you should call it Home Sweet Home. Karrie 903.293.1650



This Nash Beauty has 4 bedrooms, 3 Full bathrooms, an office, formal dining . The split bedroom layout allows easy access to the rest of the home via the inviting living room with fireplace. Outside there is spacious back yard with storage building and a side entry garage. Call Karrie today!

**REDUCED**



With its picturesque setting, fabulous curb appeal, NEW ROOF installed 8/2024, and a backyard oasis that screams DY-NO-MITE, this Wake Village Gem is a showstopper! And the floor plan screams versatility! Offering a 3-bedroom split arrangement with a huge master bedroom and primary en suite located downstairs, two massive living areas, separate formal dining, and a recently renovated Kitchen has a massive custom granite island with a gas cooktop, stainless steel appliances, a walk-in pantry, and a separate breakfast area. The outside oasis offers a covered patio that is great for relaxation. Move the fun into the game room right off the patio which offers a private half bath with a separate central heat/cooling system, Wait! It doesn't stop there. Looking for a private space to make your own? Are you a crafter, need a separate home office, or desire a shed or man cave? It's here! The property offers a fully insulated and cooled metal shop with a second and separate metal storage building that could be great for lawn equipment.

Don't miss out on this great home!  
**QUALIFIES FOR USDA NO MONEY DOWN!**  
Call Shamille Hendrix at 870-648-5038  
for your private showing



This charming home sits on a peaceful cul-de-sac. Features include an open-concept living room, kitchen, and dining area. The kitchen boasts granite countertops, a stylish tile backsplash, and an island. The main bedroom offers a large walk-in closet and an ensuite bathroom with separate vanities, a corner jetted tub, and a spacious tile walk-in shower. Outside, there's an above-ground pool with a deck, a large covered patio area, and a hot tub. Perfect for summer outdoor gatherings with friends and family. Call Anna 903-293-7606



# TexarkanaStar.com





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### 40 ACRES



**THIS BEAUTIFULLY UPDATED, MOVE-IN READY** 3-bedroom, 2-bath ranch-style home offers both comfort and functionality. The kitchen is a chef's dream, featuring shaker cabinets, granite countertops with bar, and newer stainless-steel appliances, including a smart, efficient two-drawer dishwasher. The property sits on 40 +/- acres, partially fenced with barbed wire, featuring 2 ponds, cattle guards, and RV parking with hookups. 5534 BUCHANAN RD, MLS#115819

### PLEASANT GROVE



**WELCOME TO YOUR DREAM HOME,** where charm meets modern convenience. This stunning residence boasts excellent curb appeal, drawing you in with its well-maintained landscaping and attractive front entrance. The home offers three comfortable bedrooms, including a large primary suite that serves as a true retreat. The sunroom offers a bright and airy space to enjoy natural light and serene outdoor views, making it an ideal spot for relaxation. 3714 SKYLINE BLVD. MLS#115041

### WATER FRONT



#### THIS BEAUTIFUL, GRACIOUS SOUTHERN-STYLE HOME

Is situated on a private lake in a highly desirable neighborhood, offering over 3,600 square feet of elegant living space, plus an additional efficiency GUEST APARTMENT complete with a kitchenette and full bath. The main house features 3 bedrooms and 3.5 baths, including a luxurious master suite on the first floor with a spacious en-suite bathroom and a huge walk-in closet. 3705 WATER OAK, MLS#115491

### 3 ACRES



#### THIS HOME FEATURES

A 2-car garage with an opener for your convenience. Inside, the large, open living space with soaring ceilings creates an airy and spacious environment. The kitchen is equipped with all new appliances, including an electric smooth top range, dishwasher, disposal, and built-in microwave/vent hood. This home offers 3 spacious bedrooms and 3 baths, including a luxurious primary suite with a soaker tub, shower, and walk-in closet. 10818 SH 237, MLS#115106

### SPACIOUS PG



#### NESTLED IN A SOUGHT-AFTER NEIGHBORHOOD

within the Pleasant Grove Independent School District, this charming one-story home offers a blend of comfort and functionality. With 3 spacious bedrooms and 2.5 baths, this property is ideal for all walks of life. Situated on a 1.3-acre fenced lot, there's plenty of outdoor space for recreation and privacy. 5 SUMMER LANE, MLS#115774

### TCC GOLF COURSES

#### PRICE REDUCED



#### BOASTING THREE LARGE BEDROOMS,

two full baths, and a half bath, this beautiful home provides ample space for rest and relaxation. The property features two expansive living areas, ideal for entertaining guests or creating cozy family spaces. Step outside onto the large-covered front and back porches to savor morning coffees or evening sunsets. The sizable patio with a fire pit creates a welcoming atmosphere for outdoor gatherings. Take in the panoramic view of the Texarkana Country Club, adding a touch of luxury to everyday living. 6 PINE GROVE PLACE, MLS#113631

