

**FREE
COPY**

Real Estate For Sale



8973 BIRCH STREET - \$895,000

Spectacular home located in the coveted area of Soldier Creek on Lake Texoma! Modern, solar powered home with energy saving features throughout, private outdoor areas, beautiful decorative fencing surrounds property, pool with waterfall, upper balcony with distant lake view!



13849 MARY ANN LANE - \$425,000

Beautiful recently remodeled lake home located in the Cardinal Cove area of Lake Texoma! Located on 2 lots directly across the street from Corp land. Granite countertops, wood burning fireplace, new tile and wood flooring, covered back patio, privacy fence and huge shop/boat/RV storage building!



1888 HWY 70E - \$425,000

LOCATION, LOCATION, LOCATION! Located on Hwy 70E, very near the West Bay Casino & the Point Vista Development. Nice brick commercial building would be the perfect location to house your office or retail store! Property also includes a spacious insulated 30x50 shop building!



2 SW MILFORD - \$215,000

BEAUTIFUL WELL MAINTAINED HOME, located within the city limits of Kingston! So much to offer with a huge open living/family room, wood burning fireplace, updated kitchen appliances, backyard enclosed with a privacy fence, storm cellar, shed and above ground swimming pool with an awesome deck!

See pages 2 and 3 for more information on these and other properties • [Texoma Realty Group 580-564-7821](http://TexomaRealtyGroup.com) • TexomaHomeSearch.com

Southeastern Oklahoma

APRIL 2024

**PREVIEW
of Oklahoma**
"The Real Estate Magazine"

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PREVIEW of Oklahoma
841 CR 4244, Bonham, Texas 75418
PHONE: 503-583-2493
Email: nancyhutch40@gmail.com

TexomaHomeSearch.com**580-564-7821****405 Hwy. 70A, Kingston, OK 73439**

ANNE LASITER
OWNER/BROKER
ABR, CRS, GRI



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



8973 BIRCH STREET - \$895,000

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 and 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!**



8300 HIGHWAY 70A - \$699,000

BEAUTIFUL COUNTRY SETTING, with this nice custom-built home, nestled at the end of a beautiful winding driveway! Home features Corian countertops, cathedral ceilings, stainless steel appliances, jetted tub & wood floors. Home also features a great patio in back for outdoor entertaining with an attached enclosed porch. All this on 20 acres (m/l). Home has been very well maintained and even features an indoor safe room! Less than one mile to McLaughlin Creek boat ramp!!



13849 MARY ANN LANE - \$425,000

THIS BEAUTIFUL LAKE HOME has been recently remodeled & is located in the Cardinal Cove area of Lake Texoma! Home features granite countertops, wood burning fireplace, and new tile & wood flooring throughout. Outside you will find a covered back patio, privacy fence & a huge shop/boat/RV storage building! All this is located on 2 lots, directly across the street from Corp land! **Call soon on this one!**



1888 HWY 70E - \$425,000

LOCATION, LOCATION, LOCATION! Located on Highway 70 East, very near the Westbay Casino & the highly anticipated Point Vista Development, this nice brick commercial building would be the perfect location to house your office or retail store! Property also includes a spacious insulated, 30x50 shop building! **Call Anne for additional info!**



7447 SUNSET CIRCLE - \$290,000

DON'T MISS OUT ON THIS AWESOME LAKE PROPERTY that backs up to Corp of Engineers land! Property consists of a 3 BR/2 bath Solitaire mfg. home, as well as a huge 30x40 shop that could easily be converted to additional living quarters, with plumbing already in place! Home is being sold furnished, so this one is ready to go! All this is located in the golf cart friendly area of Washita Point at Lake Texoma, with beaches & Alberta Creek Resort & Marina located nearby! **Call soon!**



906 BRIARWOOD PLACE - \$240,000

THIS 4 BEDROOM, 3 BATH HOME is located on a quiet cul-de-sac, within the city limits of Durant! Many great features with this one, including a beautiful stone fireplace, sunken tub in the master bath & so much more! Don't miss out on your opportunity to own this charming home with lots of character!



10707 DRIFTWOOD RD. - \$225,000

LAKE LIVING NEAR SANDY BEACHES! Don't miss your opportunity to purchase this new 2022 home, all set up & ready to enjoy! Seller has created a private lake retreat, beautifully decorated & comes with all furniture & appliances! And if that isn't enough, there is also an RV on the property too! All is included! This property would make an excellent short-term vacation rental as well! **Call soon so you don't miss out!**



2 SW MILFORD - \$215,000

BEAUTIFUL WELL-MAINTAINED HOME, located within the city limits of Kingston! This property has so much to offer with a huge open living/family room with wood burning fireplace, a kitchen with updated appliances, as well as an amazing outdoor space in the back! Back yard is enclosed with a privacy fence & features a storm cellar, shed & even an above ground swimming pool, featuring an awesome deck! **Call soon on this one!**

TexomaHomeSearch.com**580-564-7821****405 Hwy. 70A, Kingston, OK 73439****Anne Lasiter**
TEXOMA REALTY GROUP**ANNE LASITER**
OWNER/BROKER
ABR, CRS, GRI**12854 HIGHWAY 32 - \$185,000**

BEAUTIFUL COUNTRY SETTING with this nice brick home, located about 2 miles outside the city limits of Kingston on a full acre! Home is immaculate, has been well maintained & also comes complete with all appliances! Clean as a whistle! **Call soon so you don't miss out on this one!**

**4439 McDUFFEE ROAD - \$150,000**

DON'T MISS OUT on this beautifully landscaped lake lot! Property measures out at almost a full acre with utilities already in place! There is currently a barn & a fixer-upper mobile home on the property. Sellers are not declaring any value to the mobile home. The re-model was started but is in no way complete. This unrestricted lot is located very near West Bay Casino, Catfish Bay Marina & the highly anticipated Hard Rock Hotel and Restaurant. **Call soon!**

**7637 SAND BASS LANE - \$125,000**

COME TAKE A LOOK at this little lake getaway property, located in the subdivision of Texoma Hills! Home features 3 bedrooms, 2 baths & comes complete with kitchen appliances! Alberta Creek Resort & Marina is located within a 5 minute drive! **Call soon!**

**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!**

**CHARTER ESTATES**

DON'T MISS OUT on your opportunity to purchase one of the 7 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

- **2 - 80 Acre Tracts in Love County**
..... \$400,000 Each
- **27 Acres off Muncrief Road. . \$412,350**
- **4 Acres on Lark Rd. \$260,000**
- **Nice Lot - In Twin Ponds. \$55,000**
- **2 Lots - In Oak Ridge. \$50,000**
- **6 City Lots - In Kingston. \$45,000**
- **2 Lots - In Oak Ridge. \$45,000**
- **Lot 212 - In Oak Ridge. \$25,000**

Call Anne Lasiter @ 580-564-7821

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Carol Atkinson
580-579-2679



Roger Ball
580-916-8992



Barbara Coker
580-920-5886



Kathy Davis
580-380-9878



Elaine Reese
903-244-8770



Lacy VanMeter
580-380-8283



Roy Adams
940-366-5357



Martin VanMeter, Broker
580-920-6914
Durant Office
419 West Main
580.924.8404



VanMeter Realty
TOLL FREE: 800-324-8404



Bill Ptomey, Broker
580-564-5150
Kingston Office
1694 Hwy. 70E
580.564.9000



51 REDFISH DRIVE, MEAD - \$125,000

NICE LAKE HOME, 2 bedroom, 1 bath, large front covered porch with handicap ramp. This home is furnished with beds, kitchen table, living room furniture, appliances included. Also has a 2 car carport with storage area plus a storage building and a 250 gal propane tank. This home is about 1 mile from Lake Texoma. Quiet neighborhood. Move in Ready. MLS#2406081.

Call Elaine Reese @ 903-244-8770.



STATE ROAD 70E HIGHWAY, ALBANY - \$2,112,490

ALBANY RANCH located in Bryan County Oklahoma and @ 2 hours to the DFW area, this 303 +/- acre property is currently being used as a Black Angus cattle ranch. The property is fully fenced and cross fenced with barb wire, metal T posts, and metal gates into each pasture. There are 5 ponds and 2 pastures that are being used as hay meadows. The slightly rolling terrain and scattered trees, some that are pecan trees, make this a very attractive ranch with several options for that perfect homesite. There is Hwy 70E frontage on the north, county blacktop, Hotel Rd. on the west, and a county maintained gravel road, Purkey Road on the south. The exact acres to be determined by a seller provided survey. Hop on your ATV to check this great property out, or get in those steps and do a little walking. Great location with good fences, water, and access to utilities at the road. MLS#2409924.

Call Kathleen Davis @ 580-380-9878.



