



**REAL ESTATE NEWSLETTER – February – March 2004**

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REALTORS



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Starting this February you will find Dirks Associates an on-line advertiser with both The Beeville-Bee Picayune, [www.bee-picayune.com](http://www.bee-picayune.com), and the Live Oak Co. paper, The Progress, [www.the-progress.com](http://www.the-progress.com). Clicking on our logo, on the front pages of these on-line sites, you will be forwarded to our portal page with the Bee Picayune and The Progress, which when clicking on our logo on the portal pages you will be directed to our web site at [www.beevillehome.com](http://www.beevillehome.com). Where there are hyperlinks to Dirks Associates listing sheets, current newsletter, available rentals, Beeville's HUD list, local information, and our other information. Please bookmark our web site as one of your family & friend's favorites! The Word doc newsletter has the above and other hyperlinks which you can click to visit while on-line and on the Internet



Our Office is located at 201 E Houston, by appointment (361) 362-3334 David or (361) 358-9938 Ida, we can also be reached by email on my website at [www.beevillehome.com](http://www.beevillehome.com) or at [dirksassociates@swbell.net](mailto:dirksassociates@swbell.net).

There is an interesting mix of available USDA homes, all with practical floor plans and value priced. All USDA homes with USDA RH 502 financing are listed at a base price, with lender-required repairs added to the price and financed with the rest of the house. For the house renovations 3 bids from contractors working in the area are required, this is where you have input in what you want in materials and at what bid price acceptable to all parties.



USDA RH 502 program interest applications are available at our office, 201 E Houston St, Beeville, on-line at [www.rurdev.usda.gov](http://www.rurdev.usda.gov), or on our web site at [www.beevillehome.com](http://www.beevillehome.com), under current hyperlink "Current Dirks Listing Printouts, Applications, and Disclosures" – PDF format". PDF stands for "Portable Document File" and most computers have Adobe Acrobat Reader, or can be obtained on disk or downloaded from [www.adobe.com](http://www.adobe.com).

Current USDA "Program" financing is 100% for very low, low-income, and moderate-income households to obtain modest, decent, safe, and sanitary housing for use as a permanent residence in rural areas. USDA-owned house properties also have non-program financing available with 2% down. Be sure to consider RH 502 financing when looking for a house in Beeville.

**For Sale**

600 Lassen  
Beeville, TX 78102  
\$68,000, program only for 30 days from  
3/6/2004 at \$61,200



Corner Bordeaux Estate subdivision, 3 bedrooms, 2 baths, 2 car attached garage home with master bedroom and master bath room with walk-in closet, and separate 2 bedrooms, 1 bath wing, both on one side of the house.

**Dirks Associates – 201 E Houston, across from HEB  
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**For Sale**

809 E Hayes, Beeville, TX 78102  
\$29,900

4 bedroom, 1 bath wood frame house with lots of potential, updated kitchen with lots of cabinets, beautiful hardwood floors, spacious living & bedroom areas, with 2 car attached garage, on 50 X 150 corner lot. Monthly P&I: \$179.27, 6%, 30yrs.



**Also available:  
For Sale and For Lease**

700-704 N Washington,  
Beeville TX 78102

Both properties: \$65,000 Monthly P&I: \$389.71, 6%,  
30yrs.



With 704 N Washington, the two properties consist of 8 – spacious 1 bedroom, 1-bath units on 100X140 midtown Beeville corner at W Carter; Residential or Commercial location.

**For Sale**

805 E Clare  
Beeville, TX 78102  
\$35,000



3 bedrooms, 2 baths, 1 car detached garage with attached carport, room for expansion, already in place out door deck, and framed for house expansion. The back yard has depth and is spacious even with the add on.

**For Sale**

700 N Washington, Beeville, TX 78102  
\$27,000

Corner 2-story building, midtown Beeville currently residential four-plex with 1/1 apt units. Owner/agent convey 60X100 ft; driveway on W Carter St only. Monthly P&I: \$161.88, 6%, 30yrs.



**For Further Information and Showing, Call: David Dirks, company agent,  
mobile (361) 362-3334, DIRKS ASSOCIATES: (361) 362-3334 or Ida Dirks 358-9938**  
Dirks' personal web page with office link at: [www.beevillehome.com](http://www.beevillehome.com), email [ddirks01@swbell.net](mailto:ddirks01@swbell.net)  
No representations or warranties, either expressed or implied, are made regarding the accuracy of the information contained herein This information is submitted subject to prior sale or lease and subject to change of price, rental, other conditions, or withdrawal from the market. Property owner: if your property is already listed, this is not a solicitation of that listing.

**For Sale**

1005 N Washington St,  
Beeville, TX 78102  
**Reduced! Now \$25,000**

Old Beeville, wood frame, 2 bedroom, 1 bath, 1076 sq ft (BCAD), house on large rectangle, 67X210, elevated lot; detached garage with workshop; on the West side; Commercial or residential property. Monthly P&I: \$179.87, 6%, 30yrs.