### APARTMENT COMPLEX



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615-637 CHAMPION PLACE, MLS#114729

### ATTN: PG INVESTORS



#### GREAT LOCATION FOR YOUR NEW BUSINESS VENTURE

Buildings are of little to no value- this property is zoned Residential but located in mixed use area.  
5817 RICHMOND RD, MLS#111255

### HWY 59 FRONTAGE



#### BEAUTIFUL LEVEL ACREAGE

in high-traffic area (over 14,500 vehicles per day). With 480' road frontage, completely fenced, pipe corners in concrete, 30' gravel entry drive. POND & Creek. Domino Community Water 300' from property (8" pipe), Bowie-Cass Electric on property. Minutes to International Paper Company in Queen City, TX. Outside city limits, sandy loam soil. Located beside very profitable RV Park and Storage. Minutes to Lake Wright Patman. Ready for COMMERCIAL DEVELOPMENT. 21680 U.S. HWY 59, MLS#108556

*"I sought out Claudia Snow to sell my home because of her stellar reputation in the local real estate community. She met with me on-the-spot to create a game plan and brought a staff member to my home to discuss renting versus selling, providing honest and transparent advice without any pressure. Once I decided to sell, Claudia sprung into action with the paperwork, had a photographer come back with her the next day, and listed my home on the MLS immediately--which led to rapid showing requests. From day one I trusted her judgment on pricing, timeline, and offers, and she communicated with me consistently by phone and text--day and night. She even connected me with an agent in my new city and was by my side on closing day. I was always informed and at no point did I ever doubt that she was representing my best interests and mine alone. Professional, experienced, friendly, and efficient. A+ experience all the way. I highly recommend using Claudia Snow to buy or sell your next home." - Dillon Roseberry*





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Christina Oakes  
903.277.5782



Claudia Snow  
903.277.0974



Karyn Norton  
903.908.2815



Shalonda Nero  
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Lisa Singleton  
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Nancy Tate  
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THE GOLD STANDARD

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FEATURED



### TEXARKANA, TX MLS#115819

This beautifully updated, move-in ready 3-bedroom, 2-bath home offers both comfort and functionality. Boasting a spacious sunroom that spans the entire length of the house, this home is perfect for entertainment. Call Claudia Snow 903-277-0974  
5534 Buchanan Rd.



### TEXARKANA, AR MLS#15106

Stunning 3BR/3BA/2CG, newly built, shop house on 3 acres w/ large, open living space, kitchen w/ new appliances, granite countertops, and darling pantry. Pocket office, lg. utility room, bonus area, and so much more! Call Jared Horton 903-293-0476  
10818 State Hwy 237



### TEXARKANA, TX MLS#115342

With Formal Dining and Office Area, Master Suite with 2 vanities and Walk in Closet, Fenced Back Yard, 2 Car Detached Garage, Gas Generator, Sprinkler System and Landscaping on 1.21 acres! Call Karyn Norton 903-908-2815  
4601 Dove Hollow



### PROSPER, TX - MLS#110762

50 Acres of amazing development opportunity in one of the fastest growing cities in Texas. This prime location in Prosper, TX is just over 2 miles from the Dallas Parkway! Call Martha Burns 870-703-9817  
2600 W Prosper Trail



### TEXARKANA, TX - MLS#111475

Multiple Investment opportunities on Moores Ln! This property has tons of potential! Call Michael Strunc 903-261-6732  
4005 Moores Ln



### TEXARKANA, AR MLS#115491

Beautiful, Southern-style home situated on a private lake in desirable neighborhood, offering over 3,600 sq. ft. of elegant living space, and additional efficiency GUEST APT complete w/ kitchenette and full bath. Call Nancy Tate 903-278-8284  
3705 Water Oak Dr.



### HOOKS, TX MLS#115050

4BR/3.5BA classic Southern home with fabulous floor plan, open kitchen! Garage w/ work + storage areas, new 24x35 metal shop w/ 10' shed awning and separate storage building and so much more on over 13 acres! Call Christina Oakes 903-277-5782  
1257 CR 2111



### TEXARKANA, TX MLS#14729

Great investment opportunity! 12 units with 8 occupied, 2BR/1BA with utility room! Call Michael Strunc 903-261-6732  
615 Champion Pl



### QUEEN CITY, TX MLS#108556

Beautiful level acreage in high-traffic area with 480' road frontage. Completely fenced, pipe corners in concrete, 30' gravel entry drive, POND and creek make this commercial land prime for development! Call Shalonda Nero 214-564-9316  
21680 N U.S Hwy 59