968 4020 ROAD, BOSWELL - \$799,000

BEAUTIFUL OPEN LANDSCAPE surrounding this completely updated home. Plenty of grazing room for livestock. This property boasts 4 ponds, the largest of which is stocked with Channel cat and Crappie. Home has just under 1800 sq. ft. and has been completely updated. New metal roof, concrete board siding, HVAC, plumbing, electric, flooring and paint. Convenient location to town nearby but far enough for lots of privacy. Property has barn with 3 horse stalls, tack room and feed room with electric. Child's playhouse with electric and jungle gym. Property is fenced and crossed and has several lots for sorting cattle. Come check out this rancher's dream before it's gone! MLS#2334154.

Call Carol Atkinson @ 580-579-2679.



117 IRIS DRIVE, MEAD - \$435,000

STUNNING HOME with 3 BR/2 baths and a 2 car garage complete with a convenient work/tool room. The home includes a cozy wood burning stove with a catalytic converter and firewall, ample storage space, multiple walk-in closets, a laundry room & mudroom. The kitchen has Corian countertops and the dining area features bridge timber shelving. 35' long porch with roll down blinds for privacy and shade. High quality Anderson doors, durable bladder roof system, triple pane windows with a lifetime warranty and marble window sills. 10x12 storm cellar, 30x40 insulated shop with 2 overhead doors, a walkthrough door, electric and water, sink, toilet and a 250 gallon propane tank. MLS#2320086.

Call Elaine Reese @ 903-244-8770.

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



Martin VanMeter
Broker
580-920-6914

Bill Ptomey
Broker
580-564-5150

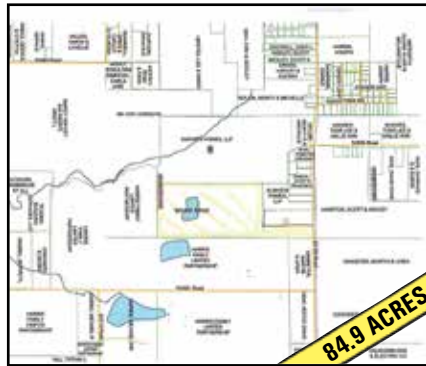
419 West Main, Durant
580.924.8404
1694 Hwy 70 E, Kingston
580.564.9000



3028 MEAGAN, DURANT - \$359,000
THIS 4 BEDROOM, 2 BATH, 1,950 square foot house has been on vmrtexoma.com for 15 days. This property is located in the Madison Ridge I community of Durant, OK. MLS#2327921.
Call Roger Ball @ 580-916-8992.



17551 STATE ROAD 78, KENEFIC - \$295,000
GREAT INVESTMENT OPPORTUNITY on 10 acres Northwest of Durant. Manufactured home with shed. Property includes 6 greenhouses (30x100) each 18,000 sq. ft. total. Each have powered light deprivation system to control light cycle in summer, gas heating and swamp cooling for all 6. Three of the 6 are wired for additional high powered grow lights. This property is ready to go with your grow operation. Call today to take a look. MLS#2338983.
Call Carol Atkinson @ 580-579-2679.



1363 ORCHARD, DURANT - \$1,485,750
84.9 ACRES HAS 180' FRONTAGE on Orchard road and goes south and then bells out with approx. 80 acres. Lots of development in the area with multi family and estate homes. This tract is part of a larger tract. MLS#2344157.
Call Martin VanMeter @ 580-920-6914.



164 DALLAS, CARTWRIGHT - \$162,500
THIS IS A GREAT LAKE CABIN within walking distance to a great sandy beach on Lake Texoma. It comes with an extra lot ready to build on if this is not enough. It's a must see to really appreciate. Davis acres is one of the first lake developments on Texoma. It's small and very private and going through a redevelopment. MLS#2339375.
Call Martin VanMeter @ 580-920-6914.



627 S. 4th, DURANT - \$159,000
THIS IS A GREAT STARTER HOME, or for a young family or retirees. The cute 2 bedroom, 1 bath house sits on 2 lots. It has a large living room with an eat in kitchen. It has been very well maintained with some landscaping in the yard. The property has 7 producing pecan trees, 3 of which are large papershell. You can eat your pecan pie and have coffee on the covered back patio with a solid privacy fence on the north side. There is a covered double carport in the back for easy access to the back door. It has 2 storm cellars, one is new. MLS#2336950.
Call Barbara Coker @ 580-920-5886.



83 W. MOCKINGBIRD, DURANT - \$450,000
SITE IS 5-6 ACRES SUBJECT TO SURVEY. Nice open horse barn 40x60 and pipe fences. Shop or storage building 30x40 with 2 overhead doors and 1 passage. The home is a large sprawling ranch style with lots of windows and views. Large Patio with access from living area, entry and Master BR, ideal for those patio gatherings. Has water well for all the outside areas. Up to approximately 21 acres additional land to the west is available to be put with house. MLS#2343115.
Call Martin VanMeter @ 580-920-6914.



Our Kingston Office is Back in Business!
1694 Hwy 70E, Kingston • (580) 564-9000



85 MOCKINGBIRD STREET, DURANT - \$800,000
SELLER WILL CONSIDER DIVIDING THIS TRACT (must be 2.5 AC or more). This is served by rural water which has a volume limitation and the infrastructure is limited at this time. Estate type homes as are located across Mockingbird to the North are ideal for this property, only minutes to Hwy 69/75. MLS#2342746.
Call Martin Van Meter @ 580-920-6914.

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



Renea Roberts,
Founding Broker/Associate
Cell: 580-916-0157



580-931-8888

AMERICANDREAMREALTYOK.COM

801 W. Main • Durant, OK



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

According to the Texoma Board of Realtors OUR OFFICE has CLOSED MORE TRANSACTIONS in 2013, 2014, 2015, 2016 and 2017 than any other company that is a member of the Texoma Board of Realtors.

Our office is home to 3 Brokers and over 100 years of Real Estate Service!



Melissa Cathey
Cell: 580-920-6024



Debbie Noahubi
Cell: 580-230-9571



Joni Aldridge
Cell: 580-920-5774



Fred Booth
Broker Associate
Cell: 580-916-5491



Amber Foster
Cell: 580-920-3854



Kacy Cass
Cell: 580-564-5478



Debra Portman
Cell: 580-916-2858



Krystal Trammell
Cell: 903-422-6514



Wesley Welch
Cell: 580-565-0283



2463 CROOKED BRIDGE RD., BENNINGTON - \$1,152,000

THIS AMAZING RETREAT has something for the entire family. 160 Acres of tranquil countryside that is nestled in large oak trees that surround you in the wonders of the great outdoors. Hunters paradise or enjoy the wildlife throughout the seasons. Enjoy hiking or fishing on one of the 2 large ponds & a seasonal creek that runs down the middle property. Also has trails for your utility vehicle. The beautiful house is nestled on this property with 3 bedrooms, 2 baths. Spacious open floor plan. Custom cabinets, light fixtures. Lots of windows for natural light. Relax on the patio and enjoy the views or sit out by the firepit and enjoy beautiful sunsets. Property is 30 minutes from Durant 30 minutes from Hugo. MLS#2402360.



7454 WHISPERING WAY, KINGSTON - \$675,000

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 SQUARE FOOT TO WHAT HAS BEEN REPORTED! MLS#2402596.



2132 N. RANCHETTE RD., MEAD - \$356,000

AN ADDITIONAL 21 ACRES can be purchased with property for \$330K This stunning NEW house is filled with an abundance of natural light, thanks to its large windows and vaulted ceilings. Spacious back porch, with a convenient half bath, perfect for entertaining guests. On a generous 1.25 acre lot, you'll have plenty of space to roam & relax. Just a stone's throw away from Choctaw Casino, West Bay Casino, 2 Marinas, Lake Texoma, & the new Hard Rock Hotel that starts in March this year, you'll never run out of things to do! Insulated garage & included appliances make moving in a breeze. Sleek and modern design that adds a touch of sophistication to every corner. Don't miss out on making this house your home sweet home! Please note home is about 90% complete. MLS#2401900.



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#2312092.



201 W. MAIN, DURANT - \$875,000

LOCATED IN HISTORICAL DOWNTOWN DURANT. This multiple rental includes 4 separate utilities. It also includes a pent townhouse which includes 3500 sf with 4BR/3 baths, family room and movie room. This has been totally remodeled with 10 foot ceilings, custom countertops and custom lighting, master suite has a separate soaker tub and shower. Walk-in closets and hardwood floors. Great opportunity! MLS#2314260.



**1016 N. WASHINGTON
\$550,000**

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 the kitchen with a NEW safety fire system under the vent a hood, buffet, ice machine, booths, 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 restroom. The property is for sale or lease. There is a 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 the walls in the building to suit your needs. The plumbing and electricity were upgraded. Building is 40x80. MLS#2401213.



