

**FREE
COPY**

Real Estate For Sale



**2886 W. MOCKINGBIRD
DURANT - \$414,900**

Country Living Close to Town!
Great location. Sits in the middle of 5 ACRES on the edge of town. Attached carport, 2 shops, covered pergola with outdoor sink, fire pit and hot tub. Water well and rural water. Too much to list here!

See page 2 for more details!

**606 McCARLEY STREET
COLBERT - \$260,000**

Very Well Maintained Home!
4BR/2 baths, open concept, completely updated, large kitchen w/all appliances included. Covered patio, above ground pool. Walking distance to Colbert schools. Too much to list here!

See page 3 for more details!



Call Sparlin Realty @ 580-745-1055 in Durant or 580-725-7253 in Madill

Southeastern Oklahoma

APRIL 2023



Visit Our Website @ www.previewoklahoma.com
**These Properties Offered By
Sparlin Realty**

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Sparlin REALTY

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Valorie Streit
580-740-6868



COVER PHOTO

5 ACRES

2886 W. MOCKINGBIRD, DURANT - REDUCED TO \$414,900

COUNTRY LIVING CLOSE TO TOWN! Location, location, location! Sits in the middle of 5 acres on the edge of town. There is a covered pergola with outdoor sink, fire pit, and hot tub. Nice paver pathway to all exterior doors and lots of landscaping rock. Attached carport and two shops. Water well, rural water, new plantation shutters, double oven, double sink and garbage disposal, large bonus room, new dishwasher, hardwood flooring, wood burning fireplace with blower, bathroom heaters, large windows and outdoor storm cellar. **MLS#2304628.**



COMMERCIAL

3106 UNIVERSITY BLVD. W., DURANT - \$999,000

LOCATION, LOCATION, LOCATION! Absolutely PRIME commercial real estate! Located on the busiest part of University Blvd. in Durant, OK sitting directly behind Lowe's Hardware Store and walking distance to national chain restaurants and shopping including Walmart, Chicken Express, Arby's, Harbor Freight, Boot Barn, too many to list them all! These locations do not come available often. Be part of the major growth of Durant!! **MLS#2240054.**



58 QUAIL DRIVE, MEAD - \$129,900

DO YOU WANT TO LIVE BY THE LAKE? Check out this home just blocks from Willow Springs. This factory-built home sits in the middle of a golf cart, lake life community. It has a large kitchen with plenty of cabinets. The living area is large & cozy. It has a large front porch & fenced front yard. It has a stand alone two car garage with an in-ground storm shelter. If living close to the lake or having a weekend home is something you've dreamed of, call to schedule your showing today. **MLS#2219695.**

400 S. 10th, MADILL - \$182,000

LARGE CORNER LOT with beautiful mature trees. Ranch style home with great possibilities. Three bedrooms, 2 baths, possible extra room for an office. The home has an attached two car garage, allied fenced back yard with a patio area, deck and a storage building. The front is easily accessed by a circular concrete driveway. All city utilities, water, gas, and electric are available. All schools are within walking distance. Available by appointment. **MLS#2309490.**

9850 S. GOBBLERS KNOB, MILBURN - \$62,000

OLD FARMHOUSE WITH TONS OF POTENTIAL. The bones are there. Beautiful views. Just outside of town. Come and make it your own. House sits on 1.4 acres. **MLS#2309457.**



COMMERCIAL

3825 1st AVENUE, DURANT - \$700,000

THIS BUILDING HAS IT ALL!! Front offices are 60x60, shop is 60x75. An additional storage of 25x60 and all of this sits on a little over an acre of prime location. VERY HIGH TRAFFIC area with road frontage on 2 sides with an additional acre that can be purchased as well! **MLS#2240061.**



20 ACRES

8300 HWY 70 A, KINGSTON - \$787,000

IF YOU WANT SECLUSION NEAR LAKE TEXOMA, this 3 BR/2 bath home sitting on 20 acres (m/l) has it all! Long beautiful inviting driveway, granite countertops, cathedral ceilings, SS appliances, jetted tub and wood floors. There is great patio in back for backyard entertaining with an attached enclosed porch. The home has been very well taken care of and there is a safe room inside the home. Less than 1 mile to McLaughlin Creek boat ramp, beautiful hiking area and sandy beaches for swimming and boating. **MLS#2236218.**



327 PINE STREET, MEAD - \$59,900

THIS IS TINY HOUSE LIVING on a half acre lot close to Lake Texoma. This is a new construction in country setting. Call today to view this unique home. **MLS#2300161.**



S. 34th STREET, DURANT

\$20,000

GREAT PIECE OF LAND LOCATED IN DURANT CITY LIMITS. **MLS#2304926.**



3001 W. ARKANSAS, DURANT

\$87,500

GREAT PIECE OF PROPERTY LOCATED IN DURANT CITY LIMITS. 3 Parcels totaling 3.76 acres. **MLS#2304932.**



117 MISSISSIPPI, DURANT - \$69,000

1 BEDROOM, 1 BATH, 506 SQ. FT. **MLS#2237657.**



1.76 ACRES

2140 BOGGY DEPOT, ATOKA - \$219,000

CUTE, CUTE, CUTE!! Country living right across from the school in town! Live the country life with the convenience of town living. Your own private drive with not a neighbor in sight. Come take a look today before it's gone. **MLS#2242128.**



NEW LISTING

ATOKA, OK - \$99,500

REBUILT FROM THE GROUND UP! This 2 bedroom, 1 bath home in Atoka is move-in ready. Completely remodeled including new floor joists, sub floor, flooring, drywall, plumbing, electrical, roof, interior and exterior paint, new mini-split units, and much more. Will come with usable appliances including refrigerator, kitchen stove, dishwasher, and microwave. **MLS#2311221.**

**Durant Office: 580 - 745 - 1055****Madill Office: 580 - 725 - 7253****19078 13th, OAKLAND - \$159,900**

WELL MAINTAINED, large 3 bedroom, two bath Craftsman home sitting on a .73 acre corner lot. Large yard with mature trees and completely handicap accessible entrances front and back. Spacious living room, kitchen and bedrooms. Carpet and vinyl floors throughout. Large bathrooms, one with a walk in shower. Storm cellar and storage building. The neighborhood is quiet. It is vacant and appointments are convenient. Close to Hwy. 70 West. The lot to the north of the house could easily be home to another home, RV parking or a huge garden spot. **MLS#2309446.**

**N. 1st STREET, DURANT - \$500,000**

GREAT LOCATION for a new business needing visibility in a very high traffic area. Sits right across the street of a brand new Elementary School and right down the street from the Durant High School!! Want to catch the school traffic? It doesn't get any better than this. **MLS#2242797.**

**4295 SHAY, KINGSTON - \$350,000**

LESS THAN ONE MILE TO BUNCOMBE CREEK MARINA. Large rock home on **1.27 acres** with a pond. This 3/2 home has lots of storage and has been updated. There is a shop with plenty of parking for a boat and/or RV. The hot tub will stay with the property. Beautiful backyard. There is a large room that was used as an office and workout room. There is a pantry off of the kitchen where the washer and dryer are. Come live at the lake! Great neighborhood! **MLS#2239680.**

**MISSISSIPPI STREET, DURANT - \$70,000**

JUMP ON THIS LAND QUICK. Just under 2 acres inside city limits with all city utilities available. Perfect for investors! **MLS#2237818.**

**606 McCARLEY STREET, COLBERT - \$260,000**

VERY WELL-MAINTAINED HOME in the heart of Colbert. Walking distance to Colbert Schools. Completely updated and has crown molding throughout and is ready to move into. 4 BR's/2 bath with sunken living room, open concept, large kitchen with all appliances included. Beautiful inside and out. Entertain under the covered patio and let the kids or grandkids swim in the 27' above ground swimming pool with 18'5x22' large deck. Also comes with a beautiful 10x20 shed. **MLS#2239684.**

**6134 WEESIE STREET, KINGSTON - \$199,000**

3BR/2BA, 1120 SQ. FT., SUPER CLEAN! Beautiful property! If you want a lake home for a weekend getaway or an investment property, here it is! Everything you need is here! All furniture, appliances, dishes, towels, rugs, curtains, yes, it all stays. Great location for an Air B&B! Close to Catfish Bay. Two lots with covered decks on the front and the back. Carport built on to home. Asphalt shingles. AC was replaced in 2021. Come take a look today! **MLS#2240071.**

WHAT ABOUT APPRAISED VALUE AND MARKET VALUE?

A certified appraiser who is trained to provide the estimated value of a home determines its Appraised Value. The Appraised Value is based on comparable sales, the condition of the property, and several other factors.

Market Value is the price the house will bring at a given point in time, once you and the buyer establish a "meeting of the minds" on price.

Texoma Board of Realtors



SERVING THE LAKE AREA SINCE 1980!

580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439

FOR A COMPLETE LIST OF
OUR CURRENT LISTINGS
AND ADDITIONAL PICTURES,
PLEASE VISIT OUR WEB SITE AT
www.TexomaAgency.com

Thinking of Selling your home? Call for a free market analysis.

**5629 W. BROADWAY, ARDMORE - \$950,000**

UNIQUE COMMERCIAL PROPERTY on 20 acres! High traffic location, right off Hwy 70 West of Ardmore. Electric gated entry, 6ft security fence. Front building has 8 offices, double door foyer, conference room w/kitchenette, 2 bathrooms, covered rear parking, & storm cellar. Additional 2 metal shop buildings; one 40x50 another 60x50. Both are concrete, electric, insulated, electric overhead doors, air compressor built in hook ups, & one building has existing heating system. Rear building has surround security lighting, office, bathroom, & area w/two story metal shelving units. Back of the property has gravel area/drive up to the beautiful pond. A must see!!!

JOINS CORPS LAND - BEAUTIFUL HOME on 5 ACRES with 2 BOAT SLIPS in LIMESTONE COVE on TEXOMA - \$725,000

2 STORY
WITH 3
BEDROOMS,
2.5 bath,
garage &
shop building,
fenced.

TAYLOR'S ISLAND HOME on 2 LOTS with GREAT LAKE VIEW - REDUCED TO \$600,000

MILLION DOLLAR VIEW FROM THIS 2 STORY HOME ON STILTS that has 3 bedrooms/2 baths with a .5 bath downstairs, an outdoor lift-elevator, sprinkler system, 30x40 shop building with 2-14x40 overhangs, 24x24 garage, 2 large carports, water well for outside watering, covered concrete patio under home that could be enclosed for extra living space. Total electric. Has a spiral slide for kids or fire escape. Steel post construction with a large deck made of Trex material. Beautiful yard with producing peach trees.