### TEXARKANA, AR MLS#113631

Take in the panoramic view of the Texarkana Country Club as you savor your morning coffee and evening sunsets on the large, covered porch of this gorgeous 3BR/2.5BA home with amazing updates. Call Morgan Percy 903-701-2477  
6 Pine Grove Place



### TEXARKANA, TX MLS#114669

Fantastic Mallard Pond Home! Nestled at the end of a peaceful cul-de-sac, this 3BR/2BA home with high ceilings and an open floor plan offers an inviting space for family and gatherings! Call Lori Yates 903-809-9006  
8417 Mandarin Cove



### TEXARKANA, TX MLS# 115774

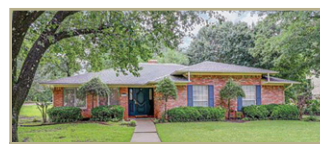
With 3 spacious bedrooms and 2.5 baths, this property is ideal for all walks of life. This home presents a wonderful opportunity to enjoy spacious living in a fantastic neighborhood. Call Claudia Snow 903-277-0974  
5 Summer Lane



### COMMERCIAL

### TEXARKANA, AR MLS#111367

Large warehouse on 31 acres. Railroad easement on property. Great location for your new business! Call Pete Snow, 903-277-0975  
210 N Oats



### TEXARKANA, TX MLS#115041

Welcome to your dream home! 3BR/2BA/2CG with an open great room, generous kitchen, large MBR suite that serves as a true retreat, a bright and airy sunroom and outside private oasis! A MUST SEE! Call Jared Horton 903-293-0476  
3714 Skyline Blvd



### COMMERCIAL

### TEXARKANA, TX MLS#111255

Great location for your new business venture - Buildings are of little to no value - this property is zoned Residential but located in mixed use area. Call Pete Snow 903-277-0975  
5817 Richmond Rd.





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Photo  
Coming Soon

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**TEXARKANA, TX MLS#115381**

This well-maintained residence boasts 3 bedrooms, 2 bathrooms, and a convenient 2-car garage. The kitchen, complete with pantry, seamlessly flows into the den and dining areas, making it ideal for entertaining. Call Morgan Pearcy 903-701-2477  
6113 North Park Rd.



**TEXARKANA, TX MLS#115957**

Looking for a home with the perfect balance of peaceful country living and proximity to the city? This beautifully remodeled 3-bedroom, 2-bath home is located just outside the city limits, in the Redwater ISD, and is only 10-15 minutes from Texarkana! Call Celida Montoya 903-880-8579  
10692 W. 7th St.



**MAUD, TX MLS#112314**

New from top to bottom! 4BR/2.5BA home on a 3/4-acre corner lot with wide porches, workshop, and a fresh interior in Redwater School District! Call to see it today! Call Christina Oakes 903-277-5782  
35 Pamela Pl



**REDUCED**

**WAKE VILLAGE, TX MLS#114784**

This remodeled home is All electric with 3 bedrooms, 2 full baths, newly added light fixtures and ceiling fans, spacious master suite, sunroom out to the re-stained Back Deck where you enjoy your fenced in back yard. Call Andy Kim 903-277-3283  
725 Johnson



**TEXARKANA, TX MLS#114666**

COMPLETELY REMODELED craftsman style 3BR/1.5BA home with all new wiring, plumbing, HVAC and ductwork, architectural shingled roof, vinyl flooring and more! Come and see its character and charm! Call Karyn Norton 903-908-2815  
2315 Walnut St



**TEXARKANA, TX MLS#115863**

Come see this great house that's conveniently located to the loop. It has new paint, new floor, new tile... Call Lisa Singleton 903-824-0045  
1012 Landrum Ln



**TEXARKANA, TX MLS#**

Recent renovations to the kitchen cabinets, flooring, and bathroom have been made. The sizable yard offers endless possibilities for outdoor enjoyment, and it's conveniently located near shopping areas! Call Erika De La Cruz 817-704-8627  
3428 Moore Dr



**MULTIPLE LOTS AVAILABLE**

**TEXARKANA, TX MLS#114336**

New gated Subdivision. As you enter the custom gates of Mallard Pond you will find private streets lined with old fashioned street lanterns, a beautiful gazebo and dock, with large lots flanking the lake. Call Lori Yates 903-809-9006  
8210 Teal Rd

**MULTIPLE LOTS AVAILABLE**



**TEXARKANA, TX MLS#115497**

Discover the perfect place to build your dream home in our beautiful, upscale neighborhood. Our building lots, with a minimum square footage of 2,500, offer ample space for your custom home designs. Call Jacob Smith 903-259-7780  
Greenbriar Estates