**7908 PROVISIONAL,
DURANT - \$679,900**

GORGEOUS CUSTOM BUILT HOME offers 5 bedrooms, 3 baths, 3 car garage with stone & brick elevation in Silverado Addition. Grand entry with high dome ceilings & vaulted ceilings in living/kitchen area. The gourmet/chef kitchen is a dream! Stainless steel appliances, professional grade refrigerator, extra large island with granite that offers

additional seating, 6 burner gas cooktop, custom cabinets & storage galore! The oversized MBR and 2 bedrooms downstairs with 2 additional bedrooms upstairs. All bathrooms are appointed with custom tile. The master bath offers double vanity sinks, large shower & soaker tub. All bedrooms have large closets. Large media room with projector that will convey with the property. Hand scraped wood floors, designer carpet, custom book shelves, plantation shutters & crown molding throughout. Storm/safe room in garage. Beautiful outdoor entertaining area with a corner rock fireplace that overlooks the gorgeous pool with wrought iron fencing. You don't want to miss this one! MLS#2331222.



Melissa Cathey
Associate
Cell: 580-920-6024



Amber Foster
Associate
Cell: 580-920-3854



580-931-8888

AMERICANDREAMREALTYOK.COM

801 W. Main, Durant, OK



Debra Portman
Associate
Cell: 580-916-2858



Krystal Trammell
Associate
Cell: 903-422-6514



NEW LISTING

2920 LAGO VISTA LN., KINGSTON - \$740,000

3 ACRES AND A DISTANT LAKE VIEW!!!

This alluring home has tons of great features. Less than a mile to sandy beaches & boat ramps. Natural light from all the windows & luxury vinyl flooring. From the sizeable porch is a half bath with a nifty shower. The shower in the owners suite has a pull down bench seat. The kitchen offers a wine cooler, beautiful cabinets & a kettle faucet. Upgraded LG appliances. Just off the garage is a built in bench/coat rack & a nice pantry. The laundry room features plenty of storage as well as a sink. Upstairs you'll find an additional space that can be used as a media or game area. The attic is even partially floored to allow for extra storage space. The home is about 95% complete, should be 100% just in time for lake season! MLS#2409548.



NEW LISTING

1931 PARKWAY CIRCLE, DURANT - \$274,000

AMAZING LOCATION IN THE CENTER OF TOWN! This 3 bedroom, 2 bathroom offers a split floor plan design. Tile floors in the entry, kitchen, dining, carpet in living area & bedrooms. The kitchen offers custom cabinets, granite countertops with a undermount sink, stainless-steel appliances & nice light fixtures throughout. Enjoy the brick fireplace plus cathedral ceilings in the living room. 2 Car garage with a storage building in the backyard, large mature trees and also has a wood privacy fence. MLS#2407683.



REDUCED

1730 SCENIC VIEW, KINGSTON - \$615,000

PRACTICALLY NEW MODERN FARM HOME

in The Woodlands, less than a mile to Lake Texoma. The Woodlands have an easement for residents straight to the sandy beaches. It's tucked away on a well treed DOUBLE lot. It also has a small shop & is irrigated throughout the yard. Home features big open black vinyl

windows & vaulted ceilings. The living room has a cozy stone fireplace & open concept into the beautiful kitchen. This kitchen has tiled back splash, granite counter tops and plenty of counter space. All of the cabinets were custom made and it also has a microwave drawer and ample room in the pantry. Enclosed patio that has 3 different access points from the house. Use the remote to open the solar screens, there's a TV hookup & fire pit. There is a peaceful office space that is very well lit with natural light. The owners bathroom host a granite top double vanity and walk-in tiled shower with a bench. The walk-in owners closet is a dream with built in shelves and plenty of space. Also a bonus possible 4th room/loft upstairs with its own full bath. Right off the spacious 2 car garage is a half bath and the utility room with shelves. Recently added asphalt driveway. Call today for your own private showing! MLS#2405118.



1923 ESTELLE ST., DURANT - \$675,000

IF YOU WANT SPACE & STORAGE,

this custom built home is for you! Spacious open concept living area with large kitchen island with room for seating six. Granite countertops, built-in oven & microwave & plenty of cabinet storage along with a separate pantry

space. Living and dining areas have custom built cabinetry, split bedroom design, two oversize bedrooms with easily accessible closet spaces. The primary suite includes a garden tub, walk-in closet and separate cedar closet, also has access to the sunroom which features windows all across the rear of the home. An additional walk-in closet. Bonus room upstairs has a powder room & separate storage room along with access to attic storage. Tons of storage in the laundry space, & three car garage. Professionally maintained lawn has a built-in sprinkler system and lots of mature trees. Home sits on two lots close to schools and hospital in a lovely neighborhood. MLS#2331331.



6865 WILSON, DURANT - \$675,000

THIS IS A CUSTOM 3 BEDROOM, 3 BATH, sitting on **4.6 plus acres**. 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. MLS#2306914.



10699 HWY 377, KINGSTON - \$899,900

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#2334422.



8824 HOMESTEAD, KINGSTON - \$460,000

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#2341593.



9764 S. TRENT LANE, CANEY - \$260,000

SELLER WILLING TO APPLY A CREDIT TO BUY DOWN INTEREST RATES OR USE TOWARD CLOSING COST!!

Take a look at this home if you are looking to live in the country. This house that sits on 1 acre has been completely remodeled with new vinyl siding & stone, new roof 2021, new plumbing inside & out all the way to the meter. Foam insulation was added,

cabinets refurbished in the kitchen, new stove, dishwasher, all new bathroom fixtures, new central AC unit & new hot water heater. Nothing left for you to update, this home is just waiting on you to move in. Pipe fencing in front of the home. Nice patio on the back to enjoy your coffee. Front porch has a pergola over the porch. If you work from home, the upstairs area would make a great office. SELLER WILL consider owner financing. MLS#2406968.



1712 MASON ST. - \$179,900

3 BEDROOM, 1 BATH HOME in a nice quiet neighborhood just outside of town. The backyard has a large metal shed and a 24' above ground pool fully surrounded by a wooden deck. The back porch is covered and perfect for BBQ's! House is minutes from downtown and the casino and is conveniently located next to the bypass. Would make a perfect investment property, vacation rental, or perfect for a first time home buyer. Property is agent owned. MLS#2406398.



1022 KNIGHT - \$305,000

THIS BEAUTIFUL BRICK HOME IS A MUST SEE!! This home features 2 living areas, a dining area, large windows allowing an abundance of natural light, and a beautiful fireplace. Sitting on 1 acre (m/l) in the Richland Hills subdivision, at the end of the dead-end street of Knight Drive, this home has a park feel and is just minutes from downtown Durant. MLS#2401101.



609 BRADWELL STREET, COLBERT - \$217,000

PLEASANT 4 BEDROOM HOUSE at this price point is difficult to find. Expansive living area, spacious kitchen, appliances included. There is a separate dining room with exterior access. The front porch extends to the side of the home. There is a covered deck with access to the living room. There is a detached one car garage 24x32 feet and will make a good work shop. A 12x12 storage building will accompany a lot of stuff. Colbert ISD is only a few blocks away. MLS#2335198.



Joni Aldridge
Million \$\$ Producer
Cell: 580-920-5774



Wesley Welch
Associate
Cell: 580-565-0283



580-931-8888

AMERICANDREAMREALTYOK.COM

801 W. Main, Durant, OK



Kacy Cass
Associate
Cell: 580-564-5478



Fred Booth
Broker Associate
Multi-Million \$ Producer
Cell: 580-916-5491



11067 S. CHEYENNE RD., CADDO - \$165,000
NEWER MANUFACTURED HOME with four bedrooms and two full bathrooms. The property is clean, move in ready, and outside city limits; providing all the privacy you may desire. There is 3 full acres with plenty of room to grow! The home is on concrete runners for easier financing! MLS#2406657.



0000 MADISON, DURANT - \$400,000
TWENTY-ACRE TRACT just outside the city limits of Durant, but still so close you have all the convenience of town near by! Mostly timbered acreage waiting for you to carve out your own footprint! MLS#2406809.



4578 GOLDEN WAY, KINGSTON - \$215,000
NICE SHADY LOT, a home with a metal roof, covered parking, storage, & metal building in Washita Point! New septic system was installed approx. 3 years ago. New vinyl siding added on approx. one year ago. The HVAC system was updated approx. 4 years ago, & all the gutters have new leaf filters. A 480 sf addition (m/l) has been added that could be used as 4th bedroom or 2nd living area. The metal building has an automatic garage door opener. Alberta Creek Marina, gas docks, restaurant, campgrounds, & boat ramp is just a couple of miles to the north, and the beach at Washita Point is an even shorter distance to the south! MLS#2404148.



1856 OTEKA, KINGSTON - \$300,000
THIS LAKE FRONT LOT is priced to sell and has some amazing features! It's behind a small gated community that is a peaceful setting. Beautiful year around lake views and sandy beaches just below the lot. There is also a deep cove that allows bigger boats to anchor below. The lots are restricted to site built only, call your favorite REALTOR and don't miss out on your own slice of paradise! MLS#2409546.