1601 NANCE ROAD, KINGSTON - \$599,999

NEW LISTING

SANDER'S ISLAND VIEW HOME one block from the water! Centrally situated on Lake Texoma near all the beautiful islands and short boat ride to the main waterfront restaurants. Thoroughly updated & features abundant amenities; 4 BR's, 3 full baths, two spacious living areas, game room, front & back covered patios, hot tub, above ground swimming pool, well & rural water, storm cellar, RV carport w/50 amp hookup, detached garage, 36x24 metal shop bldg., and sits on 1.06 acres with mature shade trees. This area has much to offer. Sandy beaches and boat ramp right in the neighborhood!

2 LARGE WAREHOUSE BUILDINGS on 3.19 ACRES in MADILL - \$495,000

GREAT COMMERCIAL LOCATION with 2 large warehouse buildings. 1 has 26,900 sq.ft. and the 2nd has 11,360 sq.ft. of floor space. They sit on 3.19 acres (m) with plenty of parking spaces. Could be any type of commercial warehouse storage. Railway is nearby. The asking price of \$495,000 is only \$12.94 per sq.ft. for 38,260 sq.ft. of buildings and the land.

COMMERCIAL WELDING & BOATHOUSE CONSTRUCTION & REPAIRS BUSINESS - \$450,000

ESTABLISHED BUSINESS IN CONSTRUCTION & REPAIRS OF BOAT HOUSES. Also sells & installs boat lifts. Tool, barges & equipment stays with the business.

GREAT SOLDIER/CANEY CREEK HOME - \$340,000

NEW LISTING

HAS 3 BEDROOMS, 2 BATHS, OPEN LIVING/DINING/KITCHEN, 2 living areas, detached garage & plenty of room for a shop/party barn. Plumbing & electrical have been updated, new paint, on a corner lot just minutes from Caney Creek Resort-Beer Garden, restaurant & store and Marina Del Rey-Belly Flop restaurant & Barbay. Boat ramps, boat slips & boat rentals. Most furniture & appliances stay.

HOME, SHOP BUILDING & POND ON 2.34 ACRES JUST NORTH OF KINGSTON - \$309,000

REDUCED

NICE 2009 CLAYTON DOUBLE WIDE in a quiet area just outside the city limits. Has 3 bedrooms/2 baths, a 24x30 shop & a 24x35 carport, fenced, pond, storm cellar & much more.

HOME on 3.52 ACRES with SHOP, SHEDS & PENS - \$289,900

NICE 3 BEDROOM/2 BATH BRICK HOME, open floor plan, fireplace, paved drive & cellar. Just West of Madill.

BEAUTIFUL 15 ACRES - \$281,900

BREATHTAKING HILL-TOP VIEWS. Only minutes away from Soldier Creek/Caney Creek boat ramp and Marina Del Ray. Build your dream home. You have to see this one!

7696 GRAY AVE., KINGSTON - \$265,000

NEW LISTING

LOCATION...LOCATION just a short golf cart ride to Caney Creek Resort and Marina Del Ray! This spacious home has 3 bedrooms, and 2 bathrooms, 2 living room areas, fireplace, open large kitchen, dining area, screened front and back patio areas, covered carport, and 20x30 metal shop building. Perfect place for entertaining and lake fun!

FARM HOUSE on 11.66 ACRES (M/L). On Hwy 70 B going to Soldier/Caney Creek - \$250,000

NICE OLDER HOME just outside the Kingston City limits. Has 3 bedrooms/1 bath with a large laundry room that you could add a 2nd bath. 2 Carports, nice shade trees, pipe fence around the yard. Unrestricted, could be residential or commercial. New survey will determine exact legal & acres.

11972 ENOS RD., KINGSTON - \$259,000

COMMERCIAL

TOTALLY REMODELED RETAIL OPPORTUNITY. New electric and plumbing with new A/C. Full bath. New roof on office building and shop building. Shop building has two tall doors on east side with a tall drive-through door on the west side. Shop is stubbed for plumbing. Some framing started, loft in shop. Large storm cellar.

NICE REMODELED DOUBLE WIDE at CUMBERLAND COVE AREA - \$210,000

NEW LISTING

TWO LOTS, 3 bedroom, 2 baths, new flooring, & new paint. Close to Texoma Shores Resort & Bridgeview Marina.

HOME ON TEXOMA NEAR SANDY BEACHES - \$190,000

GREAT OLDER SITE BUILT HOME with 3 bedrooms/1.5 baths, large laundry room, shed & carport. Home has a metal roof and is located just a short golf cart ride to boat ramps & sandy beaches.



Crystal Pierce
Owner/Broker
(580) 564-5636



Kenny Wheeler
Broker
(580) 230-2200



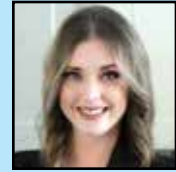
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Rick Hargis
Sales Associate
(405) 509-4983



Bailey Miller
Sales Associate
(405) 923-7875

WASHITA POINT HOME THAT JOINS CORPS. - \$185,000



NICE AND CLEAN, ready to move into single wide Solitaire home that has 2 beds/2 full baths, screened in back porch, fenced back yard, fire pit & steel shop-storage building with lean to large enough for boat & toys. Close to lake, Alberta Creek Marina & restaurant.

NICE 2018 HOME on 3.96 ACRES - \$179,000



3 BEDROOM/2 BATH, open living-kitchen-dining area, laundry room, appliances stay. No restrictions.

148 PAYNE LANE, LONE GROVE - \$169,000



2.46 ACRES! This home offers 3 bedrooms, 2 baths, 3 porches, double fenced yard, circle driveway with carport, mature pecan trees, brand new remodeled kitchen with LED lights, along with remodeled master bathroom, and laundry room.

3814 CHEYENNE DRIVE, KINGSTON - \$150,000



FULLY FURNISHED LAKE TEXOMA HOME! Just bring your swimsuit. This home is very well maintained nice and clean. Just minutes to some of the sandiest beaches of Texoma! Home sits on a corner lot with large trees, covered patio with wood burning stove, storage and shop building, and RV hook-up area. Great vacation rental potential.

9.82 ACRES AT BRIDGEVIEW - \$147,300



GREAT TRACT OF LAND with pond, some timber and good pasture. Just north of Bridgeview Marina.

4169 CHEROKEE DRIVE, KINGSTON - \$125,000



HOME CLOSE TO OAKVIEW BEACH. Home boasts added living room area, and 2 large bonus rooms. Property is completely fenced, has spacious bunkhouse with enclosed patio and bathroom, also comes with large metal shop building that is insulated, 2 overhead electric doors, concrete floors, and heat/ac, 2 covered carports, and 2 metal covered storages. All of this sits a short golf cart ride to the sandy beaches of Lake Texoma and boat ramp!

10 ACRES in SE ARDMORE - \$120,000



BEAUTIFUL TREES on this 10 acres at the end of Summer Street. Has electric & water at the street.

COMMERCIAL LOT on HWY 70 E, KINGSTON - \$115,000



THIS 1.26 ACRE (M/L) LOT IS FENCED, has a pad started for a building and is ready to build on. It has frontage on Hwy 70 E. & NE 1st Street. Perfect for any commercial venture.

3267 ROBIN DR., KINGSTON - \$110,000



CARDINAL HILLS HOME! This home sits on a corner lot with fenced yard, nice patio area, and covered carport. Great opportunity to own a home in a golf cart friendly lake community just blocks from two boat ramps, fishing piers, and sandy beaches.

16048 DONNA LANE, MADILL - \$110,000



GREAT INVESTMENT HOME in CUMBERLAND. This property sits on a large lot close to Lake Texoma! It has a large living area, storm shelter, detached 2 car garage, carport, large shed and big shade trees.

TEXOMA TRAILS LOT FOR \$250,000



NICE BUILDING LOT in Texoma Trails on Lake Texoma. Lot is for site built homes only and has some lake view & has lake access to a beautiful sandy beach below the development.

3947 CHEYENNE DRIVE, KINGSTON - \$69,900



COME RELAX AT THE LAKE on your covered patio. This property has a fenced yard, nice mature shade trees, shop/carport, and is just blocks to sandy beaches!

5 GREAT LOTS on TEXOMA PARK RD. at CATFISH BAY - \$55,000 EACH



NICE BUILDING SITES with mature shade trees less than a mile from Catfish Bay Marina, Chickasaw Pointe Golf Course, the new under construction Chickasaw Casino & Hotel, Lake Texoma State Park.

SMALL ACRE TRACTS CLOSE TO TEXOMA



THESE SMALL ACRE TRACTS are close to the lake. Utilities are at the frontage of each tract. Property boasts scenic views and wildlife. Perfect building sites nestled privately behind a beautiful tree line. 1.54 acres - \$40,000, 1.77 acres - \$40,000, 2.30 acres - \$50,000, 2.95 acres - \$60,000, 2.52 acres - \$65,000.

SANDER'S GROVE LOTS on LAKE TEXOMA - \$65,000



LIVE ON LONGBOARD LOOP. It all begins with a place to go. Your getaway is close to home. Bywater LLC develops beautiful neighborhoods using conservative land plans, by creating opportunities for human connectivity, encouraging excellent home designs and ensuring quality second-to-none. Welcome to Sanders Grove on Lake Texoma!

THE WOODLANDS at LAKE TEXOMA LOTS \$50,000 EACH



COME VISIT ONE OF THE NEWEST, premier additions on Lake Texoma! Many homesites to choose from on good sandy soil. All lots have lake access, & many have frontage along the Corps of Engineer's property. There is good sandy shoreline within walking distance of property. All lots are restricted to site-built homes only. These gorgeous homesites have electric & water already in place & paved roads.

"THE YUKON'S" Residential Lots at Buncombe Creek \$35,000 to \$40,000



Nice homesites off Shay Road, just minutes from Buncombe Creek Marina.

For Additional Properties Visit our Website www.TexomaAgency.com



Kenny Wheeler - Broker

Buying or Selling - Call Me

(580) 230-2200

Crystal Pierce, Owner/Broker



Office: 580-564-2346 www.TexomaAgency.com



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HAS 3 BEDROOMS, 2 BATHS, OPEN LIVING/DINING/KITCHEN,
2 living areas, detached garage & plenty of room for a shop/party barn. Plumbing & electrical have been updated, new paint, on a corner lot just minutes from Caney Creek Resort-Beer Garden, restaurant & store and Marina Del Rey-Belly Flop restaurant & Barbay. Boat ramps, boat slips & boat rentals. Most furniture & appliances stay.