**TEXARKANA, TX MLS#114984**

Investment House with a lot of potential. Needs repairs. 1 full bath and 2 half baths. Storage building with carport that could be a shop. Schedule your showing today! Call Erika De La Cruz 817-704-8627  
215 Reading

**MULTIPLE LOTS AVAILABLE**



**TEXARKANA, TX MULTIPLE MLS#**

Our 55+ Luxury vacant lots offer the perfect opportunity to create a sanctuary. Enjoy the peace of mind that comes with our gated entrance and secure fencing, ensuring a safe and private setting. Call for pricing! Call Claire Wesselhoft 903-556-0339  
0 E. Enclave Lots



**TEXARKANA, AR MLS#105998**

Check it out! 2 Vacant Lots and 1 Large Warehouse with fenced area. Call Nancy Tate 903-278-8284  
31-33 Draughn & Fox St.



**TEXARKANA, TX MLS#115893**

Great Property! Great Location! Almost 1 acre, wooded and ready for a Buyer! Call Lisa Singleton 903-824-0045  
TBD Loving Ln



**DELIGHT, AR MLS#112971**

With a bit of renovation, you can blend its old-world charm with modern amenities. The backyard is a blank canvas. Embrace a simpler, more connected lifestyle in this piece of history and make it your own. Call Lisa Singleton 903-824-0045  
117 W. Antioch



**DELIGHT, AR MLS#114196**

This vacant land near Delight, AR, offers a blend of pastoral beauty and natural amenities. With open pastures, hardwood trees, and a meandering creek, it provides a picturesque setting for various activities like agriculture or recreation. Call Claudia Snow 903-277-0974  
TBD Billstown




**QUEEN CITY, TX MLS#115726**

Located in Queen City, TX. City water and electricity available. Great location to build, corner lot. Call Claire Wesselhoft 903-556-0339  
102 Marietta





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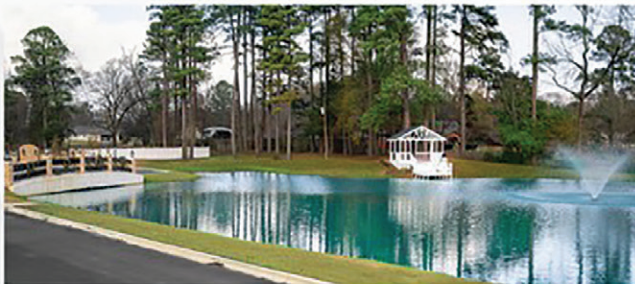
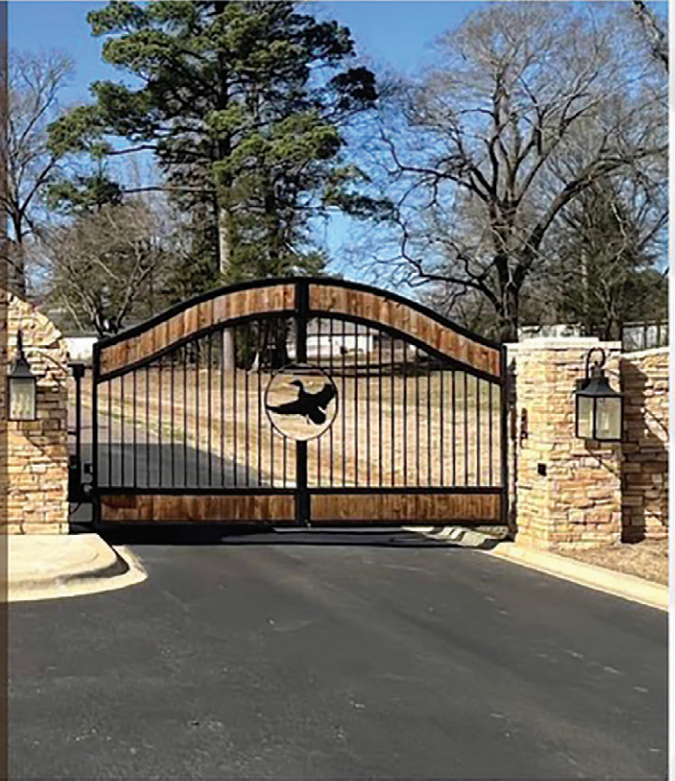




# MALLARD POND

## LOTS FOR SALE

Lots available for purchase in new gated community located in Pleasant Grove School District in Texarkana, Texas