319 INDIAN RD., DURANT - \$170,000
LIVING IN THE WOODS can be a peaceful & serene experience. 3 BR & 2 bath with a large front yard & chain link fence sitting on **2.5 acres** with a beautiful view across the front yard. Additionally, having an extra room in the back for a potential 4th bedroom, a laundry room, or a home office provides flexibility & the opportunity to make the space your own. Living in a wooded area can offer a great connection to nature & a sense of tranquility. If you have any specific questions about the property or if there's anything more you'd like to know, feel free to ask! MLS#2406181.



002 HUMMINGBIRD, KINGSTON - \$128,500
IF YOU ARE LOOKING FOR A LAKE LOT with a view, look no further! This lot has a partial winter view of Lake Texoma & access to some of the sandiest beaches on the lake. It sits near the end of a quiet street & surrounded by 2 gated communities. There is water & electric available at the road in front of each lot. They sit within a few miles of boat ramps & restaurants as well! Lots are restricted to site built only, minimum of 1850 sq. ft. & nicer barnados are allowed. If you are looking for a little smaller there are also 0.83 acre lots available as well. Call for more info to get this lot just before lake season!!! MLS#2407313.



000 JONES CREEK, KINGSTON - \$135,000
APPROXIMATELY 2.5 ACRES (to be determined by a survey) has been recently cleared and is ready to build on! This property is centrally located between many Texoma Destinations! Albert Creek Marina lies but a few miles to the east. Catfish Bay Marina, Chickasaw Point Golf Course, and numerous other boat ramps just a couple of miles to the north. Westbay Casino and all of the new development to surround it lies just a few miles from this location! MLS#2408636.



001 HUMMINGBIRD, KINGSTON - \$98,500
IF YOU ARE LOOKING FOR A LAKE LOT with a view, look no further! This lot has a partial winter view of Lake Texoma & access to some of the sandiest beaches on the lake. It sits near the end of a very quiet street & surrounded by 2 gated communities. There is water & electric available at the road in front of each lot. They sit within a few miles of boat ramps & restaurants as well! Lots are restricted to site built only, minimum of 1850 sq. ft. & nicer barnados are allowed. If you are looking for a little bigger there are also 1.25 acre lots available as well. Call for more info to get this lot just before lake season!!! MLS#2406355.



McDUFFEE - \$49,000
ONLY TWO LAKE LOTS REMAIN NEAR LAKE TEXOMA! .70 Acre (m/l) each. All of the underbrush and small trees have been recently cleared out for you! Lot #1 has a pond view and is 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 miles drive to the boat ramps and restaurant at Alberta Creek Marina! MLS#2400880.



2646 EDGE RD., KINGSTON - \$392,000
BEAUTIFUL TWO-YEAR-OLD BARNDOMINIUM in a great lake location with paved road access! Easy walk to the sandy beaches of Lake Texoma! This property is centrally located between numerous sandy beaches. Sandy Beach, Taylor's Island View, Sander's Island View, and Oakview Beach just to name a few! The home has two bedrooms large enough for a double set of bunk beds in each if you have a short-term rental in mind. It has two full bathrooms and a very large open floorplan with a full kitchen. Granite counter tops throughout! The 40x15 fully screened in front porch is a huge focal point. You will get a near nightly show watching the sunset! The home is complete with FULL ATTIC AND WALL INSULATION assisting in comfortability and low utility bills. The shed has matching metal and power. The oak trees provide lots of shade and the attached oversized carport is fully paved. There is also an outdoor shower. The home is "A MUST C" if you are looking for a new lake house! MLS#2405903.



MYSTIC OAK, KINGSTON - \$96,000
LOTS LIKE THESE DON'T COME UP VERY OFTEN! This property has three recently cleared lots with a pond right in the backyard; all in the desirable Oak Ridge gated community. There are so many advantages to this location, you are less than a mile from Hwy 70 & less than 3 miles from Catfish Bay at Lake Texoma, Chickasaw Pointe Golf Course & the new West Bay Casino & Resort. Oak Ridge also offers fantastic amenities like security, 2 swimming pools, tennis court, basketball court & baseball field, 2 RV parks, a lock-up storage area, clubhouse, playgrounds & 7 stocked ponds (one of which this lot is on)! Don't miss out on this opportunity for the perfect location to build your dream house on!!! No manufactured homes allowed. The lots can be sold separately! MLS#2340576.



WOODLAND CIRCLE, KINGSTON - \$135,000
PRIME LOCATION near sandy beaches & Lake Texoma in The Woodlands! Looking for the perfect spot to build your dream home? Look no further! This incredible lot is less than a mile away from the stunning sandy beaches of Lake Texoma. The subdivision has 2 different access points to the lake for its residents. A convenient boat ramp nearby, making it super easy to launch your boat. The Island and High Port Marina are just across the water. This lot is a gem partially cleared & ready for your dream home. With a paved road, easy access is guaranteed. There are restrictions for site built homes only, ensuring a high-quality neighborhood & protecting your investment. Don't miss out on this incredible opportunity to own a piece of paradise near Lake Texoma. Interested? Let's chat more about this amazing lot! MLS#2401987.



0000 LITTLE RD., KINGSTON - \$100,000
TIMBERS EDGE-A NEW GATED DEVELOPMENT COMING TO LAKE TEXOMA! Timbers Edge will consist of 12 lots within a gated community. All 12 lots will have access to Corp. of Engineer Land, across which are trails to the sandy beaches of Lake Texoma below. All lots are currently being cleared and platted. These lots will be restricted to sight-built homes only. Barndominiiums are welcome and fences are allowed! Lot prices will range from \$100,000 to \$150,000. MLS#2328227.

Home Equity Line of Credit

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Diane Carruth - Bond
Owner/Broker
580.564.5839



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Eric Moore
Associate
580.564.5630



Andrea Cusey
Associate
469.323.1831



Krystal Russell - Parker
Associate
580.565.7314



COMMERCIAL OFFICE IN DURANT - \$3,500,000
Investors welcome. Over 24,000 sq ft finished building located on 5.91 acres. Approximately 3 acres are undeveloped which allows for many opportunities to develop another business or sell of back property to another party. Building is separated into 3 rental spaces or combine all sq ft for one. Largest space contains 24 closed offices and an area for numerous cubicles. This area also offers a large conference area, ample filing room, 4 multi stall bathrooms, spacious waiting room, reception area, kitchen and several storage offices. Over 100 parking spaces available and outdoor break area.



COMMERCIAL BUILDING WITH HWY 70 FRONTAGE - \$625,000
Commercial Building with almost 7000 sq. ft. Great business opportunity on 1 acre. Building has a carport, attached garage, drive up window with large drive to accommodate boats and trailers. Building has 2 restrooms, several offices, warehouse area, full kitchen with appliances, additional kitchenette and laundry hookups. Potential income with 2 other retail businesses in building who are willing to stay, PLUS extra square footage to accommodate more rental income.



HOME WITH BOAT SLIP AVAILABLE - \$549,000
Welcome to your dream home! This stunning 4/2 brick home comes furnished and appliances stay. Attached side entrance garage and a detached shop, boasting an expansive 27x31 space with a 17x10 door which provides ample room for your boat, hobbies or storage needs. Outside, a covered back patio beckons you to unwind. Impeccably maintained and in pristine condition, this home looks and feels like brand new, just waiting for you to make it your own. Don't miss out on this incredible opportunity. **OPTION TO PURCHASE 14X30 BOAT SLIP WITH HOIST.**



CARDINAL HILLS UPSCALE PROPERTY WITH APARTMENT - \$375,000
You often hear this one has it all and here it is; this one has it all; Home sits on a complete CONCRETE SLAB & located on a corner with a total of 5 lots. Main home is 4 BR, 2.5 bath, 2 living areas, kitchen nook & dining room & if that's not enough space check out the 1 BR, 1 bath apartment with kitchenette located in the shop. Attached 2 car garage & complete brick skirting. Beautiful covered patio with trex decking & iron railing. Save money & have your own boat storage with the 40x60 shop. Shop has an apartment at the back with a separate entrance. Less than 1 mile from the lake and boat ramp.



3 REFLECTION POINTE LOTS AVAILABLE FROM \$224,000 - \$424,000
Lake view lots in the newest resort development on Lake Texoma. Site built homes only with a 2,500 sq. ft. minimum. Other restrictions are available upon request. This gated community has plans for future amenities including day slips on the lake. Located just west of Roosevelt bridge and east of Chickasaw Pointe Golf Course. For more entertainment and located within a mile of the property is Cattfish Bay Marina, West Bay Casino and just announced a new Hard Rock Cafe.





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**Diane Carruth - Bond
Owner/Broker
580.564.5839**

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INVESTMENT OR RETIREMENT OPPORTUNITY - \$399,000

This 21/2 mobile home is in pristine condition and move in ready or VRBO. Large covered deck and an additional covered BBQ/party hut includes outdoor furniture, TV, fire pit and grill. **GREAT OPPORTUNITY TO HAVE ADDITIONAL INCOME WITH STORAGE UNITS.** 17 Storage units close to lake with land to build more. RV hook up with 50 Amp service. Storage units are at full capacity with a waiting list. Sellers are using 4 of the units for their business and personal use. Business storage unit has 220 power, a window unit and is insulated. 1 Block to the lake and boat ramp.