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JOINS CORPS LAND
BEAUTIFUL HOME on 5 ACRES
with 2 BOAT SLIPS in LIME-
STONE COVE on TEXOMA
\$725,000

2 Story with 3 bedrooms, 2.5 bath,
garage, shop building, & fenced.





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Close to Texoma Shores Resort & Bridgeview Marina.

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JUST NORTH OF KINGSTON - \$309,000**



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HOME ON TEXOMA NEAR SANDY BEACHES - \$190,000



GREAT OLDER SITE BUILT HOME with 3 bedrooms/1.5 baths, large laundry room, shed & carport. Home has a metal roof and is located just a short golf cart ride to boat ramps & sandy beaches.

COMMERCIAL LOT on HWY 70 E, KINGSTON - \$115,000



THIS 1.26 ACRE (M/L) LOT IS FENCED, has a pad started for a building and is ready to build on. It has frontage on Hwy 70 E. & NE 1st Street. Perfect for any commercial venture.

TEXOMA TRAILS LOT - \$250,000



NICE BUILDING LOT in TEXOMA TRAILS on LAKE TEXOMA. Lot is for site built homes only and has some lake view & has lake access to a beautiful sandy beach below the development.

FARM HOUSE on 1.6 ACRES (M/L). on HWY 70 B going to SOLDIER/CANEY CREEK - \$175,000



NICE OLDER HOME just outside the Kingston City limits. Has 3 bedrooms/1 bath with a large laundry room that you could add a 2nd bath. 2 Carports, nice shade trees, pipe fence around the yard. Unrestricted, could be residential or commercial. New survey will determine exact legal & acres. An additional 9.5 acres is available for \$9,000 per acre.

*Providing Professional
Real Estate Services
to the
Lake Texoma Area!*

405 Hwy. 70A, Kingston, OK 73439



ANNE LASITER
ABR, CRS, GRI
OWNER/BROKER
580-564-7821



**141 ACRES ON
HWY 32**
\$2,121,450
RARE OPPORTUNITY
TO PURCHASE OVER
141 ACRES OF
LAND, located ap-
proximately 1 mile
west of Kingston on
Highway 32. So many
possibilities with this
one! Priced at \$15,000
per acre.



8973 BIRCH STREET
\$950,000

SPECTACULAR HOME located in the coveted area of Soldier Creek on Lake Texoma! This modern, solar powered home was designed with energy saving features throughout, and features not only a private outdoor oasis, with pool & waterfall, but an upper balcony with distant lake view! Beautiful decorative fencing surrounds this property, ensuring your privacy & adding to the beauty! **Shown by appointment only!**



14075 BALDWIN LANE - \$495,000

THIS BEAUTIFUL NEW HOME is located near Buncombe Creek Resort & Marina & comes with an oversized 3 bay garage/shop, perfect for storing all those lake toys! Property also has an oversized covered breezeway, for enjoying the outdoors, as well as a beautiful covered deck at the entry to the home. Another great feature is the concrete sidewalk that completely surrounds the home! Inside the home, the upgrades continue, w/convenient pull-out cabinet drawers, oversized pantry & so much more! So many great features with this one that you really need to see to appreciate! **Call soon!**



4770 ANGLER CIRCLE - \$350,000

THIS VERY NICE WELL-MAINTAINED HOME is ready for your lake-time enjoyment, located in the Twin Ponds Addition of Lake Texoma! Not only is it spacious inside, it also features a large covered patio with outdoor kitchen, oversized garage, carport & more! This home is being sold with an extra lot, on the south side of home, which is an ideal spot for a huge shop or another residence! Home is being offered with all standing appliances & some furniture. All this is located just a short golf-cart ride to Buncombe Creek Resort & Marina! **Call soon!**



19099 COOK ROAD - \$349,000

VERY WELL MAINTAINED HOME, located just outside the city limits of Madill on 1.3 acres! Property includes a 30x24 insulated shop, new storm cellar, shed, storage building, generator & so much more! This beautiful home is also being offered with all appliances & some furniture. Beautiful white fencing in the front, along with the paved driveway, add to the beauty of this home! **Call soon on this one!**



10335 HIGHWAY 70B - \$299,000

ENJOY A QUIET COUNTRY SETTING with this spacious 4 bedroom home, located on 3 beautiful treed acres! Home is conveniently located about 2 miles out of Kingston & about 3 miles from Soldier Creek Resort & Marina! Peaceful setting with plenty of room to expand on the unrestricted land. **Call Anne @ 580-564-7821 to schedule your time to view!**



915 S. BROADWAY AVENUE - \$285,000

DON'T MISS OUT ON YOUR OPPORTUNITY to own this beautiful home located in the heart of Ada, Oklahoma! Home has been tastefully remodeled & is ready for its new owner! **Call Anne @ 580-564-7821 to view!**



10649 WHITE OAK - \$219,000

IMMACULATE HOME located near the sandiest beaches on Texoma! This well-maintained home has numerous updates & features throughout, including newer HVAC, new windows, updated kitchen & baths, 2 bonus rooms, indoor safe room & more! 22x35 insulated shop, large carport. Lots of beautiful outdoor space to enjoy your time at the lake! **Call soon!**



NEW LISTING

7553 BROGAN ROAD - \$169,000

THIS LITTLE JEWEL is located just a short golf cart ride to the lake, comes completely furnished, & even comes with its own golf cart to get you to the water's edge! You get the complete turn-key package with this one! Huge covered front porch & attached 2 car carport with storage area, make this one extra special! All this is situated on an oversized lot with plenty of room to build another structure or large storage building! **Call soon on this one!**



8211 HIGHWAY 70A - \$150,000

LOTS OF POSSIBILITIES WITH THIS ONE. Property consists of a 3/2 mobile home, a small frame house, several storage buildings, a grow house, storm cellar, & more! All of this is located on 1 acre & is only about 2 miles from Lake Texoma! Property was most recently used as a marijuana grow business, including over 4000 sq. ft. of indoor grow space, in the metal buildings on the property.



701 N. KEMP - \$99,900

INVESTMENT OPPORTUNITY! This home is located within the city limits of Kingston on a huge 1.27 acre lot! Home is currently rented, with more than enough room to add another rental home! Shown by appointment only. **Call Anne @ 580-564-7821 to schedule your time to view!**



207 S. CHICKASAW ST. - \$89,000

THIS NICE, REMODELED HOME is located within the city limits of Kingston! New HVAC installed, as well as several other new updates! This one also comes with an additional shop! **Call Anne @ 580-564-7821 to schedule your time to view!**



CHARTER ESTATES

DON'T MISS OUT on your opportunity to purchase one of the 8 available lots, located in the Charter Estates development, conveniently located between the town of Kingston & Catfish Bay! The development offers paved roads, sidewalks & street lights! Restricted to site built homes only. **Call Anne @ 580-564-7821 for additional info!**

LOTS & LAND

- **8 ACRES** - On McDuffee Rd. \$144,000
- **5 ACRES w/utilities** - 8801 S. Rock Creek Road
..... \$135,000
- **2 LOTS** - In Oakridge.....\$50,000
- **6 CITY LOTS** - In Kingston.....\$45,000

**Call Anne Lasiter @
580-564-7821**



Linda VanMeter
580-920-8879



Carol Atkinson
580-579-2679



Roger Ball
580-916-8992



Barbara Coker
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Kathy Davis
580-380-9878



Elaine Reese
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Lacy VanMeter
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Sean Wood
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Roy Adams
940-366-5357



Martin VanMeter, Broker
580-920-6914



VanMeter Realty
TOLL FREE: 800-324-8404

419 West Main, Durant
580.924.8404



Bill Ptomey
Broker
580-564-5150



203 N. 16th AVENUE, DURANT - \$537,000
OVER 5300 SQ. FT. of floor space with multiple offices on the west (front) side and more on the south side. Break room, three bathrooms, and plenty of storage that can also be used for offices. This is a unique opportunity to own a "PIECE OF DURANT HISTORY" with room for expansion or alternate use. MLS#2305743.
Call Roy Adams @ 940-366-5357.



NEW LISTING

234 RED OAK DRIVE, CARTWRIGHT - \$443,000
ONE OF A KIND BRICK & STONE
4BR, 3BA single story home in Thousand Oaks home addition just south of Cartwright, OK. Many amenities including large living room w/fireplace, open floor plan, dining room, open kitchen, large master & bath. Walk out to open back deck with kitchen. A storage shed also provides extra storage. Home is landscaped and provides a scenic street view. Come check it out! MLS#2307405.
Call Bill Ptomey @ 580-564-5150.



NEW LISTING

166 WILSON PARKWAY, DURANT - \$369,000
THIS 3 BEDROOM, 2 BATH, 1,950 square foot house has been on vmrtexoma.com for 31 days. This property is located in the Wilson Place Community of Durant, OK. MLS#2306137.
Call Roger Ball @ 580-916-8992.



NEW LISTING

11845 OAK RIDGE DRIVE, KINGSTON - \$334,000
2021 BUILT IN OAK RIDGE GATED COMMUNITY. Home has 4 bedrooms, 2 full baths, security system, natural gas heat & air, gas heater tankless, & gas fireplace. Home sits on .23 acre lot and just 1/4 mile from Chickasaw Pointe Golf Course and catfish Bay Marina. MLS#2240104.
Call Bill Ptomey @ 580-564-5150.



NEW LISTING

4681 W. CLEAR BRANCH, CANEY - \$250,000
THIS IS A GREAT HOME, it needs a little TLC and is sold as is. It is a short drive to Durant or Atoka. The house sits on 5 acres with mature trees, the possibilities are endless. It has 3 bedrooms, 2 baths, the master is huge, & walk-in closets. There is an additional building behind that could be a shop and carport combination. Seller is giving a \$5,000 credit at closing for flooring or appliances, etc. MLS#2307201.
Call Carol Atkinson @ 580-579-2679.



NEW LISTING

1114 W. CEDAR, DURANT - \$180,000
THIS HOUSE HAS BEEN TOTALLY REMODELED and is ready for you! Fresh and clean with new flooring, countertops, and fresh paint throughout. The detached garage also has covered parking and a nice size shop in the back. The large fenced lot has beautiful large trees and alley access. The garage will have a new roof soon. MLS#2235745.
Call Linda VanMeter @ 580-920-8879.