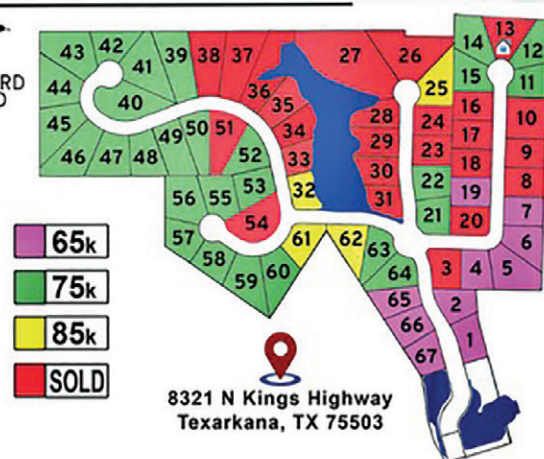
### LOTS INCLUDE:

- Half-acre to one-acre
- Underground utilities
- City water & gas
- Fiber internet
- Trees

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ADMINISTRATIVE  
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**608 E 13TH HOOKS, TX:**

Four lots being sold as package or can be purchased individually, the lots do not adjoin each other.



**126 WADE LN, TEXARKANA, TX:**

Total transformation on this remodeled home, which features 4 bedrooms, 2 baths, vinyl plank flooring throughout, granite countertops in this beautiful kitchen.



**1811 OLD BOSTON RD. TEXARKANA, TX**

Beautiful new construction 3 bedroom, 2 bath home with brand new landscaping.



**TDB HWY 53, TATLOR AR:**

Really nice lot with State Highway access, Scattered oak trees, city water available. No restrictions!!!!



**000 EAGLE'S WAY SOUTH, BRADLEY, AR:**

Get first pick of these beautiful lakefront lots in a gated subdivision.



**115 GREEN FORREST, NASH, TX**

Great size home with 3 bedrooms, 2 baths, and a big kitchen with lots of cabinet space for organizing.



**1018 BROWN ST. WAKE VILLAGE, TX**

Fabulous custom home with 4 bedrooms and 3 1/2 baths. This gem was built with so many extras!



**2 LYNDA, TEXARKANA, TX**

Located near Spring Lake Park, this adorable home features 3 bedrooms, 1 bath, nice size family room, fenced yard, and a car carport.



**8481 FM RD 1841, BIVINS TX**

Nestled on 26.61 acres of pastureland, this charming home offers 3 bedrooms, 2 baths, 2 cars garage and a pond.



**65 CR 1230, TEXARKANA, TX**

Neat 4 bedroom, 2 bath barndominium on 15.2 acres right close to town! There is a pad site with water, sewer, and electric hook up for your RV.



**3 N. PINEVIEW LIBERTY EYLAU, TX**

Great starter home with 3 bedrooms, 2 baths and a 2-car garage.



**12 HICKORY OAK, TEXARKANA, AR:**

Nice 4 bedroom 2 bath home situated in a quiet country neighborhood. This home was built in 2019 and sits on half an acre in the Redwater School District.



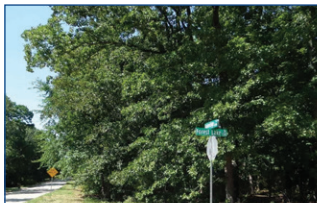
**254 KENTUCKY, HOOKS TX**

Home is beautiful 3bedroom, 2 bathroom with an open floor plan, spacious family room, dining area and gourmet kitchen has so much to offer. A must see!



**3 COPPER RIDGE RD., TEXARKANA, TX**

This 3 bedroom, 2 bath, with a 2-car side entry garage situated on a spacious corner lot. You will feel like you are miles from town. A must to preview!



**LOT 18 & 19 LAKERIDGE, TEXARKANA, TX-**

2 Corner Tree Covered Lots totaling .99 acres. Beautiful Building Site



**619 ROBBINS TEXARKANA, TX**

Cozy, newly remodeled home with 3 bedrooms, 1 1/2 baths with all the modern upgrades.



**13810 E. HWY 82, AVERY TX**

One of a kind working cattle ranch. A beautiful 3/2 ranch style home sitting in the middle of 231 acres with a 15-acre lake. Property lends itself to multiple uses.



**2711 LEWIS RD, TEXARKANA, TX:**

20.97 acres sitting between I-30 and Highway 82, just off Old Redlick Rd. Currently being used as a rental. Great development opportunity!



**801 FM 1841, LINDEN, TX**

Beautifully remodeled 4 bedroom, 2 bath home with all new appliance sitting on 1.72 acres.



**1907 WOOD, TEXARKANA, TX**

Adorable cottage style home with 3 bedrooms, 2 baths, tall ceilings throughout and a large, fenced backyard!