HOME WITH POND ON 4.5 ACRES NEAR BUNCOMBE CREEK - \$369,900

This home sits on over 4.5 BEAUTIFUL TREED ACRES and MOVE IN READY. Home has a split bedroom design with an open living area and kitchen concept. Newer roof and carpet. Walk out your back door onto a large covered patio overlooking your own PRIVATE POND. Covered front porch, large carport, 24x36 shop, acreage fenced with gate and plenty of land for added seclusion. Acreage may be split off or will make a great opportunity for investment, cabins for VRBO or additional living quarters. Horses are welcome! Buncombe Creek Marina is within 5 miles.



4.5 ACRES



CARDINAL COVE CLOSE TO LAKE AND BOAT RAMP \$185,000

If you're looking for a lake get-a-way close to the lake and boat ramps here's the one. Located in Cardinal Cove just two blocks from boat ramps and fishing piers. Fenced, 2 car carport, small storage building, front and back decks. Roof was installed 4 months ago, the septic is 7 years old, the hot water tank 2 yrs old and outside freshly painted. Large master bedroom with split bedroom layout, open concept living room, eating area and kitchen. Well maintained and ready for new owners.



WASHIA POINT WITH 25X30 SHOP - \$180,000

Welcome to this cozy 2 BR, 2 bath home nestled on a spacious 0.64 acre lot. This Solitaire mobile home offers comfortable living, complemented by a convenient 2-car carport and a sizable storage/shop building measuring 25x30, complete with 16x81" tall door. Enjoy the outdoors with the oversized covered front porch. The home comes partially furnished, offering you a head start in creating your perfect living space, with the exception of the TVs. Situated in a golf cart community and just a short distance from the lake, this property offers both tranquility and recreational opportunities. Plus, with its proximity to Alberta Creek Marina, you'll have easy access to all the amenities and activities the area has to offer.



GREAT COMMERCIAL OPPORTUNITY TO BUILD ON MADILL SQUARE - \$150,000

ONLY AVAILABLE LOT situated on the famous downtown Square in Madill. Want your business to be seen then this is the spot that produces traffic all day. Located in the Northeast corner of the Square with a drive through to the back of the lot which is Overton Street. Imagine your new business spread out on this 13,000 square foot lot where there is plenty of area to dedicate to employee or consumer parking. Many potential opportunities await you on this piece of real estate. Formerly the old Madill Record.





Brenda Courtney
Broker
580-263-0050



Shannon Talkington
580-677-1597



Josh Cain
580-677-0410



Courtney Realty

Brenda Courtney - Broker

14110 Gary Rd, Madill, OK 73446

(580) 795-2608

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NEW LISTING



COUNTRY LIVING CLOSE TO TOWN!

2.5 ACRE RESIDENTIAL LOTS ready for your new house or mobile home! There are four lots available. These are good, level, cleared lots that are located on Hwy 70F/Blackland Farm Rd. only about 1/2 mile outside of Madill and 4.3 miles from Kingston for an easy commute or a quick run to town for essentials. Marshal Co. water and electricity are available at the road. Mobile homes can be 10-years old or newer and buyer will be responsible for the survey. Come an get these before they are gone!! **\$60,000 Each.**



+/- 154 ACRES



HWY 48A, MILBURN

EVER DREAMED OF OWNING RIVER FRONTAGE?? Here's your chance to own 1/4 mile of Blue River Frontage and +/- 154 acres of irrigated bottom land with a CROP BASE North of Milburn, OK! Complete with some extremely productive water rights from the river and a top notch irrigation system! Lush green pastures and plenty of tree coverage make it an excellent place to hunt deer and turkey. The Blue River is spring fed and known for its cool clear water, rainbow trout, bass, catfish and crappie fishing. Enjoy activities such as swimming, kayaking, and camping on your very own land. The crop base allows you to get paid by U.S. Dept. of Agriculture for growing wheat, oats, corn, grain sorghum or soy beans. Located about a mile North of Milburn on Hwy 48A, just a short drive to Tishomingo or Durant. **\$1,143,500.**



80 ACRES

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.**



98 ACRES

98 ACRES - SOUTH WILLARD ROAD, MILBURN

DEER HUNTER'S PARADISE!! Looking for hunting land in Southern OK...look no further! This 98 acres on South Willard Rd. near Milburn, OK is home to lots of wildlife including some trophy deer, turkey, and hogs. Land is 90% timber with large ravines. It has drive through access with chip sealed roads and a good sized pond. Located just 3 miles from the Blue River. No restrictions! **\$490,000.**



ACORN DRIVE

BEAUTIFUL HOMESITE in the Oak Ridge Gated Community!! If you have been looking for a place to build your home, look no further. This lot has scattered trees and it is very level so dirt work will be minimal. It is in a great location near the back of the subdivision so it is nice and private without a lot of traffic. To top it off the sellers have done the hard work for you on this one. Lot has been surveyed, electricity has been set, house plans have been approved and they are willing to share all of this with you. Oak Ridge is an excellent place to live with all of the amenities that you could ask for including gated access, security, 2 swimming pools, tennis courts, basketball courts, baseball fields, clubhouse, and multiple ponds with pavilions and picnic tables for you to sit and enjoy the beautiful views and the abundant wildlife. **\$23,000.**



88 ACRES - EAST COUNTY ROAD 1660, STONEWALL

BEAUTIFUL 88 ACRES OF LAND in the countryside near Stonewall, OK. This land features rolling hills, two excellent hay fields with rye and bermuda grasses that produce two cuttings a year, 3 ponds stocked with fish, lots of large mature trees including pecan, and is cross fenced with some pipe fencing. It is an excellent place to hunt with abundant wildlife in the area. There is an older home on the property with all utilities in place which is being sold as is. This is 90% open land with paved road frontage located between Stonewall and Fittstown, approx. 15 miles from Ada. **\$374,000.**

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David Norman
Broker/Owner
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Beryl Sears
Branch Broker
903-271-2439



Kelby Shaw
Sales Agent
903-818-9258



Toby Isenberg
Sales Agent
580-367-5331



LAKE EUFAULA - \$196,500

Excellent recreation and hunting property close to Lake Eufaula!! 42-Acres (M/L) that backs up to core property and within walking distance to the Canadian River! This is a perfect place for a recreational get-a-way. Hunt, explore, and go fish! Lots of trees, with a variety of hardwood Oaks, Redbud, and more. Dense woods with trails to explore but it also has some open areas. Animal signs everywhere! There is a brand new 24x40 building with 6-inch concrete floor to store your side-by-side or four wheelers. There is electric and a brand-new aerobic system in place, but neither has been tied into the building yet. Park your RV or build a cabin and make this place your recreation destination. Within minutes of Lake Eufaula and only 20 miles from McAlester, OK.



US 69/75, CALERA - \$2,500,000
Located on one of the busiest highways in Oklahoma, this **4.8 commercial acre lot** is in a prime location for retail, hotel, office, or a strip shopping center with access from both the service road and from McKinley Avenue. Only two miles south of Choctaw Casino and Resort with excellent highway visibility.



BULL PEN/ROPING ARENA - \$350,000

Here's a fantastic opportunity for the rodeo enthusiasts less than an hour from McKinney. This rodeo arena on five acres has many livestock pens that could be used for a livestock auction or horse shows. The open top roping arena features covered bleachers for viewers. Trusses are included in the sale for future roofing the entire arena. The facility includes a large building for concessions and barns. With a long history of roping and bull riding events, this well-known property is a great investment opportunity for horse trainers, livestock auctions, play-days, or many other rodeo related events.

LAND FOR SALE

2.5 Acres, Highway 70 West, Mead.....	\$450,000
3.7 Acres with building, Hwy 78, Yuba.....	\$225,000
9 Acres, Mt. Calvary Rd., Hendrix.....	\$135,000
10 Acres, Hendrix Rd., Hendrix.....	\$150,000
10 Acres, 7th Street, Kemp.....	\$180,000
15.8 Acres, Peanut Trail, Kemp.....	\$250,000
40 Acres, Church St., Kemp.....	\$395,000
COMING SOON: 10 Acre Tracts, Platter Flats Rd.	

FEATURED LISTING



140 ACRES - \$6,750/ACRE

Just 10 minutes north of Durant on Albert Pike Road, this pastured landscape is not only used as a productive cattle ranch, but also offers a tranquil rural lifestyle for those wanting a quick escape. With 140 acres and a few scattered trees and 3 ponds, it is cross-fenced into several pastures, hay pens, and a corral. There's plenty of appeal for the outdoor enthusiasts with plenty of space for camping and ATV's.



FT. TOWSON HUNTING PROPERTY - \$4,923/Acre or \$295,400

With plenty of cover and natural food plot areas, this wooded 60 acres of prime hunting property is just 2 hours from McKinney, Texas and a short distance west of Hochatown, Oklahoma. Deer, turkey, hogs, and plenty of wildlife in the heavy wooded areas along the spring-fed creek with many established trails. \$4,723/acre.