STATE HWY 78, TISHOMINGO
42.29 ACRES - \$359,465
JUST NORTH OF THE JOHNSTON COUNTY SOUTH BORDER.

Property can be developed for housing or commercial use. Land can also be farmed. North boundary is not fenced. MLS#2236311.

Call Bill Ptomey @ 580-564-5150.



1.14 ACRES

25 WRIGHT WAY STREET, DURANT - \$329,000
THIS 3 BEDROOM, 2 BATH, 1,875 SQ. FT. HOUSE on 1.14 acres is located in the Cedar Ridge community of Durant, OK. MLS#2305450.

Call Roger Ball @ 580-916-8992.



503 S. 4TH, DURANT - \$160,000
LARGE LOT with trees and chain link fence. Built in 1988 and located just a few blocks from the heart of downtown. Baseball fans will love the location just 1 block from the ball park. MLS#2239682.
Call Martin VanMeter @ 580-920-6914.



1.25 ACRES

13982 BERKELEY ROAD, KINGSTON - \$201,000
3 BED, 2 BATH MFG HOME on 1.25 acres. Home sold fully furnished including all appliances, washer and dryer (new). Home has a new roof installed this year. Also included is an outdoor safe room, 2 car carport, fenced back yard, storage shed, back patio, circle drive. Hard to beat this home for the price. MLS#2240456.
Call Bill Ptomey @ 580-564-5150.



1.25 ACRES

131 PARALEE STREET, DURANT - \$329,000
THIS 3 BEDROOM, 2 BATH, 1,900 SQ. FT. HOUSE on 1.25 acres is located in the Cedar Ridge community of Durant, OK. MLS#2305450.

Call Roger Ball @ 580-916-8992.

Visit us at VMRTexoma.com for more information, photos & to view virtual tours!

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Jason Hightower
Broker/Owner
Cell: 580-564-6583

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Debra Portman
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Krystal Trammell
Cell: 903-422-6514



Wesley Welch
Cell: 580-565-0283



8098 HWY 70B, KINGSTON - \$850,000

THIS IS A UNIQUE COMMERCIAL OPPORTUNITY near the community of Soldier Creek and Marina Del Rey. This motel is currently being used as a fishing lodge. It has a total of 10 rentable rooms with a linen/laundry room right in the middle. Up top is a great room/common area for larger gatherings and from the deck you can see Lake Texoma! The motel sits on a 5.17 acre tract (m/l) near one of the most popular Lake Texoma Communities in Oklahoma, lending plenty of room for future expansion. MLS#2230951.



21 SAND TRAP, DURANT - \$379,900

NEW CONSTRUCTION! Check out this extremely nice custom farmhouse. 3 Bedroom, 2.5 bath, 2 car oversized garage. This home is foam insulated, 17 seer 2 stage HP unit, open floor plan. Lots of windows for natural light & 10 Foot ceilings. This home features split bedroom design, oversize master bedroom with custom tile shower, double vanities, large walk-in closet. The kitchen features an island, quartz countertops, stainless steel appliances, pantry sitting on a large corner lot, covered back and front patios. MLS#2301442.



518 N. 6th, DURANT - \$160,000

THIS PROPERTY HAS ENORMOUS POTENTIAL for investment buyers or renovators. Located minutes away from downtown Durant, local schools and the college. Plenty of space on the first floor to add another room or extend the bathroom. The studio upstairs is perfect for an additional room or family area. Huge back yard with mature trees giving it a canopy of shade all day long. MLS#2234896.



7818 RESTFUL LANE, KINGSTON - \$575,000

THIS BEAUTIFUL HOME IS MOVE IN READY. Minutes away from Lake Texoma. 3 BR/2 baths, large walk-in closets, beautiful plantation shutters throughout, 2 ventless fireplaces and low E windows. Kitchen features island, double ovens, large pantry, granite counter tops. Two large living areas with built in wet bar, two eating areas. Split bedroom design with a Master suite, French doors leading to

a luxury bathroom with a large designer bathtub, custom tile shower, double vanities. Property has an additional oversized garage for all your lake toys, has two large covered decks for all your entertaining needs and spectacular view of Corp property. This is a Golf cart community of Washita Point, the swim beach is 9/10 mile south, boat ramp, Alberta Creek RV Park, Floating restaurant and boat gas dock 1 mile north. MLS#2238126.



7454 WHISPERING WAY, KINGSTON - \$700,000

THIS CUSTOM-BUILT HOME lies in Washita Point inside the only area restricted to Site Built Homes. The woodwork inside the home is astonishing and abundant in every room! Custom cabinets in the kitchen, hard wood doors throughout the home. You would really have to see it to appreciate it. The garage is plenty big for vehicles, boats, and other Lake Toys! This property is just a short golf cart ride to the beach and just a mile or so from Alberta Creek Marina, campgrounds, gas docks, boat ramp and restaurant. A day room has been added to the back of the house. THIS ADDS AN APPROXIMATE 300 SQ. FT. TO WHAT HAS BEEN REPORTED! MLS#2301063.



8824 HOMESTEAD, KINGSTON - \$590,000

THIS PROPERTY SITS IN ONE OF THE MOST SOUGHT-AFTER AREAS ON LAKE TEXOMA! Marina Del Rey provides access to a boat ramp, full gas docks, restaurant, and live entertainment throughout the summertime! Whether you choose to walk or drive a golf cart, these amenities are literally less than 1/10 of a mile down the road! Recent updates on the home include new HVAC 1 yr. ago, aerobic septic system 6 months ago, 200-amp service added, new windows and doors two years ago, privacy fence 6 months ago, master bath remodel 1 year ago, tile flooring throughout the home, all new shades in the windows. You really must come visit this property to truly appreciate it! MLS#2304714.





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1954 E. HWY 70, KINGSTON - \$800,000

THE ONCE FAMOUS SANFORDS RESTAURANT once sat on this two-acre lot (m/l) on the south side of Hwy 70, just down the road from Lake Texoma and the new POINT VISTA DEVELOPMENT AND CHICKASAW CASINO (both currently undergoing construction)!!! There are many business opportunities available here. Call for more information! MLS#2309103.



1209 N. 3rd ST., DURANT - \$145,000

JUST TWO BLOCKS FROM SOUTHEASTERN UNIVERSITY this house is perfect for faculty members wanting a home close to the office or new buyers and investors. There is space to use as an additional room and an abundance of natural light from front to back. Its proximity to the campus makes it an ideal choice for anyone who wants to be close to the campus activities, while still providing a relaxing retreat from campus life. MLS#2310412.



3129 MEAGAN AVENUE, DURANT - \$319,500

ALL THE BELLS AND WHISTLES in this 3/2/2 brick house in Madison Ridge. Move-in ready, covered patio & front porch. Your first impression as you enter the house wow!!! Notice the crown molding, fireplace, formal dining room, chef's kitchen, gorgeous cabinets, underneath lighting, and granite countertops. The master bedroom has tray ceiling, and the master bath has double vanities and separate shower. Also, you will find a laundry room, pantry and an outside storm cellar. There are rain gutters that surround the house and a brick mailbox next to the driveway. This house has natural gas and city water and sewer. MLS#2307056.



4147 CROOKED BRIDGE, BOSWELL - \$630,000

WELCOME TO YOUR NEW HOME on the farm with the rolling hills view! Creek & pond stocked with bass & channel cats, chicken coops, a barn for cows/horses with pens, a shed for goats, pig sty & raised garden beds. Orchard that produces apples, peaches, pears, cherries blackberries & raspberries. A new deck, above ground pool & a full bath just off the deck. Workshop with plenty of space for projects. Cute 1BR/1BA cabin sits to the west of the house that could serve as a rental or just extra space for family. Roof was replaced in 2021 when they also added 2 ft. of insulation, new well pump. Stone FP with pass through in the main room. Split design with 2 kitchens & a mud room that has a full bath. MLS#2242918.



817 W. EVERGREEN, DURANT - \$133,900

3 BEDROOM, 1 BATH. Perfect first-time home buyer or investor. This home features new roof, all electrical upgraded, fresh paint inside, oversize carport, & upgraded appliance. MLS#2304235.



5227 McDUFFEE, KINGSTON - \$47,000

TWO LAKE LOTS REMAIN NEAR LAKE TEXOMA!

.7 acre lots located less than 2 miles from the boat ramp at Lost Acres. Located 2 miles exactly from the boat ramps at Catfish Bay Marina and all the new development currently underway there. And lastly a short 3.8 mile drive to the boat ramps and restaurant at Alberta Creek Marina!



1901 SCENIC, KINGSTON - \$65,000

CHECK OUT THIS CLEARED CORNER LOT in The Woodlands at Lake Texoma! The neighborhood has private easements to the lake and golf cart friendly. The lot has also been partially cleared, ready for the new owner to build their dream lake home! There are restrictions, site built homes only and no barndominiums. MLS#2238285.



541 OAK HILLS, CARTWRIGHT - \$359,000

CUSTOM 3 BEDROOM, 2 BATH, 2 CAR GARAGE, CH&A with backup generator, split bedroom design, 10 ft. ceiling, covered front & back porch, cellar, storage shed, and beautiful mature trees. This home is just minutes to the lake and sandy beaches. This home sits on .69 acre. Home has new designer colors, fresh paint inside and out, stainless steel appliances, tan, custom tile shower, tankless hot water, walk-in closets, custom cabinets with self closing hinges, quartz countertops. MLS#2300276.



5016 KIMBER, DURANT - \$389,000

THIS HOUSE HAS EVERYTHING FOR YOUR WHOLE FAMILY. 5BR, 3BA with a master suite over 1,000 sq. ft. with fireplace, built-in bookcases, beautiful hardwood floors, a large soaker tub, custom tile, shower, large walk-in closet. Formal dining room, living area with fireplace, granite counter tops, upgraded appliances, new light fixtures, in-ground swimming pool, new windows, new roof, new CH&A, outside entertainment area, outside kitchen with refrig., tv, mature trees, fenced yard, & basketball court. MLS#2300278.



10617 HWY 377, KINGSTON - \$1,100,000

EXISTING RV PARK, Convenience Store, and Pizza Shop! This property currently has 20 RV spots, each with 50/30/20 amp electrical service, sewer, water, and plenty of acreage to expand the operation! The store hosts the basic needs for tenants as you can see in the pictures, but the pizza business not only services the park it services the COMMUNITY! There is also a propane refill station and outdoor ice machine on the premises. A must C Commercial Opportunity in Marshall County! MLS#2240782.