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PEROT THEATRE *at* 7PM

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*with*

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Children: 6-12 yrs. old: \$25

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CHILDREN: 6-12 YRS. OLD: \$25

5 YRS. AND UNDER: \$20

MUSIC BY JOHN WILLIAMS

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## 254 KENTUCKY

Dream home with modern touches. This beautiful 3/2/2 is move in ready, pack your bags, you will want to see this home with all the special touches. Open floor plan, spacious family room, dining area and gourmet kitchen has much to offer with a lot of counterspace, and cabinets. The under-counter lights are a real plus as well as the white farm sink and stainless appliances. Walk in pantry steals the show with quartz countertops and a large amount of space for the chefs' goodies. Master bedroom suite is split, bath is impressive with double sinks, free standing tub, & oversized tile shower. Master closet is really nice with his and her sides and built ins while on the way through to the laundry room. Back patio is a covered entertainment area. Garage is two car and deep in size. \$395,000.00



## 55+ COMMUNITY 5122 REMINGTON

Move-In ready this 3/2/2 with fp and screened in patio  
\$349,900 Move in ready.



## 3 COPPER RIDGE

Modern splash with design and open floor plan concept, this one will not last! You must come for a preview of this home, the neighborhood is close to town, but has a country feel. This 3-bedroom, 2 bath, has a 2-car side entry garage situated on a spacious corner lot. The amenities are very refreshing, tall ceilings, tile and vinyl flooring throughout, open

family room, kitchen is so unique with a tall tile back splash, stainless appliances and a lot of storage, plus pantry, breakfast area, and bar island. The bedrooms are a split plan, the Master suite having elegance, has a jetted tub, separate vanities, tile shower and walk in closet. The covered patio in the backyard with privacy fenced yard is a plus while enjoying the quietness of the area. You will feel like you are miles from town. \$359,900



## 65 CR 1230

Neat 4-bedroom 2 bath barndominium on 15.2 acres right close to town! The property is wooded and offers lots of recreational opportunities as well as commercial use. There is a pad site with water, sewer, and electric hook up for your RV. Covered and fenced dog run for the hounds, and quiet country living just minutes from town. \$299,000

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### MAGNIFICENT HOME IN PRIME LOCATION

w/ Arkansas State tax exemption! Sitting on almost 1 acre, it's 3,600+ sq ft home offers you an inground saltwater pool & pool house. Enter the home to sprawling ceilings, a beautiful, curved staircase, Library/Sitting area w/ gas log fireplace and open formal dining outlined by columns. There is a 1/2 bath & Office downstairs. The private Master Suite is on the ground floor allowing ample space for large furniture. The master bath has been updated recently & features a jetted tub, oversized walk-in shower, double sinks & roomy walk-in closet. The kitchen has also received a facelift recently w/ 3 ovens, gas cook-top, walk-in pantry, dishwasher, sleek stainless-steel vent-hood, glass tile backsplash, granite counter tops & a nice breakfast bar. There is an eating nook off the kitchen w/ fabulous views of your resort back yard. Adjoining the kitchen area is the family room that opens to the sunny enclosed porch. Upstairs is a whole new world with 3 spacious bedrooms, 2 full baths, a sauna & Bonus room. A beautiful landing can accommodate a desk. The outdoor living features Real Palm Trees a pergola w/ new ceiling fan & gas fire pit. There is an additional covered patio @ the pool house, that overlooks the pool. The pool features a waterfall that is programmable & has remote control. The Pool house could easily be living quarters w/ some renovations. It has new tile floors, a huge full bath w/ tons of storage plus the double garage space, all cooled by a window AC/heating unit. There is a NEW ROOF on the HOUSE & POOL HOUSE. MOTIVATED Sellers are offering a \$10,000 BUYER ALLOWANCE/Assistance.



### PEACE & TRANQUILITY

are what you'll find on this 37.77 acres. The front porch is the perfect place to sit & enjoy your favorite beverage. This is a custom-built home only 3 years old. As you enter the home, there is a formal dining area & a sitting area before you get to the main living area w/ cathedral ceiling. The brick & shiplap fireplace is surrounded by floating shelves & storage cabinets. Off the living is a large, screened patio, always a breeze. It also has a cathedral ceiling & amazing view. Very open floor plan w/ large island for prepping or eating. The brick wall & brick backsplash in the kitchen are fabulous! The kitchen has lots of storage plus a large walk-in pantry. There is a coat hook area & half bath just off the garage entrance. The massive laundry room w/ hanging rod, built-in ironing



board, tons of storage & a sink are a dream. The main suite is away to itself. There are French doors to the outside cooking/grilling area from the main bedroom. The master bath is like a Spa w/ freestanding tub, large granite walk-in shower, separate vanities plus a sitting area for hair and makeup plus 2 walk-in closets. One closet is massive w/ built in shelves, drawer, show box bench & chandelier. The other has plenty of shelves plus single and double hanging rods. The 2 guest bedrooms are ample size each with walk in closets. The guest bath is fabulous with an oversized walk in granite shower, granite countertops on the vanity and separate makeup/hair station. All of this plus a SHOP/BARN combo large enough for 2 RV's and a boat, plus it has 110 & 220 power.