Healthy Credit Habits

Good credit is critical when it comes to obtaining the best interest rates and terms on a mortgage. Below are some best practices for managing your credit health when looking for a mortgage.

BEST PRACTICES:

- **Account Management:** Stay current on all outstanding accounts. If dealing with charge or collection accounts, consult with your Mortgage Loan Consultant for guidance.
- **Stable Employment:** Maintain your current employment status throughout the mortgage process.
- **Insurance Continuity:** Stick with your current insurance provider.
- **Timely Information Submission:** Provide all requested information to your Mortgage Loan Consultant promptly.
- **Communication is Key:** Reach out to your Mortgage Loan Consultant if you have any questions. Notify your Mortgage Loan Consultant immediately if any situation arises that could potentially impact your income, assets, or credit.
- **Spouse Presence at Closing:** If you have a spouse, ensure they are present at the closing, even if they are not on the title or loan, as there may be documents requiring their signature.



ACTIONS THAT MAY IMPACT QUALIFICATION:

- **Credit Applications:** Refrain from applying for any type of credit or actions that may necessitate a credit check, such as applying for a gym membership.
- **Credit Card Balances:** Avoid increasing the balance on any credit cards or transferring balances between accounts.
- **Account Changes:** Do not change or close any accounts, including bank or credit card accounts.
- **Large Undocumented Deposits:** Exercise caution when making large deposits without the ability to document the source of the funds.
- **Employment Changes:** Inform your Mortgage Loan Consultant about any change of employment, employer, or alterations in the way you are compensated.



Shyla Whitlock
Mortgage Loan Consultant
NMSL# 468577
Direct: 580-380-3193

1400 W. Main Street
Durant, OK 74701

shyla.whitlock@firstunitedbank.com
swhitlock.firstunitedteam.com



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Kenny Wheeler
Branch Broker
580-230-2200



54 ACRES



54 ACRES ADJOINING WALMART in MADILL - \$945,000

GREAT COMMERCIAL PROPERTY for almost any business or can be residential development. Road on 2 sides, Hwy 70 & Smiley Rd.



32.46 ACRES



BEAUTIFUL BARND HOME ON 32.46 ACRES - \$750,000

LOCATED JUST WEST OF KINGSTON & near Hwy 377 this building is 60'x120' with an apartment (500 sqft with 1 BR/1 bath & kitchen) and about 3000 sqft of home living quarters that has 2 BR/2baths. There is a large basement and a very large open area between the apartment & home area that has H&A. There are 2 large storage bldgs., a fire pit, 2 beautiful ponds with fish in them. The property has 400 amp 3 phase & 200 amp single phase electric. The H&A system in the house is a Geo-Thermal system. There is a water well for outside watering. The home is finished except for countertops and carpet in the BR's. Buyer can pick what they want or finish it themselves. A John Deere 4066R tractor with H&A in cab, 8' mower and other implements go with the property.



REDUCED

15 ACRES



**HOUSE & LARGE BARN/SHOP on 15 ACRES (M/L)
NEAR LAKE TEXOMA - \$549,000**

NICE HOME WITH 3 BEDROOMS/2 BATH on 15 acres (m/l). The barn/shop is all steel and divided into 3 sections. This property is located less than 5 miles to the lake in 3 directions.



5 ACRES



HOME ON 5 ACRES IN THE BUNCOMBE CREEK AREA - \$539,900

BEAUTIFUL 5 ACRES of privacy with a brick home that has 3 bedrooms, 2 baths, open floor plan, kitchen with granite, an office space, hand scraped wood floors, large windows for great views, 2 car garage, 25x35 shop building, 19x38 RV carport and has a pond full of fish. This is a beautiful place in a great location near the marina, boat ramps and restaurant.



Frances Nelson
Sales Associate
580-795-6388

LAKE TEXOMA REAL ESTATE

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Bailey Miller
Sales Associate
405-923-7875



Rick Hargis
Sales Associate
405-509-4983



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 (mol) 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.



90 ACRES on ENOS ROAD - \$495,000

GREAT 90 ACRES on ENOS ROAD that has a pond, good pasture, pond & wildlife. Could be developed. No Restrictions.



75 ACRES on ENOS ROAD - \$412,500

75 GREAT ACRES that has good pasture, a pond and wildlife. Rural water & electric runs along the front of 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. Will sell building & .8 acre without the business for \$289,000.



1668 WATERS ROAD, KINGSTON - \$445,000

!!!SANDERS ISLAND VIEW!!! This beautiful property is just blocks from sandy beaches and sitting on .80 acre. This home offers 4 bedrooms, 2 baths, open concept entertaining areas, game room, fire pit, 30x40 shop building with electricity and RV hookups, circle drive, a 3 car garage, and more! Sellers have updated floors, countertops, cabinets, bathrooms, and roof. Don't miss out on being in one of OK's hottest lake communities.



LAKE TEXOMA REAL ESTATE

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BEAUTIFUL NEW HOME IN KINGSTON - \$399,000

THIS HOME IS ON THE SW SIDE OF KINGSTON just minutes from Lake Texoma. It has 4 bedrooms/2 baths, open floor plan, all the upgrades with granite countertops-lighting & fixtures, gas tankless water heaters, fireplace & the best H&A systems available. Privacy fence plus a chain link fenced back yard for pets & kids, 2 car garage & indoor safe room. Furniture & appliances stay.



NEW CONSTRUCTION IN OAK RIDGE NEAR CATFISH BAY - \$359,000

NEW BRICK HOME with 3 bedrooms, 2 baths, 2 car garage on 2 lots in Oak Ridge gated community near Catfish Bay Marina, Chickasaw Point Golf Course, the new West Bay Casino & Lake Texoma. Finish date is March 2024. Oak Ridge has 2 pools, tennis court, RV parks & storage for its lot owners.



LAKE VIEW LOT in CANEY CREEK - \$350,000

SOLDIER/CANEY CREEK LAKE LOT that is .48 acre mol. that is just across the road from Corps. Lake Texoma property. The lot has some Summertime lake view and great Wintertime lake view. Lot is unrestricted, site-built homes, barn homes and mobile homes are allowed. Located just minutes away from Caney Creek Resort, Beer Garden, Marina Del Rey, Belly Flop restaurant, BarBay & boat ramps. Water & electric are on the lot.



GREAT HOME on 1.8 ACRES with DISTANT LAKE VIEW - \$339,000

THIS HOME HAS BEEN COMPLETELY REMODELED. It has 4 bedroom/3 full baths, great kitchen & dining room, fireplace, large master & master bath has a great walk-in shower. It has a carport, 20x20 deck, 10x12 cellar that is accessed from inside the house, storage building. Just minutes from beautiful sandy beaches. Most furniture remains.



2232 CLOVERLEAF PLACE, ARDMORE - \$305,000

BEAUTIFUL HOME in one of the nicest neighborhoods in town. Plainview schools. Great den with wood-burning fireplace and formal living room and dining room. Large master suite. Lots of closets and storage space throughout the home.





LAKE TEXOMA REAL ESTATE

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CHAMPION STATION HOME

in ARDMORE - \$278,000

NICE TOWNHOME, has 2100 sq. ft. with 3 bedrooms, 2 baths, sunroom, fireplace, 2 car carport with storage, new paint inside, ready to move into. Champion Station has a pool, tennis courts & a pond to fish in.



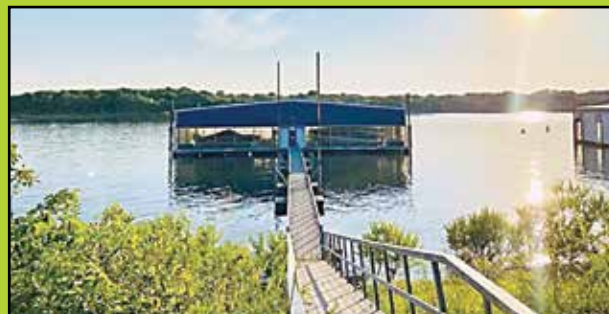
FARM HOUSE on 12.54 (M/L) ACRES On Hwy 70 B going to Soldier/Caney Creek - \$250,000

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. Can buy the house & 1.18 acres for \$175,000.



SHOP BUILDING WITH LIVING QUARTERS & OFFICE - \$229,000

GREATEST SHOP/GARAGE/OFFICE EVER. It's 40x50 with 600 sq. ft. office with H&A & full bath. It has a 20x40 carport on the front.



BOAT SLIP IN ONE OF THE NICER BOATHOUSES ON CANEY CREEK - \$150,000

12x42 AND WILL ACCOMMODATE A 12x35 BOAT.



LAKE TEXOMA REAL ESTATE

580-564-6216

www.HomesOnTexoma.com



10 ACRES on ENOS ROAD - \$189,000

GREAT LAND with a distant lake view & countryside views. Great homesites for site built or mobile homes, no restrictions. Rural water meter installed & elect available.