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Cell: 580-916-5491



4302 W. MAIN, DURANT - \$3,500,000
OPPORTUNITY IS KNOCKING. Commercial property on US 70 west sitting on 5 prime acres, plenty of room to expand. This has 3 rental spaces, one of which has been rented 20 plus years to the State of Oklahoma. Offices are clean and very well maintained. MLS#2306828.



1401 N. WASHINGTON, DURANT - \$350,000
LARGE COMMERCIAL BUILDING WITH UNLIMITED POTENTIAL. Would be the perfect location and facility for senior citizen apartments, administrative offices, doctor's office, private school or daycare, climate controlled storage units, the possibilities are endless. MLS#2238783.



79 LONG BED, DURANT - \$274,000
3 BEDROOM, 2 BATH, 2 GARAGE, sitting on large corner lot. This home is foam insulated, custom cabinets, granite countertops, stainless steel appliances, split bedroom plan. Cathedral ceiling. PUT THIS ON YOUR MUST SEE LIST! MLS#2307876.



800 NW REDBUD, KINGSTON - \$175,000
NICE BRICK HOME in the city limits of Kingston. The home has a new roof in 2019, some new sheetrocking inside the home, and electrical upgrade, new HVAC and duct work. MLS#2307691.



4550 ENOS ROAD, KINGSTON - \$399,500
ESTABLISH OR MOVE YOUR BUSINESS TO THE LAKE! This property has multiple use potential. It really must be viewed to comprehend. Up front in the main building is the foyer, reception area, 5 offices, and two bathrooms. In the back is a 3,500 sq. ft. workspace that really could be used for anything! The possibilities on this near 10-acre property are abundant! This property is priced to sell As Is. The tower in the SE corner of the property will be surveyed out. MLS#2239642.



320 ROLLING WOOD HILLS, DURANT - \$379,900
BEAUTIFUL CUSTOM 3 BEDROOM, 2.5 BATH, formal dining, fireplace, vaulted ceiling, granite countertops, beautiful landscaped yard with mature trees, detached garage with 2 car carport. All in Durant School District. MLS#2229694.



6865 WILSON, DURANT - \$749,000
THIS IS A CUSTOM 3 BEDROOM, 3 BATH, sitting on 4.6 plus acres. Home features split bedroom design with 2 master suites, beautiful tile shower with soaker tubs, large walk-in closet, & heated floors. Cathedral ceiling, stone fireplace solid wood doors, custom cabinets, crown molding, stainless steel appliances lots of windows for natural light. Amazing outside living space with corner stone fireplace, grill, smoker, refrigerator, & fire pit. Put this home on your must see list. MLS#2306914.



1730 SCENIC VIEW, KINGSTON - \$652,000
THIS PRACTICALLY NEW MODERN FARM HOME is well thought out in every way! It's in The Woodlands, which is less than a mile to Lake Texoma. Residents have an easement straight to the sandy beaches. Treed double lot with plenty of room to build a dream shop. It has a small shop and irrigated yard. Quaint home has black vinyl windows, vaulted ceiling, cozy stone fireplace, an open floor plan into the beautiful kitchen. Kitchen has tiled back splash, granite counter tops and plenty of counter space. Cabinets were custom made, microwave drawer & ample room in the pantry. Enclosed patio. Office space. Master BR has access to the back patio, bathroom has granite top double vanity and walk in tiled shower w/bench. Walk-in closet w/built-in shelves. Bonus possible 4th room/loft upstairs w/ its own full bath. Off the spacious 2 car garage there's a half bath and utility room w/shelves. Don't miss this home that checks all the boxes, call today for your own private showing! MLS#2238894.



1016 N. WASHINGTON, DURANT - REDUCED TO \$640,000
LOOKING TO START A NEW BUSINESS? Here is your opportunity. Fully equipped restaurant in a great location near schools, hospital, and shopping. Complete with all equipment in kitchen with a NEW safety fire system under the vent-a-hood, buffet, ice machine, booths and tables, walk-in and more. Covered parking for loading and unloading. Two dining areas, two work stations, large kitchen, 2 public restrooms, a private office with a restroom. The property is for sale or lease. There is possibility of owner financing. You may purchase the building without restaurant equipment as well. The building could be used for many purposes: Offices, retail stores, hair salons, laundry mat, etc. It is easy to move most of walls in the building to suit your needs. The plumbing and electricity were upgraded. Building is 40x80. The property is agent owned. MLS#2311290.



319 SOUTH 13th AVENUE, DURANT - \$153,000
3 BR PLUS A BONUS ROOM UPSTAIRS, split floor plan, 2 full bathrooms, Kitchen pantry, (2) 2 car carports, shaded yard with mature trees, two fenced yards, screened in front porch. Lots of updates to home - roof, vinyl double pane nitrogen filled windows, electric, plumbing, 2 hot water heaters, AC unit, new vinyl floor in all but two rooms, inside paint, new cabinets and countertops in the kitchen. The owner is the agent. MLS#2234577.



4564 GOLDEN WAY, KINGSTON - \$180,000
NEW INVESTMENT OPPORTUNITY or use as your own lake property! This home is currently being used as a short term vacation rental. It resides in the golf cart friendly community of Washita Point, where you are just a short golf cart ride away from the beach on Lake Texoma! You are also only a couple of miles from Alberta Creek Marina, gas docks, restaurants, campgrounds and boat ramp! This property is selling FULLY FURNISHED!!! MLS#2301126.



12287 HIGHWAY 106, MADILL - \$344,900
Top of the line for Solitaire. 4 Bedroom, 3 bath. This home is absolutely immaculate and is only 5 minutes from Lake Texoma, & Little Glasses Resort. MLS#2306038.



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Amber Foster
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**9764 S. TRENT LANE,
CANEY - \$275,000**

TAKE A LOOK AT THIS HOME if you are looking to live in the country. This house has been completely remodeled with new vinyl siding and stone, new roof 2021, new plumbing inside and outside all the way to the meter. Foam insulation was added, cabinets have been refurbished in the kitchen, a new stove, dishwasher, all new bathroom fixtures, new central AC unit and new hot water heater. There is nothing left for you to update, this home is just waiting on you to move in. There is pipe fencing in front of the home. The home has a nice patio on the back to enjoy your coffee. The front porch has a pergola over the porch. If you work from home, the upstairs area would make a great office space. MLS#2309330.



7631 SHAY ROAD, KINGSTON - \$225,000

THIS BRICK HOME sits on a shady lot near the Buncombe Creek area of Lake Texoma! Whether you are looking for a place near the lake or to live permanently in the Kingston School District this property fits the bill. The metal shop building provides plenty of room to store your lake toys or simply tinkering on whatever project that may be before you! MLS#2242849.



16149 CUMBERLAND COVE, MADILL - \$79,000

THIS IS A GREAT OPPORTUNITY TO INVEST in a Fisherman's paradise! This house sits right up the road from Texoma Shores Resort with winter lake views. It will be a complete remodel on the inside, perfect for making it your own. The roof is about 3 years old and there is a nice detached garage and shed out back. Call your REALTOR to come view this in person! MLS#2306320.



TABERNACLE, CALERA - \$52,000
GREAT CORNER BUILDING LOT IN GATED COMMUNITY. MLS#2306911.



CYPRESS, DURANT - \$48,500

LOT READY TO BUILD ON IN TAMBRA ESTATES SUBDIVISION. Water & electric meters are already set in place and ready for you to build your dream home. The pad dirt is already delivered to the property and the culvert is already in place as well. Site build or barn/minihome. No manufactured homes. MLS#2306332.



824 N. 1st, DURANT - Commercial \$565,000

LOCATION, LOCATION! 2 commercial buildings, 5000 sq. ft. total. Buildings have separate meters. Large parking lot. Seller will consider owner financing to a qualified buyer with \$125,000 down. New CH&A on the south side, both buildings are rented until February. MLS#2238580.



5309 KIMBERLY, DURANT - \$399,000

RARE FIND! This beautiful, totally remodeled, 3BR/2 bath home sitting on 5.2 acres with all the convenience of city amenities and space for your family and farm animals. This home features new vinyl windows, new roof, new cabinets with granite countertops, SS appliances, new light fixtures, spacious open floor plan and new well pump plus rural water district 2. This home is in Durant school district and ready to move in. MLS#2240065.



4410 ROAD, RINGOLD - \$50,000

THERE IS A TOTAL OF 5 LOTS TO CHOOSE FROM, each lot is 3 acres! They are 2.5 miles to Turkey Creek Park and Pine Creek Lake, Hwy 3 is less than a mile away and it's just a 30 minute drive to Hochatown! If you like to hunt or enjoy wildlife there is public hunting land (corp land) within walking distance. Utilities are at the road to add to the ease of building your dream home. If you would like to add a little more acreage, sellers are willing to negotiate. Call now to get more info.! MLS#2242725.



LITTLE RIVER PARK ROAD, RINGOLD - \$32,500

THIS IS A GREAT OPPORTUNITY for a beautiful lot near Pine Creek Lake. There are 2 different lots, both approx. 0.81 acre each. Both lots border CORP LAND. Located just 1/8th of a mile from Hwy. 3, less than 1/4 of a mile to Little River Park and about a 30 min. drive to HOCHATOWN! It has some majestic mature pines to build your perfect getaway behind as well. Don't miss your opportunity to buy in this community!!! MLS#2305337.



**RIVERBEND,
CALERA
\$45,000**

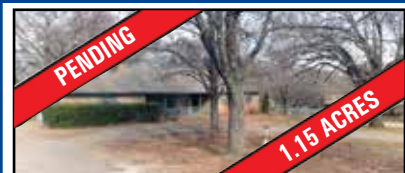
HALF ACRE LOT in the peaceful subdivision of Pebble Brook Village. Lots 3 & 4 are both available and can be purchased separately or together. MLS#2241173.



**HALF BANK, ATOKA
\$183,000
40 ACRES
MLS#2300176.**



BEACHSIDE RANCHETTE ROAD, KINGSTON - \$99,000
THIS SMALL ACREAGE is just down the road from some of the sandiest beaches on Lake Texoma! So much potential... Whether you want to keep it to build your dream home and shop building with plenty of space left over, build multiple homes for vacation rentals, or even subdivide. It is all a possibility here! MLS#2301630.