**Sarah *SELLS* TEXARKANA**

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**THINKING OF BUILDING YOUR DREAM HOME?** Look at Texarkana Arkansas's Newest Gated Neighborhood. Beautiful lots, with trees, lighted streets & walkways, lighted & gated entrances. Minimum Sq footage to build is 2,500. Lot sizes start at 1/2 acre up to 1.7 acre lot. Prices start @ \$89,000



**SUPER CUTE & UPDATED**, great floor plan. Large family room w/ electric fireplace, nice built-ins. Master bedroom is very spacious, dressing area that could serve as an office, off the master. Master bath & Guest Bath have been totally updated. Spacious laundry room. Other recent updates: house leveled, all lights & fans replaced, New counter tops in kitchen.



**NEW 2-STORY FARMHOUSE.** The staircase will be a great decorative feature for the holidays. Spacious living opens to kitchen & eating area. The main Suite is on the ground floor & features 2 walk-in closets & a fabulous Bathroom! Upstairs is 2 bedrooms, private office/playroom, Bonus Room, full bath, open loft area.



**THIS 1-OWNER HOME** is Move in Ready! The living area has high ceilings & opens to Kitchen w/ breakfast bar. Split bedroom plan. Main suite has spacious bedroom w/ private bath. 1/2 bath near the office or 4th Bedroom. There is a Formal dining plus roomy breakfast area w/ views of large, fenced backyard. The 2 extra bedrooms are spacious, split by a nice bath with tub/shower combo.



**A GREAT HOME** in a great neighborhood. Located on a 1/2 acre lot, this home has lots to offer. 3/2 inside plus large family room, formal dining. Beautifully updated kitchen. The laundry is huge & has tons of storage. Outside you have a covered patio plus a detached "shop"/ hobby space that has AC/heat. It has a 1/2 bath so great for guests.



**INCOME PRODUCING PROPERTY!** 2 Units. 2/1 house, super cute with Brand New Central HVAC unit. House is in very good condition. Detached double garage with a 1/1 above. Both are currently rented.



**BRAND NEW & READY FOR YOU!** This 3/2 in Pleasant Grove is in a great location on a nice quiet cul-de-sac street. Split bedroom plan. Tall ceilings in the open living space, Island kitchen & Breakfast area. Lots of windows keep it bright. Main Suite has a nice bath with free standing tub & walk-in shower, great closet space!



**LOOKING** for a building site in Texas? This is a pretty lot, 8/10 acre in TISD school district. Survey has been done, corners are already marked. It's just waiting on YOU. Lots of trees so you would have a nice shady home site.



**LOW RATE ASSUMABLE MORTGAGE!** The rate is as attractive as this gorgeous 4/3 home. You will love the big front porch but also the space inside is Amazing. All of the rooms are nice size. The main suite has a private "escape" out the back. The kitchen has all you need including a nice pantry, stainless steel appliances & breakfast area w/ banquette.



**DO YOU WANT ACREAGE IN THE CITY LIMITS?** We have just what you're looking for. This would be a great building site for multiple family homes, located in Texarkana, AR. A total of 4 lots, a little over 12 acres. Restrictive Covenants require a minimum of 2,300 heated sq. ft. **SELLER WILL NOT SPLIT IT UP.**



**15 ACRES IN GENOA**, 3/2 home w/ a 36 x 40 Barn. Completely fenced & cross fenced in several sections. The mobile home is a 1994 with 10 x 8 covered front porch on the front & a covered deck on the back under a huge awning that also serves as a carport.. There is a beautiful building site in front of the current home.. Great sunsets off the front porch.



**THIS 4/2 NEEDS A LITTLE LOVE**, but its at a bargain price. With new AC condenser (1 year old), Roof 2 years old, New sewer line to main, 3 years. Gas stove was replaced 3 years ago (just needs a good cleaning). Rooms are all good size. 2 living areas. Spacious laundry room located near Primary Suite. Back bathroom plumbing is not connected to the main. A Great RENTAL PROPERTY.