**For Sale**

1213 W Stamper  
Beeville, TX 78102

**\$21,000**

3 or 4 bedrooms, 2 baths home, spacious and flexible floor plan, one of the few USDA homes with both a master bedroom / bath addition and garage conversion, with flexibility to return to 1 car garage. Program financing priority till April 5, 2004; also 30 days after any price reduction.



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**DIRKS ASSOCIATES: (361) 362-3334 or Ida Dirks 362-5552 to schedule appointment**  
Dirks' personal web page: [www.beevillehome.com](http://www.beevillehome.com), email [dadirks01@swbell.net](mailto:dadirks01@swbell.net)

No representations or warranties, either expressed or implied, are made regarding the accuracy of the information contained herein This information is submitted subject to prior sale or lease and subject to change of price, rental, other conditions, or withdrawal from the market. Property owner: if your property is already listed, this is not a solicitation of that listing.

**For Sale**

807 E Hayes, Beeville, TX 78102  
**\$12,000**



Frame 2 bedroom, 1-bath, interior 50X150 subdivision lot. The house needs some leveling, TLC to be brought to code, but has a practical purpose. Monthly P&I: \$71.95, 6% 30yrs.

The Joe Barnhart Library has the computers set up to review or pull information from the Internet. You can bring or they sell floppy disks, limited amount of printing is available.



Call and we will be glad to get you application and real estate information. We are by appointment, but have flexible appointment hours.

Norman Stark's, The Formula Book (ISBN: 0-380-00840-3) has things for Around The House, Personal, Automotive & Mechanical, Garden, Agriculture and Livestock, For Sports and Camping, Safety and First Aid. The Spring season is on the way and a refreshing personal item called Almonds, Lemon, and Limes cream can be made as follows " A pleasant and soothing cream may be made with lime water. Soak several slices of a lime in a cup of water overnight, then to 1 cup lime water, add 1/8<sup>th</sup> teaspoon glycerin, and stir

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in 1/8<sup>th</sup> teaspoon lemon oil and 1/8<sup>th</sup> teaspoon almond oil."

Lets work on some more of some of the citrus on the trees, and to the microwave:

**Citrus Marmalade**

- 1 – large Grapefruit      1½ cups Water    1
- 1 – medium Orange      1/8<sup>th</sup> tsp Baking soda
- 1 – medium Lemon      5 cups Sugar
- 1 – medium Lime      1 pkg., 3 oz, liquid fruit pectin

- 1) Wash fruit. Peel each one, trim off white Membranes from peel and cut peel into Slivers. Section fruit; discard seeds and Dice fruit, set aside. Combine peel, water And baking soda in a 2-quart glass Measuring pitcher, cover with plastic Wrap.
- 2) Cook in microwave oven 10 to 12 minutes At High, or until peel is tender.
- 3) Add sugar and reserved fruit. Cook Uncovered in the microwave oven 13 Minutes at High or until sugar is dissolved And fruit is soft and stir 3 times. (Syrup Should boil at least 1 minute.)
- 4) Add liquid pectin and stir well. Let stand Uncovered 5 minutes, stir occasionally. Skim off foam with metal spoon, if necessary.
- 5) Pour marmalade into hot sterilized glasses or Jars; cover. Cool. Store in refrigerator.
- 6) If desired, seal marmalade with paraffin Melt paraffin over hot water in a double boiler set over low heat. 'Never' melt paraffin over direct heat or in a microwave oven. Pour enough melted paraffin on top of marmalade to make a layer about 1/8<sup>th</sup> inch thick; tilt to Seal to edge of glass. Cool, and then cover. Store at room temperature, if desired.

**6 half pints**

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**Available HUD Home  
Current list available for consideration & review  
at: [www.firstpreston.com](http://www.firstpreston.com)**

**1401 E Corpus Christi:** Spacious 3 or 4 bedrooms, 2 baths corner, 80 X 123, Halls Acres subdivision home. FHA financing available with \$2,695 escrow & repair fees added to loan. FHA will consider offers with seller paying up to 5% of the sales price with 3% down payment by qualified buyer. Call David for lender and current sale information. Currently available & list price **\$55,000**



**Small Acreage & City Lots**

**19.27 acres Live Oak Co:** 3 miles East of George West, TX, Lot 44, Old Swimming Hole Subdivision; Property fronts on CR 303. Agricultural or recreational, limited home site – FEMA ZONE A. Owner will convey minerals owned, owner says that is ½ the minerals. Near Nueces River, Land has quadrilateral dimensions. **\$43,900 will look at offers!** Monthly P&I: \$263.20 , 6%, 30yrs.

**1505 N Washington:** Beeville city lot on the residential cutoff of N Washington and N St Mary's St, 75 X 199, interior lot, 0.34 acres, and all City utilities available. **\$10,000 will look at offers!** . Monthly P&I: \$59.96 , 6%, 30yrs.



**Sellers**

Please contact us when you are relocating as we have many prospective buyers seeking to purchase Beeville area homes. Free Market Analysis, if listing, or fee basis for other valuation purposes.