515 KNIGHT, DURANT - \$259,000
3 BEDROOM, 2 BATH, 2 LIVING AREAS, 2 CAR GARAGE. Sitting on a beautiful lot with mature trees. This home features Durant School District, vaulted ceilings, fireplace, covered back porch & storage building. MLS#2301438.



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Josh Cain
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Courtney Realty

Brenda Courtney - Broker

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8907 BIRCH ST., KINGSTON - SOLDIER CREEK!!

SOLDIER CREEK!! Check out this 2 BR, 1.5 bath mobile home, re-modeled in 2019. 2x4 walls, 3/4" plywood floors, N13 insulation and energy star windows, new water lines, new central unit, fresh paint and carpet 2022, large front deck, covered back porch, 40x30 shop with two 10' automatic and one 8' door, metal canopy roof w/attached carport, on concrete runners, with a big fenced in yard for kids and pets. This property is in a great location because it has access from two streets so you can pull through with your boat, only a few blocks to the boat ramp, Marina Del Rey and Caney Creek Resort. Golf cart down to the lake without having to go on the hwy! NO LOT RENT, this place has it all! Come to the hottest spot on Texoma and start enjoying your #lakelife today! **\$185,000.**



13880 JOSHUA ST., KINGSTON

BUNCOMBE CREEK ESTATES - 12X53 completely furnished 2/1 mobile home and pontoon boat - package deal!! Mobile home has been updated with new pex plumbing, new water heater, recently replaced roof, more durable house windows, and CH/A unit. This home has been very well maintained! It sits on a corner lot in a nice clean park, just a short golf cart ride to the water's edge at Lake Texoma and Buncombe Creek Resort and Marina. Sale includes all furnishings including TVs, Marshall Co. water membership and 1994 Suntracker Pontoon boat, 21 ft long with Mercury 40 hp motor. **THIS DOES NOT INCLUDE LAND**, lot rent in Buncombe Creek Estates is \$270/month which includes lot and boat storage. **\$55,000.**



16648 HWY 32, KINGSTON

LARGE COMMERCIAL FACILITY on Hwy 32, Kingston. Property consists of 11,000 +/- sq.ft. manufactured building with 80'x24' of finished space which has new wiring, updated baths and commercial cooler, open shop in the back with overhead doors, 3 phase electricity, 14' walls and CH/A, 72 storage units (8x10, 8x14, 12x20 and 14x100), 5 RV spots with septic and 30-50 amp hookups, all on 7 acres +/- of land with 869' of Hwy frontage. There are 4 REA electric meters on the property, 185' water well, fiber optic available at Hwy 32. This place is full of potential and **income producing possibilities!** Storage buildings and RV spots can start making you money right off the bat, manufactured building would make a great barndio or common area for an RV park with plenty of room for expansion. Located approx 6 miles outside of Kingston, so close to town but feels like the country. Less than 10 miles from Lake Texoma, a popular tourist destination with 6-9 million visitors per year. **\$525,000.**



BILES ROAD, MADILL

1 +/- ACRE OF LAND ON BILES RD. IN MADILL.

This land has **NO RESTRICTIONS**, mobile homes are welcome, and all types of livestock are allowed. It has one small loafing shed on it, pipe fencing at the road, and water/electric service available on site. Located on a paved road close to town, but has a country feel. This would make a great home site or a great place just to keep a couple of horses or heifers. Showing by appointment only. **\$37,500.**



80 ACRES ON LACY HULL ROAD

90% WOODED, has a pond and a creek that runs through it, some deep ravines, it would make excellent hunting land as it has plenty of native wildlife including deer and turkey, sandy loam soil, can be divided into two 40 acre tracts. **\$7,000/acre.**

TWO LARGE LOTS IN TALIAFERRO ACRES - \$110,000 APPROXIMATELY 1.6 ACRES TOTAL

Located on Watts Avenue on the corners of Welch Ave. and Watts Ave. on both sides of the road. The lot on the north side of the road has a water well, irrigation system, storage building and the old foundation where the house burned down (701 Watts Avenue). The lot on the south side of the road has a water well on it also (106 Welch Avenue). A great opportunity for someone looking to build a home in this sought after neighborhood with plenty of room for extras such as shop, swimming pool, etc. Located in the heart of Madill close to schools, churches, restaurants, stores and doctors/hospital.

www.courtneyrealty.net

CHECK OUT THESE AMAZING PROPERTIES!



COMMERCIAL

4302 W. MAIN, DURANT - \$3,500,000

See page 14 for more details.

Offered by American Dream Realty. 580-931-8888.



80 ACRES

80 ACRES ON LACY HULL ROAD - \$7,000/acre

See page 17 for more details.

Offered by Courtney Realty. 580-795-2608.



3500 CARRIAGE POINT, DURANT - \$329,000

See page 20 for more details.

Offered by Heartbeat Realty. 580-924-6206.



520 N. 1st, DURANT

See page 22 for more details.

Offered by Quality Realty. 580-920-1644.



4.77 ACRES

LOG CABIN ON 4.77 ACRES, WISTER - \$399,500

See page 25 for more details.

Red River Realty & Auction. 580-924-9595



20 ACRES

8300 HWY 70 A, KINGSTON - \$787,000

See page 2 for more details.

Offered by Sparlin Realty. 580-725-7253.



1.06 ACRES

1601 NANCE RD., KINGSTON - \$599,999

See page 4 for more details.

Offered by Texoma Agency. 580-564-2346.



1.3 ACRES

19099 COOK ROAD - \$349,000

See page 9 for more details.

Offered by Texoma Realty Group. 580-564-7821.



10 ACRES

7427 S. McGEE CREEK LAKE, ATOKA

See page 22 for more details.

Offered by Quality Realty. 580-920-1644.



4.6 ACRES

6865 WILSON, DURANT - \$749,000

See page 14 for more details.

Offered by American Dream Realty. 580-931-8888



234 RED OAK DRIVE, CARTWRIGHT - \$443,000

See page 10 for more details.

Offered by VanMeter Realty (Durant). 580-924-8404.



GREAT SOLDIER/CANEY CREEK HOME - \$340,000

See page 6 for more details.

Offered by Texoma Agency - 580-230-2200

House Hunting Checklist

The average buyer views 10 homes before they find the one they want. When you view that many homes, it can be difficult to remember the details of each one. Below is a checklist to help you remember the features of each home you visit and your impression of the home and surrounding neighborhood.

House:

Address: _____ Is there a HOA? ☐ Yes ☐ No \$ _____ monthly fees

How many bedrooms? _____ How many bathrooms? _____ Size of master bedroom? _____

Does it have a basement or attic? ☐ Basement ☐ Attic ☐ Neither ☐ Both

What do you think of the layout/flow of the home? _____ Is there sufficient storage for your needs? ☐ Yes ☐ No

Type of flooring: ☐ Wood ☐ Carpet ☐ Combination ☐ Other Walls: ☐ Paint ☐ Wallpaper ☐ Combination ☐ Other

Kitchen: (size: _____ sq. ft.) Type of cabinets: _____ Type of counter tops: _____

Appliances: _____ Type of fixtures: _____

Bathroom: (size: _____ sq. ft.) Vanity: _____ Bath/Shower: _____ Fixtures: _____

Water Pressure: ☐ High ☐ Medium ☐ Low Internet/Cable Hook-ups: ☐ Yes ☐ No ☐ CAT 5/6

Fireplace: ☐ Yes ☐ No If yes, is it ☐ Wood-burning ☐ Pellet ☐ Gas How is the home heated? _____ Is there air conditioning? ☐ Yes ☐ No

Is this a house you'd like to make an offer on? ☐ Yes ☐ No

Condition of exterior: (Note: this is your initial impression. A home inspection will go into more detail) _____

Is the exterior painted or siding? _____ Roof and eaves: _____ Type of windows and condition: _____

Gutters/downspouts: _____ Is the yard landscaped? _____ Is there a fence?: ☐ Yes ☐ No

What do you think of the home's exterior? _____

Neighborhood:

Are the surrounding homes well-maintained?: ☐ Yes ☐ No How is the traffic during rush hour?: ☐ Light ☐ Medium ☐ Heavy

Does the neighborhood feel safe?: ☐ Yes ☐ No What's the noise level of the neighborhood?: ☐ Quiet ☐ Some Noise ☐ Noisy

Is there street parking or do people park in driveways?: ☐ Street ☐ Driveway ☐ Both

Are the following nearby? If so, how close?:

School	☐ Yes ☐ No Proximity: _____	Doctor/Dentist	☐ Yes ☐ No Proximity: _____
Child Care	☐ Yes ☐ No Proximity: _____	Shopping	☐ Yes ☐ No Proximity: _____
Parks	☐ Yes ☐ No Proximity: _____	Restaurants	☐ Yes ☐ No Proximity: _____
Fire Department	☐ Yes ☐ No Proximity: _____	Places of worship	☐ Yes ☐ No Proximity: _____
Police Station	☐ Yes ☐ No Proximity: _____	Public Transportation	☐ Yes ☐ No Proximity: _____
Hospital	☐ Yes ☐ No Proximity: _____		



Shyla Whitlock

Mortgage Loan Consultant

NMSL# 468577

Direct: 580-380-3193

1400 W. Main Street
Durant, OK 74701

shyla.whitlock@firstunitedbank.com
shwitlock.firstunitedteam.com



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Owner/Broker
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Broker/Assoc.
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580-920-6955



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Amanda Cooper
Realtor/Assoc.
903-279-4597



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940-231-3450



Shauna Bowen
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580-380-9994

Office: 580-924-6206
www.heartbeatrealty.com
e-mail: heartbeatrealtyok@gmail.com



HEARTBEAT REALTY
2902 W. University,
Durant



NEW LISTING

PENDING

264 WILSON PARKWAY, DURANT
NEWLY BUILT HOME on large lot in Silo School District. 4 Bedroom, 2 bath home with 2 car garage on 1 acre lot. Home features include open concept living/kitchen/dining, office or 4th bedroom, hardwood look tile throughout the home, granite counters, split bedroom design, large master closet connected to laundry room, shower and bathtub in master bathroom. Home was just completed in December 2022. Upgrades include extra large back porch, dedicated water line, electric, and gas for future pool, or hot tub. Lots of other upgrades as well. Call or text Angie Sullivan @ 580-775-4925.



