

Top 10 Reasons to Purchase Property in Quitman, Texas- Located in Wood County

Whether you're looking for a homesite, ranch, investment property, retirement retreat, or recreational getaway, **Quitman, Texas** offers an exceptional combination of natural beauty, affordability, and long-term potential.

1. **World-Famous Fishing & Outdoor Recreation**

Quitman is just minutes from legendary **Lake Fork**, consistently ranked among the nation's premier bass fishing lakes. Residents also enjoy boating, kayaking, hiking, camping, hunting, and birdwatching year-round.

2. **Beautiful East Texas Scenery**

Towering pine forests, rolling hills, peaceful lakes, and abundant wildlife create a picturesque setting that's difficult to find elsewhere in Texas. Wood County is known for its scenic beauty and relaxed pace of life.

3. **Excellent Value for Your Investment**

Compared to larger Texas markets, buyers can often purchase more acreage, larger homes, or waterfront property at a significantly lower price, making Quitman attractive for both homeowners and investors.

4. **Small-Town Charm with Strong Community**

As the county seat of Wood County, Quitman offers friendly neighbors, local festivals, historic downtown shopping, and a

welcoming atmosphere where community involvement is a way of life.

5. Highly Rated Schools

Families appreciate the close-knit environment of Quitman ISD, where smaller class sizes and strong community support contribute to a positive educational experience.

6. Healthcare Close to Home

Residents have convenient access to quality medical care through UT Health East Texas Quitman, along with additional specialty healthcare in nearby Tyler.

7. Convenient East Texas Location

Located between Interstate 20 and Interstate 30, Quitman provides easy access to Tyler, Longview, Dallas, and surrounding East Texas communities while maintaining its peaceful rural character.

8. Strong Recreation and Retirement Appeal

Whether you're retiring, purchasing a weekend retreat, or building your forever home, Quitman's quiet lifestyle, mild climate, and outdoor amenities make it an increasingly desirable destination.

9. Growing Interest in Rural Living

More Texans are seeking privacy, acreage, and a slower pace of life. Wood County has benefited from buyers relocating from larger metropolitan areas who value space, affordability, and quality of life.

10. Long-Term Land Investment Potential

With limited waterfront and recreational land, continued interest in East Texas, and increasing demand for rural

properties, purchasing land in Quitman offers strong long-term appreciation potential while allowing immediate enjoyment of the property.

Why Buyers Love Quitman

From fishing at Lake Fork to building a dream home beneath the East Texas pines, Quitman offers a rare combination of **natural beauty, affordability, recreation, and investment opportunity**. Whether you're searching for a peaceful country estate, hunting property, family homestead, or future development potential, **Wood County continues to attract buyers looking for space, value, and an exceptional quality of life.**

UTILITY INFORMATION

JONES WATER (QUITMAN)

903.967.8240

WOOD COUNTY ELECTRIC COOPERATIVE

903.763.2203

PEOPLES INTERNET (FIBER)

903.763.2214

TRASH SERVICE

MULTIPLE PROVIDERS AVAILABLE

SELLER CURRENTLY USES REPUBLIC SERVICES

SELLER ALSO MAINTAINS A BUSINESS
DUMPSTER ACCOUNT

WELCOME HOME

202 COUNTY ROAD 1418

QUITMAN, TEXAS 75783

**THE SELLERS HAVE TAKEN PRIDE IN
MAINTAINING AND IMPROVING THIS
PROPERTY THROUGHOUT THEIR
OWNERSHIP. THIS HOME OFFERS A
COMBINATION OF UPDATED
INTERIOR FINISHES, MODERN
MECHANICAL SYATEMS, HIGH-SPEED
FIBER INTERNET, EQUESTRIAN
AMENITIES, FUNCTIONAL OUT-
BUILDINGS, AND BEAUTIFUL
ACREAGE THAT IS READY TO ENJOY.**

HOME UPDATES

KITCHEN UPDATES

THE FOLLOWING APPLIANCES AND FIXTURES
HAVE BEEN REPLACE DURING THE SELLERS'
OWNERSHIP:

- REFRIGERATOR (2024)
- STOVE (2026)
- OVEN (2024)
- DISHWASHER (2024)
- KITCHEN SINK (2020)

FLOORING

PREMIUM LUXURY VINYL FLOORING
THROUGHOUT ALL BEDROOMS

BRAND-NEW CARPET UPSTAIRS

FLOORING INSTALLED BY SHINDLERS CARPET
(LINDALE)

HOME UPDATES & IMPROVEMENTS

2019

NURSERY CONSTRUCTED - DECEMBER 2019

TOOL SHED ADDED- DECEMBER 2019

2020

KITCHEN SINK REPLACED- FEBRUARY 2020

PRIMARY WATER HEATER REPLACED- FEBRUARY 2020

SEPTIC SERVICED- MARCH 2020

2023

INTERIOR LIGHTING UPDATED- JANUARY 2023

ALL INTERIOR LIGHT FIXTURES AND CEILING FANS
REPLACED

PREMIUM LUXURY VINYL- JANUARY 2023 FLOORING
AND NEW CARPET INSTALLED BY SHINDLERS CARPET
(LINDALE) – PHONE NUMBER 403-235-2042

SEPTIC SERVICE- APRIL 2023

HOME UPDATES & IMPROVEMENTS

2024

REFRIGERATOR REPLACED- APRIL 2024

DISHWASHER REPLACED- MARCH 2024

STORAGE SHED ADDED- MARCH 2024

OVEN REPLACED- 2024

2025

SCREENED PATIO ADDED BY PATIO ESCAPES -
OCTOBER 2025 – PHONE NUMBER 214-578-7802

2026

STOVE REPLACED- JULY 2026

SEPTIC SERVICED- JULY 2026

PROPERTY AMENITIES

- **APPROXIMATELY 10 ACRES OF PRODUCTIVE HAY MEADOW**
- **HIGH-SPEED FIBER INTERNET AVAILABLE**
- **FENCED BARNYARD**
- **SEPARATE DRY LOT FOR HORSES WITH ADJACENT SMALL PASTURE**
- **MULTIPLE FENCED AREAS FOR LIVESTOCK**

MECHANICAL SYSTEMS

HVAC

THOMPSON HEATING & AIR

903.572.1234

SEPTIC SERVICE

JETT SEPTIC

SERVICED MARCH 2020, APRIL 2023, and JULY 2026

WATER HEATERS

BOTH WATER HEATERS HAVE BEEN REPLACED
DURING THE SELLERS' OWNERSHIP

BARN & OUTBUILDINGS

HORSE BARN

- APPROXIMATELY 100' X 40'
- 12-STALL OPEN BARN
- CONSTRUCTED MARCH 2020
- HORSE PANEL CONSTRUCTION

DOG FACILITY / DERKSEN BUILDING

- APPROXIMATELY 12' X 24'
- FOUR INDOOR STALLS
- DOG DOOR IN EACH STALL
- FULLY INSULATED
- HEATED AND AIR CONDITIONED
- RUNNING WATER
- INTERIOR WALL FINISH ALLOWS FOR EASY WASH-DOWN CLEANING
- ATTACHED COVERED KENNEL AREA
APPROXIMATELY 16' X 20'
- CHAIN-LINK KENNEL ENCLOSURE

BARN & OUTBUILDINGS

STORAGE BUILDING

- DERKSEN BUILDING
- APPROXIMATELY 10' X 12'
- ELECTRIC SERVICE INSTALLED

COVERED HORSE SHELTER

- APPROXIMATELY 16' X 20'

ADDITIONAL STORAGE

- TOOL SHED (2019)
- STORAGE SHED (2024)

OUTDOOR LIVING

- APPROXIMATELY 9' X 10' SCREENED PORCH
- PROFESSIONALLY INSTALLED BY PATIO ESCAPES

BARN & OUTBUILDINGS

FENCING & LIVESTOCK AREAS

- APPROXIMATELY 100' X 100' FENCED BARNYARD (ESTIMATED)
- DRY LOT FOR HORSES
- SMALL HORSE PASTURE
- MULTIPLE FENCED LIVESTOCK AREAS