TWO 5 ACRE TRACTS JUST NORTH of BUNCOMBE CREEK - \$125,000 EACH or \$235,000 FOR BOTH

5 ACRE (M/L) on Palomino Lane just North of Buncombe Creek & Marina, heavily wooded, lots of wildlife, 2 seasonal creeks for a pond location. No restrictions. Both tracts have the underbrush cleared and new gravel on the road & a new driveway. Looks like a park with beautiful trees. Great for homesite or a new development or an RV park.



NICE MANUFACTURED NEAR LAKE TEXOMA on 2 LOTS - \$139,000
HOME HAS 3 BEDROOMS/2 BATHS, new decks, fenced back yard, carport, storage building. Located less than 1 mile from lake & boat ramp. It's just minutes from Cattfish Bay Marina, Alberta Creek Marina & Marina Del Rey at Soldier Creek.



6.65 ACRES (M/L) on ELMER RD., JUST WEST of HWY 377 - \$132,900
NICE PASTURE LAND just west of Hwy 377 & north of the Willis Bridge & the Texas line. Land already has a driveway, gate, septic system, rural water & electric meter, a frost free faucet in place. Unrestricted, can be residential or commercial.



GREAT LOT in THE YUKON'S at BUNCOMBE CREEK - \$75,000

LOT 27 IS .88 ACRE and is the only lot for sale in Yukon's. It has a electric meter & there will be rural water meter on the lot. Lot has been cleared & a dirt pad has been built on it. The Yukon's is a new development near Buncombe Creek Marina, boat ramp & restaurant. All lots in the Yukon's have been sold.



THE WOODLANDS at LAKE TEXOMA LOTS \$60,000 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.



HOLIDAY PARK WEST LOTS NEAR BUNCOMBE CREEK - \$42,000 EACH

THERE ARE 7 LOTS left in this new subdivision just North of Buncombe Creek Marina. Lots have rural water & electric meters & are hooked up to a lagoon sewer system. New mobile homes, container homes or site built allowed.



1.25 ACRE LOT on BERKELEY RD., NEAR BUNCOMBE CREEK - \$39,999

THIS LOT IS HEAVILY WOODED with mature oak trees. Water & electric are located at the road in front of the lot. Unrestricted. Located less than 5 miles to Buncombe Creek Marina.



612 S. GERALDINE DRIVE - \$37,500

VACANT LOT in the heart of Madill, OK! Prime location with a great corner lot! Trees to the back of the property. Utilities available at road!



O OAK LANE, - (CUMBERLAND) MADILL - \$30,000

2 LOTS IN CUMBERLAND! This property is only one block from Lake Texoma, the boat ramp, and The Texoma Shores Resort! Bridgeview Marina is less than 5 miles! These lots have utilities ready at the road! Mostly flat with some beautiful trees!



WE HAVE MANY MORE PROPERTIES ONLINE

Please visit our website:

www.redriverrealtyandauction.com



DURANT OFFICE - 580-924-9595
Josh Bogue - Durant Branch Broker - 580-560-0886
Chuck Clark - Owner/Broker - 580-380-7093

TALIHINA OFFICE - 918-567-3960
Terry Humphreys, Managing Broker 918-839-2106

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



COME AWAY AND ENJOY LIFE IN THE WILDERNESS

2/2 COZY CABIN on 2.5 AC in Kiamichi Wilderness of SE Oklahoma. Wet weather creek just off the large covered porch. Property is wooded with tall pines and is fairly level. **Call Dawn @ 989-287-4580 for all the details and your tour! #2535.**

MOYERS • \$118,900



MOUNTAIN PARADISE

34.73 WOODED ACRES IN KIAMICHI MOUNTAINS. You will find diverse terrain here and lots of wildlife—black bear, turkey, wild boar, coyote and bobcat, just to name a few. This property is OFF GRID. Legal easement via Black Fork Trail and property has been surveyed. **Call Dawn @ 989-287-4580 for your showing. #2538.**

NASHOBA • \$92,500



JUST MINUTES TO LAKE TEXOMA... BUT IN A COUNTRY SETTING. This 2079 sf home has a lot to offer. Property is approximately 1.2 fenced in acres with gated entrance. Several pear & plum trees, blackberry bushes & strawberry plants all looking to produce this year. Several storage buildings & workshop. Great location for lake rental or family home-stand. **Call Ashley @ 580-624-0309, she'll be happy to show you around! #2539.**

KINGSTON • \$259,000



CUSTOM 2 STORY HOME ON 40 AC...

WITH 2 PONDS. Wow! This place fits the bill for anyone looking to move to the country! The 40 Acres is fenced and is home to many kinds of wildlife, including deer, turkey and other small animals. **Call Judy @ 580-372-4178 for your showing, you'll be glad you did! #2536.**

SAWYER • \$535,000



1 AC LOT OFF CALE SWITCH ROAD

ACCESS ON 3 SIDES. This lot would be perfect for a new single home or duplexes. There is unlimited potential here. **Call Josh @ 580-560-0886 for your appointment! #2537.**

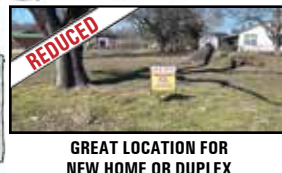
DURANT • \$65,000



BEAUTIFUL NEWLY REMODELED HOME NEAR LAKE TEXOMA

3BR/2BA BRICK HOME ON 1.84 AC with bonus room for plenty of room for your family. Large partially covered back deck. Property is shaded with trees all around. 20x20 shop w/large door. Close to Catfish Bay, Alberta Creek and the new West Bay Casino & Resort. **Call Josh @ 580-560-0886 for more details and tour! #2341.**

KINGSTON • \$280,000



GREAT LOCATION FOR NEW HOME OR DUPLEX

TWO ADJOINING PARCELS being sold together with an approximate total of 17,600 sf. One is a corner lot. Both parcels are clear and ready for your new project. **Call Doyne @ 580-980-2900 for your walkover! #2531.**

DURANT • \$34,995



PRIME LAND NORTH OF COLLEGE

5.40 ACRES near Southeastern OK State University. This land is ready for premium development. It is 5.40 Ac according to new survey. Wonderful opportunity here to build apartments, etc. **Call Dale @ 580-980-0995 for more information. #2349.**

DURANT • \$297,000



REAL LOG CABIN...

ON 4.77 ACRES. This 960 sf cabin is surrounded by mature trees of various types in a manicured park like setting. Entire property was recently fenced so no problem to keep kids and pets safe. Located by the National Forest and all that it offers. Too much to list here so **call Denny @ 918-504-9246 for all the details!**

WISTER • \$279,900



GORGEOUS 4/4 IN PINE HILLS WEST NEAR BROKEN BOW LAKE IN SE OKLAHOMA. This 2279 sf cabin is outstanding in every way but you'll have to see it for yourself to believe it! Home sits on 1.23 acres of beautiful treed property. You'll find that comfort is woven into the fabric of every moment spent in this exquisite retreat. **Call Wendy @ 903-517-5609 to see what it's all about!**

BROKEN BOW • \$862,500



VACANT LAND WITH CREEK NICE 15.81 ACRES WITH SPRING FED CREEK. This would be a great place to build your dream home and there is already water and electric in place! Raise animals here, or just watch them! Half mineral rights convey with sale. **Call Lara @ 918-839-1305 for your walk over.**

ANTLERS • \$165,000



SPACIOUS HOME ON 2 LARGE LOTS... AT THE EDGE OF CLAYTON, OK. Lots are fenced in so kids and pets will be safe. Porches on front and back. Three storage sheds and well taken care of garden with raised beds. Much to see here so **call Terry @ 918-839-2106 right away! #2502.**

CLAYTON • \$270,000



9.55 ACRES IN SADDLEGAP RANCH BEAUTIFUL WOODED ACRES with privacy & excellent access on Anderson Creek Rd. This could be your hunting getaway or permanent residence. Electric & rural water available & nice metal gate that stays locked for privacy & security. Terrain is flat & lots of building sites. **Call Summer @ 918-917-7134 to stake your claim! #2440.**

TUSKAHOMA • \$145,000



COUNTRY HOME IN QUIET SETTING 3/1.5 WELL MAINTAINED HOME ON 1 AC that is nestled on a dead end road with just a few neighbors. Views of the Kiamichi Mtns. from front porch and surrounded by trees for seclusion from the road. Fenced yard for kids, pets or chickens! **Call Lara @ 918-839-1305 for more details and your showing. #2455.**

TALIHINA • \$145,000



STUNNING BRAND NEW CABIN... AT HOCHTOWN IN SE OKLAHOMA, just 2 miles from Choctaw Resort Casino, opening Fall 2023. Ouachita National Forest is nearby. Home is 2 Story with 4BR/3.5BA and can easily accommodate 14+ guests. Lots of beautiful amenities in this cabin. Large decks offer great views of the scenery. Cabin sets on approx. 1.33 Ac. **Call Lynn @ 903-517-3133 for your personal showing. AGENT OWNED. #2382.**