1007 N. SERVICE RD., CALERA
\$1,470,000

PRIME COMMERCIAL PROPERTY. This **4.82 acres** is well located on the west side of Hwy 69/75 between the Choctaw Travel Plaza and the north part of the City of Calera. Property includes a Billboard rental contract and an Oklahoma Dept. of Transportation lease for storing equipment and supplies during Hwy 69/75 construction, which transfers to buyer. A water drainage way in the north half, runs from the east frontage road to the NW corner of the property and is a flood zone. Electric and city sewer are available. MLS#2204149.



128 QUAIL RIDGE RD., DURANT - \$248,500
4 BR, 2 BATH, 1,988 SF, 3 STORY HOME sits on a large corner lot with mature trees. The first story is on the garage level, consisting of the large laundry room, full bathroom and a bedroom/den. The second story is at the ground level, with the living room, kitchen and dining area. The third story consists of three bedrooms and a full bath. Lots of kitchen cabinets, good size closets and other storage. Large back porch/deck for enjoying evenings in a country setting. The .6888 acre is partially fenced with chain link around the back yard and stockade fence around the east portion of the property. MLS#2235989. Contact Lynn Richards at 580-920-6955.



REDUCED

3500 CARRIAGE POINT, DURANT
\$329,000

VERY SPACIOUS 3 BR/2 bath with upstairs bonus room located in the sought-after Heritage Crossing Subdivision. Granite countertops throughout, tile flooring in the entry, living, kitchen and baths. MBR includes heated floors. Back porch extended to allow for more outdoor entertaining, all behind a nice 6' privacy fence. Larger spare bedrooms offer extra space. Come see this beautiful, well taken care of home before it is gone! MLS#2242927. Call or text Amanda Cooper @ 903-279-4597.



6.5 ACRES

418616 E. 1920, ANTLERS
\$245,900
COME TAKE A LOOK at this great home on 6.5 acres located just east of Antlers. Features include 3 BR's/1.5 baths, open concept living, kitchen & dining room. Outside you will find a fenced yard around the home, a storm cellar, 2 storage buildings and room to roam. MLS#2300313. Call or text to schedule your showing today. Agent is related to seller.



REDUCED

915 W. LIVEOAK ST., DURANT
\$165,000

CHARMING 1930's HOME located in the heart of Durant is looking for it's new owners. This cute 3 BR/1.5 bath home has lots of love to give and with a little love from it's new owners, it could make a wonderful house for someone. Open living/dining offers plenty of room for gatherings. The large master is separated from the rest of the home. Spare BR's are spacious and offer plenty of room. Updates have been completed throughout the house. Motivated sellers!! MLS#2301526. Call or text Amanda Cooper @ 903-279-4597.



REDUCED

169 CARDINAL LN., COLBERT - \$150,000

SOLD AS IS. This 1337 sq ft home and 20x24 detached garage sits on 1.12 acres outside the Colbert City limits. 3 BR with a 1/2 bath in the master BR and 1 full bath. A combined laundry, storage area and hot water heater are located in a breezeway attached to the house. The CH&A needs replacing. The heat source is a stand-alone wood stove and space heater. 4 window air conditioner units. New septic lateral lines, kitchen countertops and backsplash, hot water heater & new tub, sink and toilet in the full bath. Home needs various repairs. MLS#2301294. Contact Lynn Richards @ 580-920-6955.



133 BUFFALO, CADDO - \$179,500
COMMERCIAL PROPERTY in the heart of Caddo. Built in 2017, and over 2100 sq feet, this absolutely adorable property is ready for you to open your business. MLS#2231293. Contact Shauna Bowen @ 580-380-9994.



KENEFIC STREET, KENEFIC - \$8,000
25'X140' LOT (.0803 ACRES) in the town of Kenefic. Property is open with survey stakes marking the boundaries. MLS#2242372. Contact Lynn Richards @ 580-920-6955.



263 N. REID AVENUE, CANEY - \$115,000
SOLD AS IS: Home needs repairs. 3 Bedroom, 3 bath, & 1,581 SF. MLS#2230216. Contact Bennie Bennett @ 580-920-8810.

LAND

- **1400 Bryan Drive, Durant - Commercial land** in excellent location for medical, restaurant, or retail business. Sales price based on \$3.50 per sq. ft. Agent is a part Owner. MLS#2124839..... **REDUCED TO \$225,000**
- **Bryan Drive, Durant - Price has been reduced for this Commercial property** that is in excellent location for medical, restaurant or retail business. Near off ramp on Hwy 75. MLS#2142634..... **REDUCED TO \$329,000**
- **E. Davie Rd., Durant - 30 Acres**..... **\$320,000**
Call or text Angie Sullivan 580-775-4925 for more details.

Visit Our Website www.heartbeatrealty.com To View More of Our Properties!



HEARTBEAT REALTY
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2902 W. University, Durant
Office: 580-924-6206



4710 W. US 70, DURANT - \$899,000
2.5 ACRES ON WEST HWY 70 with 9520 sf building. Approx 2800 sf of office space and remainder is service, storage or could be partitioned for rentals. Location is on busy Hwy 70 West. Currently being used as an automotive service center and rental. Lots of area for business, parking and storage. Building is insulated and heated with fan forced gas heating. MLS#2239101.

Call or text Alvie Nelson @ 580-775-4664.



**Why should I consult a Realtor®
 when buying or selling
 my property?**

Selling a home is like climbing Mount Everest – getting a signed contract is a great accomplishment, but that's only half the journey. The typical home sale today involves more than 20 steps after the initial contract is accepted to complete the transaction.

Much of what needs to be done before the closing is the responsibility of appraisers, loan processors, attorneys, and inspectors – the REALTOR'S® role is to coordinate those responsibilities, helping to ensure that others do their jobs promptly and correctly and that the closing isn't jeopardized.

Many steps between contract ratification and closing involve the cooperation of both buyer and seller, and attentive REALTORS® on both sides of the transaction will troubleshoot and keep everyone on track.

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Durant, OK 74701



580-920-1644

FOR PROPERTY DETAILS
VISIT
www.qualityrealtyok.com



MLS#2230776
Hwy 70, Durant
3 Commercial acres located next to the bypass on Hwy 70. This spot will make the perfect place for a restaurant, or strip center. The land is already cleared and leveled. Water and electric are at the road.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2227458
2605 Rodeo, Durant
30 Acres (m/l), land only the house does not go with the property. It is close to Durant Air Port and the Choctaw Casino.
CONTACT MELISSA YOUNG 580-272-4243



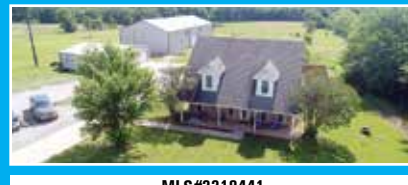
MLS#2235475
Criswell, Durant
A total of 5 acres, Lot 5 is 3.4 acres, Lot 4 is 1.6 Acres. Owner will divide.
Zoned Commercial.
CONTACT JONA PIERCE 580-916-0407



MLS#2221337
46 Bear Trail, Mead
3/2 Beautiful lake property at Sandpoint.
Walking distance to the water!
CALL VINCE 580-513-7701



MLS#2233851
415 Westside Dr., Durant
Commercial Building with term lease for rental income!
CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhane123@yahoo.com



MLS#2218441
3080 Silo, Silo OK
The property consists of 3 bedroom, 2 bath home, on 4 acres, and 2 large shops, one is 5,000 sq. ft., and one is 1,600 sq. ft. Both are insulated and have central heat and air.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2233827
105 Choctaw Ave., Wapanucka
This building is located on Highway 48 with 11,000 cars passing daily!
Great commercial building!!
CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhane123@yahoo.com



MLS#2300351
State Hwy 22, Bokchito
With a total of 90 acres this land can be perfect for your dream home, cattle ranch, hunting spot or much more.
CONTACT JOHN HAISLIP @ 580-380-9869



MLS#2222415
7427 S. McGee Creek Lake, Atoka
House sits on 10 acres minutes away from McGee Creek. There is a main cabin 2 bedroom, 1 bath along with 2 additional cabins that are income producing. The owners rent them out for \$100.00 per night and they stay rented.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2235835
00 US HWY 69, Calera
PRIME LOCATION!!! This 3.84 acres sits on Hwy 69 just south of the Choctaw Casino and Durant. With easy access and tons of traffic it makes the perfect place to start your new business or simply relocate.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2228460
1108 Springfield Crt, Durant
3 Bedroom, 2.2 bath, 2 living areas, 2 dining areas, office, 3 car garage, covered patio, tons of storage space, and lots more amenities.
CALL KATHY ANDERSON 580-230-1002



520 N. 1st, Durant
This 2585 sq. ft. building has been remodeled and is ready for new owners. It is currently being operated as Nick's burgers. The kitchen is fully operational with a new stove, 2 large walk-in coolers, and everything you need to run a restaurant. It has a seating capacity of 70 people.
CONTACT JOHN HAISLIP 580-380-9869



Kathy Anderson
580-230-1002



**Broker,
John Haislip**
580-380-9869



Vince Haney
580-513-7701



Abby Harcrow
580-371-1023



Melissa Young
580-272-4243



John Hoffpauir
580-677-1819



Jona Pierce
580-916-0407



Karis Cole
580-916-2036

Quality Realty

2836 W. University Blvd. #122,
Durant, OK 74701



580-920-1644

BROKER, JOHN HAISLIP

Quality Realty Would Like to Introduce Our Newest Associates



Jona Pierce
580-916-0407

Just a small town girl with a love of Real Estate. I make it my mission to go above & beyond my client's expectations, earning their trust, and fulfilling their Real Estate needs. Leaving them not only satisfied in my performance, but also comfortable enough in my abilities to refer my services to their friends & family.

I believe strongly that it's not only my duty to represent my clients to the best of my ability, but also to educate them throughout every step of the process. To help buyers see the potential in a property & advise the seller how to sell.



Karis Cole
580-916-2036

As a young Real Estate agent beginning my career, I understand the dreams of owning a home but not knowing where to begin. That is why I have decided to focus on helping first time home buyers navigate through the experience of purchasing their first home.

As a lifelong resident of Durant, OK. I am very familiar with the housing trends, shopping, and entertainment. My main passion has always been Real Estate, interior design, and helping others, so when I had the opportunity to get into Real Estate I jumped at the chance.

I chose to work with Quality Realty and a team that is passionate about putting Quality over quantity.

With years of Customer service experience, understanding my client's needs and expectations comes easy to me. As a new Real Estate agent, I have the enthusiasm and determination to help make your home buying/selling experience as smooth and seamless as possible.



