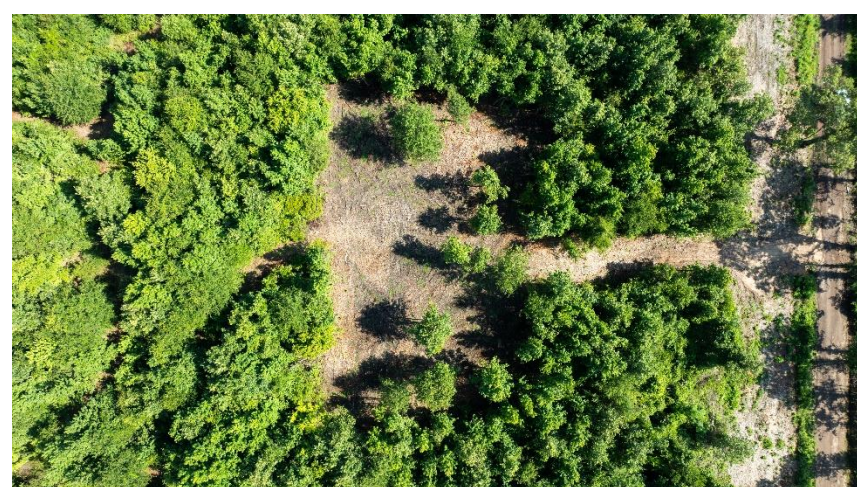


Mistletoe Manor

Discover your slice of paradise in the East Texas Piney Woods! Owner financing available! Ranging from 1.46 to 31 acres, we have multiple lots that are ideal for those seeking a peaceful residential retreat or a secluded hunting sanctuary. Each property is filled with diverse habitats, from towering oak trees to mature pines, offering a quiet and picturesque environment.

A beautiful creek, branching off from Greasy Creek, winds its way through the land from Lot 16 to Lot 7, as indicated on the FEMA Flood Zone map. Home sites have been thoughtfully cleared on every lot, and walking trails have been created for all the larger tracts, ensuring easy access to the stunning surroundings.



Property Facts

Location

Address: 9443 Mistletoe Road, Gilmer TX 75644

Coordinates: 32.8692, -94.8996

Crossroads: FM 593 & Mistletoe Road

Financing: We offer owner-financing, but we recommend all our borrowers to and **qualify for a lower rate** (around **8.25%**) with a 20 year term (or less) with 20% down.

For better rates simply contact Frank Sheehy with Integrity Mortgage Group at **832-328-0210**

Lot Markers: All lots have been marked and numbered for easy identification

Survey:

This property was surveyed and platted in 2024, and all corners are staked.

Utilities

Electric: Upshur Rural Electric Co-Op

Water: Bi-County Water

- Buyer is responsible for meter installation estimated at \$2,735 per meter
- Some local residents are on well water, and we can provide a quote upon request

Ag Exemption: This property has been Ag Exempt 5 of the last 7 years. New owners qualify for an Ag Exemption by re-applying in 2025.

Schools: Gilmer Independent School District

Proximity

- 13 minutes to Gilmer and Pittsburg
- 15 minutes to Lake O' the Pines
- 45m to Longview
- 60 minutes to Tyler and Shreveport
- 2h 20 minutes to Dallas

Minerals:

This property's Minerals have been retained by previous owners and are not included in the sale.