# Ark-La-Tex HOMES



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**REALTOR® rank of projects' appeal to buyers (highest to lowest)**

- 1 • Complete Kitchen Renovation
- 2 • Kitchen Upgrade
- 3 • HVAC Replacement
- 4 • New Wood Flooring
- 5 • Bathroom Renovation
- 6 • Hardwood Flooring Refinish
- 7 • New Master Suite / Owners' Suite
- 8 • Add New Bathroom
- 9 • Basement Conversion to Living Area
- 10 • Attic Conversion to Living Area
- 11 • Insulation Upgrade
- 12 • Closet Renovation

**REALTOR® rank of projects' likely value to the home for resale (highest to lowest)**

- 1 • Complete Kitchen Renovation
- 2 • Kitchen Upgrade
- 3 • HVAC Replacement
- 4 • New Master Suite / Owners' Suite
- 5 • Bathroom Renovation
- 6 • Basement Conversion to Living Area
- 7 • Add New Bathroom
- 8 • New Wood Flooring
- 9 • Hardwood Flooring Refinish
- 10 • Attic Conversion to Living Area
- 11 • Insulation Upgrade
- 12 • Closet Renovation





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**Lot 5 Brian Harris Drive,  
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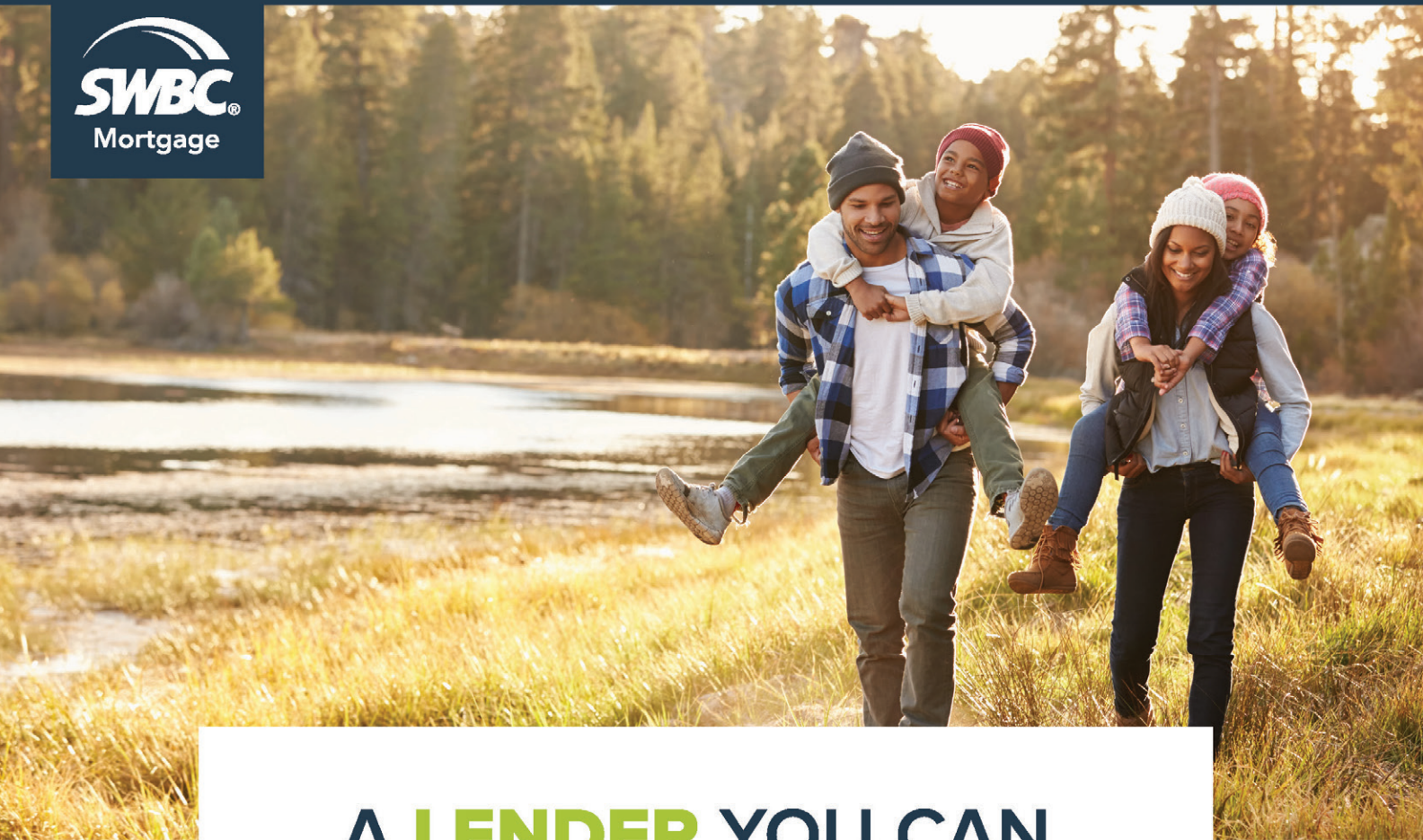
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