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JOHN HAISLIP



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MLS#2217211

This one of a kind estate nestled in an executive gated community, boasts of character, with all the upgrades! Professionally landscaped with it's own water well system, oversized saltwater pool resort, outdoor kitchen and living area.
CALL VINCE 580-513-7701



Owner Finance

MLS#2213619

37021 County Road 1740, Clarita
10,000 Sq. ft. building perfect to expand or grow your business! Gated pipe fencing, immaculate building!
CALL VINCE 580-513-7701



MLS#2229844

10950 Washita Dr., Kingston

This executive home sits in a gated community near Lake Texoma with beautiful views of the scenic water behind! The home boasts character and all the upgrades you would expect, large master suite, a bonus detached garage and a bonus room upstairs!

CONTACT VINCE 580-513-7701



PENDING

MLS#2229835

10609 Texoma Park Rd., Kingston
Own your own oasis! Beautiful home, shop building, outdoor living area and resort style pool, walk to Lake Texoma!
CONTACT VINCE 580-513-7701



PENDING

MLS#2233862

304 Gates Ave., Durant
Located in the heart of Durant, next to Walmart. This Mobile Home Park is completely full with great rental history!
CALL VINCE 580-513-7701



MLS#2241355

Cale Switch,
Calera

10 Acres
vacant land,
located across
from

Choctaw Casino/
Event Center.

**CALL VINCE
580-513-7701**



MLS#22302465

695 W. Sand Point Rd., Mead
This beautiful home has lake views of Lake Texoma sitting in the subdivision of Sandpoint in Mead, OK. This home comes with a shop building with living quarter as well. Contact Vince for all the details!
CALL VINCE 580-513-7701



MLS#2229846

Wilson St., Durant

Great development land near the college in the heart of Durant! Perfect for commercial real estate!
CONTACT VINCE 580-513-7701



MLS#2233889

Hwy 70, Durant

Location!! Location!! Location!! On the edge of Durant on Hwy 70, at the intersection headed to Choctaw Casino! Great Development Land!!

CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhaney123@yahoo.com



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TALIHINA OFFICE - 918-567-3960

Josh Bogue - Durant Branch Broker - 580-560-0886 Terry Humphreys, Managing Broker 918-839-2106

Chuck Clark - Owner/Broker - 580-380-7093



<https://www.facebook.com/redriverrealty>



BEAUTIFUL 3/2 BRICK HOME ON 1 ACRE THIS COULD BE THE FOREVER HOME you've been searching for! Custom cabinets throughout the 2498 sf of lovely living space. Nice chain link fenced yard and 36x20 metal utility building. Attached garage. Just a few miles south of town so close to things you need. This is a must see so **call Judy @ 580-371-4178 right away!** #2414.

IDABEL • \$345,000



BUFFALO CREEK 160 w/LLEGAL ACCESS YOU'LL WANT TO CONSIDER THIS ONE when looking for that perfect mountain getaway. Gated security here & navigable terrain for your recreational hobbies. Buffalo Creek is a beautiful creek that runs water nearly all year long and is a major tributary of Sardis Lake, just 9 miles away. Abundant game here & a trophy black bear was even taken nearby! What are you waiting for? **Call Chuck @ 580-380-7093 and let him show you around this awesome place!** #2417.

BUFFALO VALLEY • \$559,900



LOG CABIN on 4.77 AC with TWO POTENTIAL AIR BNBS! THIS BEAUTIFUL 2BR/2BA 980 SF CABIN is surrounded by mature trees in a park like setting. Entire property was recently fenced. Two smaller buildings on site that are wired and ready for use. There is also a small pond and large garden spot and rock patio firepit. Doesn't this sound wonderful??? **Call Summer right away @ 918-917-7134 for your showing!** #2411.

WISTER • \$399,500



CUTE HOME - CLEAN NEIGHBORHOOD THIS HOME IS READY TO MAKE IT YOUR OWN 3BR/2BA with 1225 sf of living space. Close to Calera High School and not far from Hwy 69/75 and Choctaw Casino. Lot is approx. 7000 sf. Home is in HOA. **Call Dale @ 580-980-0995 to see.** #2418.

CALERA • \$220,500



3BR/2.5BA HOME ON 5 ACRES CLOSE TO CHOCTAW CAPITAL ON HWY 271 and 5 miles from Clayton. Home is 2800 sf of living space plus 1630 sf building that could be converted to another home or business. 2 Bay enclosed garage and roomy workshop. Property is fully fenced with paved circle drive. Home is being sold as is. **Call Denny @ 918-504-9246 for you appt.** #2280.

TUSKAHOMA • \$340,000



THE HIDEAWAY 400 SF CABIN ON 105 ACRES. Property covers both sides of Buck Creek and the terrain is rocky and wooded with rolling hills, wildlife and clear running creeks. Tucked back in the mountains, you'll find this oasis that has small cabin with solar power, water well and septic. What are you waiting for??? **Call Dawn @ 989-287-4580 to see!** #2344.

MOYERS • \$275,000



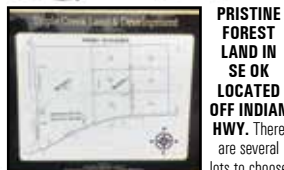
LOVELY 3BR/1.5 BA HOME ON CORNER LOT HOME HAS QUALITY CONSTRUCTION that you just don't see anymore! 1660 sf of warm & cozy living space. 2 car carport and fenced back yard for kids and pets. Close to schools, doctors and shopping. **Call Judy @ 580-372-4178 or 580-326-7800 for more details and showing.** #2359.

HUGO • \$165,000



OKLAHOMA HUNTING, MOUNTAIN & TIMBERLAND 158.64 ACRES. Situated on Flagpole Mtn. with Rock Town Rd. frontage. No shortage of game here. Small wet weather branch in SE quadrant. Numerous cabin sites. 1200' to 1500' Elevation change. This land is OFF GRID. **Call the Gann Team for your tour. Kevin @ 580-271-0449 or Debra @ 580-298-7277.** #2386.

CLAYTON • \$436,260



PRISTINE FOREST LAND IN SE OK LOCATED OFF INDIAN HWY. There are several lots to choose from, 7 acres to 8.3 acres. This is part of a 325 acre tract that is being offered. There are creeks, mountain vista views and secluded canopies. Gated entrance, gravel roads, electric and deed easements in place. **Call Deborah @ 903-521-2020 and choose yours today!**

ALBION • \$59,500 TO \$78,850



WONDERFUL OASIS ON 10 ACRES... WITH ELECTRIC, RURAL WATER, paved road frontage and all fenced for your horses. Perfect mix of grass pasture and woods. Spring fed pond/swimming hole that is surrounded by woods. 2 Cabins on property, 12x30 and 16x20. One or both could be rented for extra income. Just a beautiful location. **Call Terry @ 918-839-2106 for more details and your tour.** #2367.

TALIHINA • \$199,900



NICE HOME IN THE COUNTRY JUST 3 MILES FROM TALIHINA you'll find this 3/1.5 home in a quiet neighborhood. Some renovating has been done. Great place for a first time home buyer or someone who wants to get out of town and enjoy the quiet country life. **Call Lara @ 918-839-1305.** #2297.

TALIHINA • \$128,999



RARE FIND IN LATIMER COUNTY 3BR/2BA MOBILE HOME ON 14.46 ACRES. Home has 1456 sf and has been nicely updated and remodeled. (New owner will have to install their dream tub tho). The property looks like a state park with mature pine trees, oak and other varieties. Room for horses or livestock here. 2 nice ponds and rich soil. 16x32 shop. **Call Terry @ 918-839-2106.** #2365.

TALIHINA • \$298,500



OWN YOUR OWN CITY BLOCK IN CLAYTON, OK. Unique & beautiful property in town, with shade and fruit trees around the home. Home is traditional modern with 2BR/2BA and 1711 sf of lovely living space. 1700 SF metal garage too. Lots of possibilities with this property so **call Gary @ 972-965-3223 for all the details and your showing.** #2291.

CLAYTON • \$525,000



2 ACRES JOINING CORPS LAND... AT SARDIS LAKE. Beautiful views here and electric and rural water just up the road. If you like to fish, kayak, boat or swim, this could be the place for you! **Call Lara @ 918-839-1305 for more details and your tour.** #2368.

YANUSH • \$70,000



THE PRESERVE AT BOKTUKLO MTN. GET YOUR PIECE OF THIS SUBDIVISION of over 800 acres before it's all gone! With mountain views all around, hunting and recreation in every direction, there's surely something that will make you happy. Pricing varies so please **call Lara @ 918-839-1305 for all the details and your tour.** #2290.

HONOBIA • Call for pricing



LEGAL ACCESS & 1/4 MILE FROM KIAMICHI RIVER THREE 10 AC TRACTS TO CHOOSE FROM. Electric and rural water available at road. Fantastic views all around. Winding Stair Mountains and Quachita Nat'l Forest are to the north and east, Kiamichi Mtns to the south and Potato Hills to the west. Just a beautiful area with abundant wildlife. Good access and excellent roads. **Call Terry @ 918-839-2106 for your tour.** #2366.

TALIHINA • \$99,999 EACH

If we don't have it, we'll find it for you!



Flood zones are land areas identified by the Federal Emergency Management Agency (FEMA).

Each flood zone describes that land area in terms of its risk of flooding. Everyone lives in a flood zone—it's just a question of whether you live in a low, moderate or high risk area.

In 1968, Congress created the National Flood Insurance Program (NFIP) to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters and business owners if their community participates in the NFIP.

Flood risk can, and does, change over time. As a result, FEMA has updated flood hazard maps across the country to show different degrees of risk for your community which help determine the cost of flood insurance; the lower the degree of risk, the lower the flood insurance premium. These flood maps, also known

as Digital Flood Insurance Rate Maps (DFIRMs), show flood risk at a property-by-property level.

FloodSmart.gov is the official site of the NFIP. It has valuable tools that allow you to enter your zip code to determine if there have been recent flood map changes in your area, review any updates that are scheduled to occur and access an interactive tool that shows the potential cost of flooding to your home, inch-by-inch.

When new flood maps are issued, your flood risk may become higher or lower which can affect what you pay for flood insurance. However, there is usually a six to twelve-month period between the time the new "preliminary" maps are issued and the time that they are implemented. This gives you adequate time to protect your property and, possibly, save on flood insurance.



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