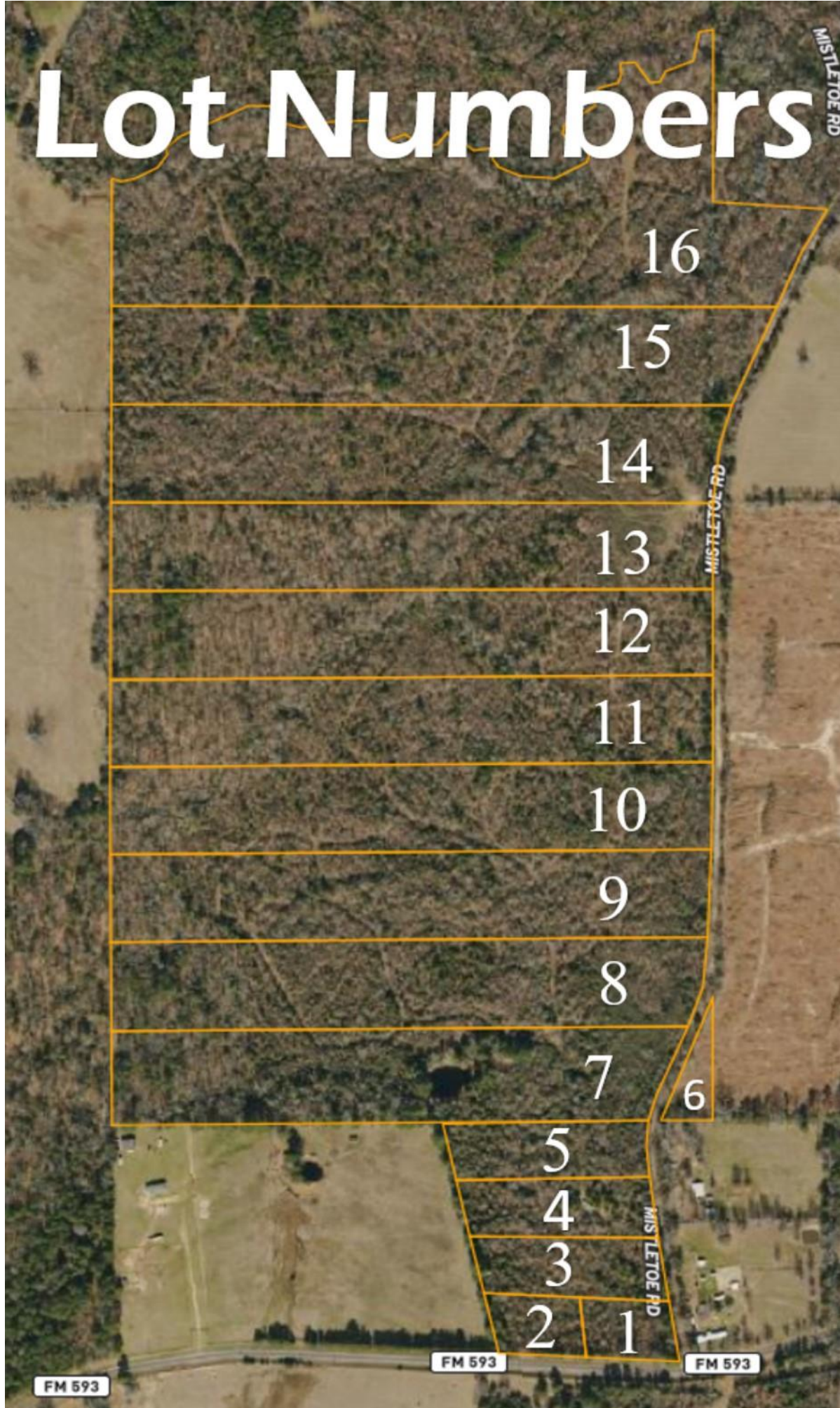
OWNER-FINANCING INFORMATION

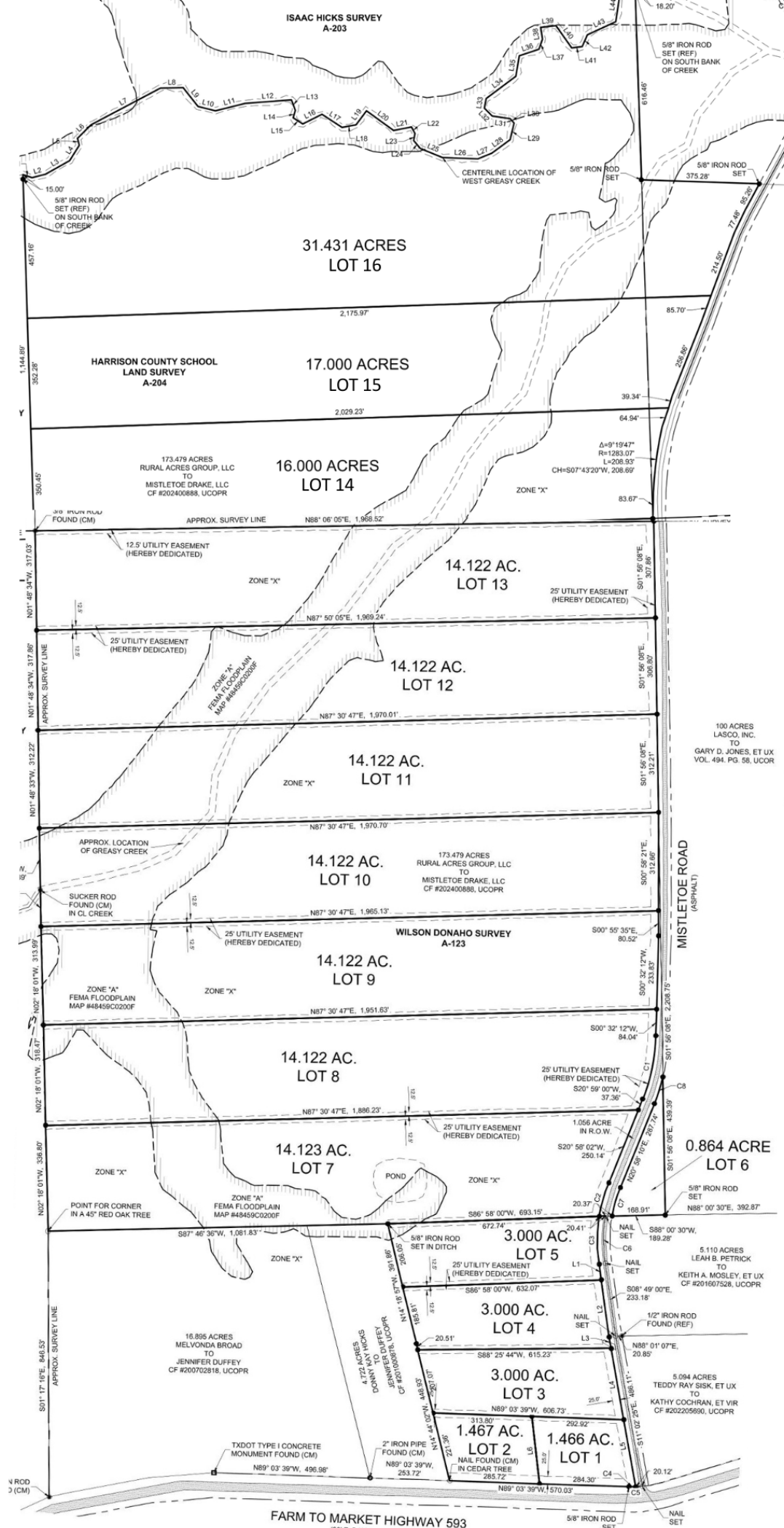
Lot Number	Lot Size (Acres)	List Price	Down Payment	Loan Principal	Term Length	Interest Rate / APR	Monthly Principal & Interest Payment
#1	1.466	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#2	1.467	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#3	3	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#4	3	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#5	3	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#6	0.86	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#7	14.123	PENDING	\$ -	\$ -	\$ -	\$ -	\$ -
#8	14.122	PENDING	\$ -	\$ -	\$ -	\$ -	\$ -
#9	14.122	\$130,000	\$10,000	\$120,000	15 years	10.90%	\$1,356.39
#10	14.122	\$130,000	\$10,000	\$120,000	15 years	10.90%	\$1,356.39
#11	14.122	\$130,000	\$10,000	\$120,000	15 years	10.90%	\$1,356.39
#12	14.122	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#13	14.122	SOLD	\$ -	\$ -	\$ -	\$ -	\$ -
#14	16	\$150,000	\$10,000	\$140,000	15 years	10.90%	\$1,582.45
#15	17	\$160,000	\$10,000	\$150,000	15 years	10.90%	\$1,695.48
#16	31.431	\$251,448 Cash (all offers reviewed)					

Additional charges:

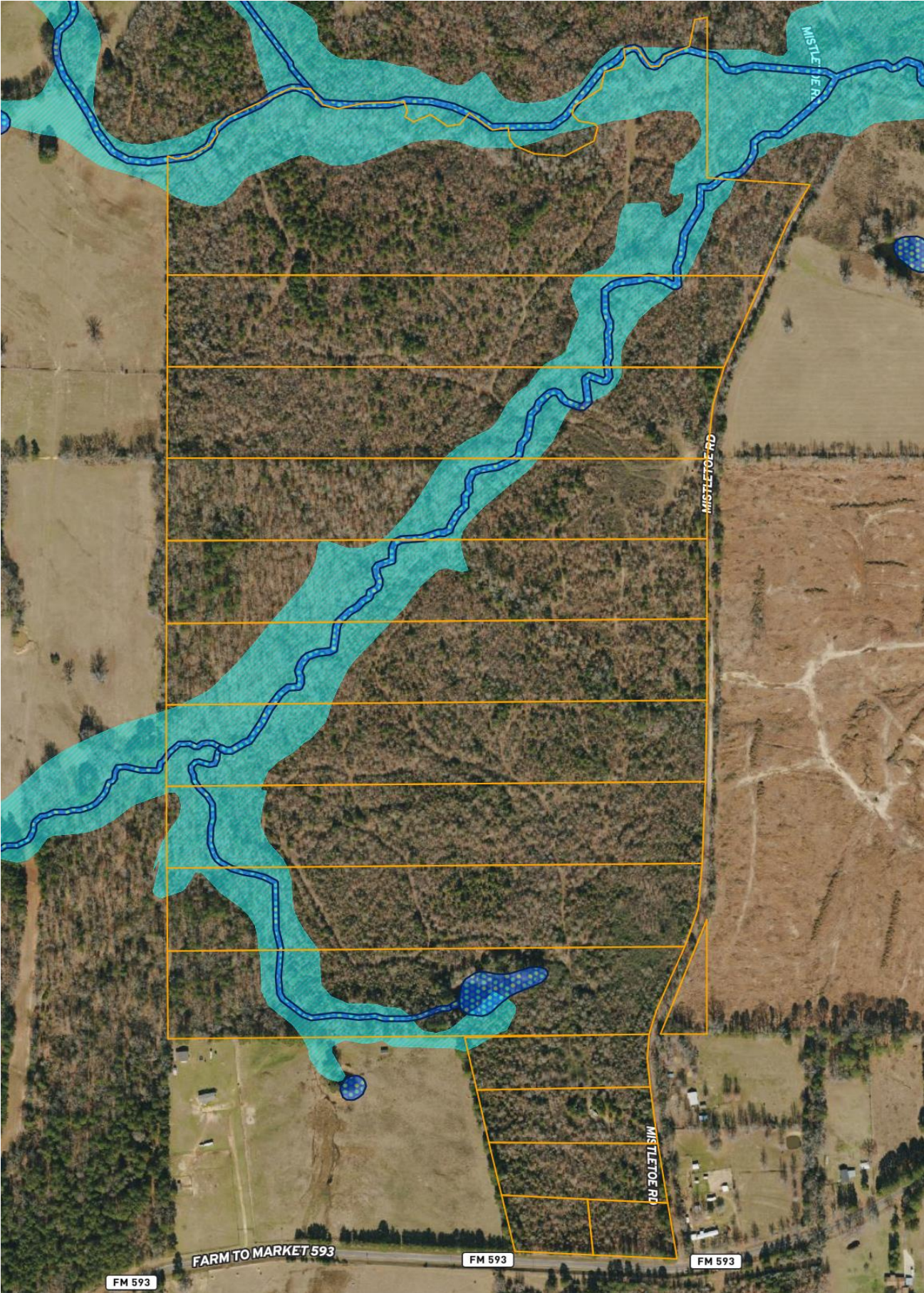
- One time \$50 **set-up fee** for note servicing, paid for by Seller
- A monthly \$25 **note servicing fee** paid for by Buyer
- Two months of property taxes collected and held in escrow from the start
- Property taxes are escrowed and part of monthly payment

Lot Numbers





FEMA Flood Zone and Creek System



RESTRICTIVE COVENANTS FOR ALL LOTS

“RESIDENTIAL USE” ALL TRACTS, AND EACH AND EVERY ONE THEREOF ARE FOR SINGLE-FAMILY RESIDENTIAL PURPOSES ONLY. NO BUILDING OR STRUCTURE INTENDED FOR OR ADAPTED TO COMMERCIAL BUSINESS PURPOSES SHALL BE ERECTED, PLACED, PERMITTED, OR MAINTAINED ON SUCH PREMISES, OR ON ANY PART THEREOF.

“ABANDONED PROPERTY” NO PROPERTY, INCLUDING BUT NOT LIMITED TO, AUTOMOBILES, TRUCKS, TRAILERS, OR VEHICLES OF ANY KIND, SHALL BE ABANDONED ON ANY TRACT. NO DUMPING SHALL BE PERMITTED ON ANY TRACT.

“NOXIOUS OR OFFENSIVE ACTIVITIES PROHIBITED” NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED UPON ANY TRACT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

“DWELLINGS” NO MORE THAN TWO (2) RESIDENTIAL HOMES ARE PERMITTED ON THE PROPERTY. THIS INCLUDES ANY PRIMARY OR SECONDARY DWELLINGS.

“SWINE” NO SWINE SHALL BE PERMITTED ON ANY TRACT.

SHOOTING RANGES” NO COMMERCIAL SHOOTING RANGES SHALL BE PERMITTED ON ANY TRACT.

BUILDING SETBACK LINES: FRONT 50' FT BACK 50' FT SIDE 25' FT

LOT SPECIFIC RESTRICTIONS

Lots 1 & 2 (1.49 Acre Lots):

- Minimum living square footage requirement of 800 square feet
- No recreational vehicles are permitted to be used as a permanent residence
- Mobile homes may not be older than 10 years at the time of installation and must be skirted or staked to the ground.

Lots 3, 4 & 5 (3 Acre Lots):

- Minimum living square footage requirement of 650 square feet
- No recreational vehicles are permitted to be used as a permanent residence
- Mobile homes may not be older than 15 years at the time of installation and must be skirted or staked to the ground.

Lots 7 – 13 (14 Acre Lots)

- Recreational vehicles are permitted, but may not be more than 10 years old at time of placement
- Mobile homes may not be older than 15 years at the time of installation and must be skirted or staked to the ground.