BROKEN BOW • \$1,175,000



41 ACRES OF PRISTINE FOREST LAND... WITH EASY ACCESS

from Indian Hwy, south of Talihina, in SE Oklahoma. Mountain streams, secluded canopies and beautiful rocks here. Mature mixed timber provides abundant wildlife habitat. Building pad in place on a small bluff overlooking creek. Electric in place already. Agent owned. **Call Deborah @ 903-521-2020 for your personal tour. #2289.**

ALBION • \$284,950

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

Quality Realty

BROKER,
JOHN HAISLIP

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



580-920-1644

FOR PROPERTY DETAILS
VISIT

www.qualityrealtyok.com



NEW LISTING

MLS#2410527

209 May Street, Calera

This cute little brick home is perfect for a starter home or for a couple wanting to downsize, great location in Calera, close to schools & shopping, has been remodeled and ready to move into!
CONTACT KATHY ANDERSON 580-230-1002



MLS#2329344

5616 Stonecreek, Durant

This 4 bedroom, 2 bath home sits on a large corner lot with tons of mature trees to provide shade for those evening cookouts.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2404446

101 Summit Circle, Durant

3 Bedroom, 3 bath brick home features a bonus room upstairs with a kitchenette, and a bathroom, 9 ft. ceilings and fenced yard. Home is spray foamed. Revel in the perfect blend of country charm and urban convenience on this 1/2 acre lot only moments away from town.
CONTACT ABBY HARCROW 580-371-1023



UNDER CONTRACT

MLS#2331810

79 River Bend Ave., Calera

This beautiful 4 BR, 2 bath home is located minutes from the Texas border and minutes away from Choctaw Casino Resort. The home has lots of upgrades and the additional half acre can be purchased with the home in this addition.
CALL VINCE 580-513-7701



MLS#2405950

2708 Little John, Durant

This 2 story home sits in an established neighborhood in Silo School District. Open concept, 4 bedrooms, 2 full baths, lots of storage and a large walk in master closet. New flooring recently installed throughout & fresh paint! 2 Car garage, storm cellar, small storage shed, and fenced in back yard.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2402858

616 N 10th, Durant

Great starter home or rental, across from Washington Irving School, centrally located, close to parks and close to middle school (walking distance). Needs a little TLC but large home ready for a family!
CALL KATHY ANDERSON 580-230-1002



105 N. 5th, Madill

This office building has over 5300 square feet and sits in a great location in Madill making it the perfect place for your business or as an income property. It is currently 100 percent occupied by tenants, financial details available upon request.

CALL JOHN HAISLIP @ 580-380-9869



MLS#2334530

213 E. Main, Calera

For Sale/Lease. This commercial building was built as an Urgent Care. It has a large reception area, multiple offices, 14 exam rooms, a lab, a trauma bay, and radiology with 2 x-ray rooms. It also has a large upstairs with office space and sleeping quarters for Physicians, or it could be rented separately for offices, or made into small apartments for additional income (possibilities are endless with it).
CALL JOHN HAISLIP @ 580-380-9869



NEW LISTING

MLS#2406883

2360 Haworth Rd., Durant

This charming country home boasts a wrap-around porch that is perfect for enjoying the breathtaking view of lush pasture and tranquil ponds. Step inside to find a spacious living space with 3 bedrooms and 3 baths.
CONTACT KARIS COLE @ 580-916-2036



MLS#2330172

1010 Gail Ferral Drive, Durant

Welcome to this stunning 4-bedroom, 7-bathroom house located privately in the heart of Durant. This custom built home offers an abundance of space with over 4,200 square feet, providing ample room for comfortable living.
CONTACT KARIS COLE 580-916-2036



MLS#2400079

5304 Pheasant, Durant

Sitting in one of Durant's most established neighborhoods this 4 bedroom, 2 bath home has it all from curb appeal to complete comfort inside.
CONTACT JOHN HAISLIP @ 580-380-9869



MLS# 2332802

1403 Remington East, Durant

This 3 bedrom, 2 bath home with over 2,000 square feet sits in one of the most sought-after subdivisions in Durant.
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



Broker Assoc.
Melissa Young
580-272-4243



John
Hoffpauir
580-677-1819



Jona
Pierce
580-916-0407



Karis
Cole
580-916-2036



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VINCE HANEY

TOP ASSOCIATE STATEWIDE

VOLUME 2023

(580) 513-7701

vhaney123@yahoo.com



MLS#2322734

1418 N. 1ST., Durant

Commercial Property 3,000 SF.

CALL VINCE 580-513-7701



MLS#2407416

911 Crooked Oak Dr., Durant

Beautiful totally remodeled from top to bottom with high end finishes. This beautiful home is a must see located in the heart of Durant. Call, Text or Email Vince for all the details. It's a show home!
CALL VINCE 580-513-7701



ON CONTRACT

MLS#2315469

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, Text or Email Vince for all the details!
580-513-7701/vhaney123@yahoo.com



MLS#2343697

Peachtree Lane, Kingston

This beautiful 1 acre lot has majestic views of Lake Texoma! Call, Text or Email Vince for all the details!
CALL VINCE 580-513-7701



MLS#2329873

704 W. 13th Street, Atoka

Sitting on a major highway in Atoka, these two commercial properties and two duplexes in the back are a great investment opportunity in the town that is on the move with new businesses! The price is priced to sell!!!
CALL VINCE 580-513-7701



MLS#2326459

503 Valliant Ave., Fort Towson

Own your own business!! The only Quick Trip in town! From burgers to beer to gas to ice, this has it all! A great business opportunity. Located very close to a Choctaw Resort, development and casino.
CALL VINCE 580-513-7701



MLS#2400233

9094 Waters Edge, Kingston

Location, location, location! This beautiful waterfront home sits in a very desired neighborhood of Marina Del Rey on Lake Texoma! Priced to sell!!!! The home has many upgrades it, comes with a separate outdoor entertaining area and private boat dock!

CALL VINCE 580-513-7701



MLS#2404254

8087 Hwy 69/75, Calera

Great commercial opportunity on Highway 75 near Choctaw Casino & Resort - Durant.
CALL VINCE 580-513-7701



MLS#2329864

664 W. 13th Street, Atoka

The storage units are located in a great area with high traffic and fully occupied. The front has a commercial building for rental. This is a great investment opportunity! These won't last!
CALL VINCE 580-513-7701





Patti Sparlin, BROKER

Durant Office: 402 N 3rd, Durant 580-745-1055

Madill Office: 14776 W Hwy 70, Madill 580-725-7253



Patti Sparlin
Owner/Broker
580-795-4155



Bart Granger
Broker
580-380-2837



Brandi Ward
Broker/Assoc.
580-634-1315



John Ward
469-835-5812



Celeste Casa
580-504-5728



Skyler Tidwell
580-745-4943



Greg Corbin
903-815-1718



Patty Wilhite
580-564-5553



Rhonda Hamil
580-775-7700



Mark Williams
580-677-0428



407 S. 2nd AVE., MADILL - \$140,000

CUTE STARTER HOME or INVESTMENT PROPERTY. Very close to Highway 70. This home has two bedrooms and one bathroom as well as a utility room and a garage. The large back yard has a fence. There is a covered patio as well as a storage building. New floors and very clean. Take a look today. **MLS#2407695.**



14455 COUNTY ROAD 3500, ADA - \$449,000

4BR/4.5 BATH, every bedroom has its own full bathroom. One of the rooms is in a separate apartment that would be great for a mother-in-law suite or potential rental income. There is an office attached to the apartment with its own separate entry. There are two walk-in closets in the master and spacious closets in other rooms too. The outdoor space is great with a sunroom that you walk through on your way to the pool. The pool is large and 9.5 foot deep and HEATED! The pool is completely fenced with another privacy fence for the backyard. TWO large shop buildings plus a storage shed. This home sits beautifully on 1.3 acres on a corner lot. Large circle drive, and a double garage. This home has been well maintained and is in great condition. **MLS#2343278.**



5820 BERETTA BLVD., DURANT - \$375,000

GREAT NEIGHBORHOOD, custom built home, 4 bedroom, 2.5 bath with split bedroom design. In the coveted Durant School District. Has new convection oven with built-in air fryer. Has new garage door. Located in the beautiful neighborhood of Remington Hills in Durant, OK. **MLS#2402924.**



1001 DONNA SUE PLACE, DURANT - \$240,000

NICELY REMODELED and updated in 2021 withing walking distance to elementary school, grocery store, and Dr's offices. Located in the Durant School District. Wonderfully laid out home with 4 bedrooms, 2 bathrooms, with sunken living/den area, kitchen island with room for bar stools, open design. Large, shaded back yard perfect for your children or pets to play. **MLS#2406811.**



590 PINE STREET, ATOKA - \$142,900

ADORABLE, COMPLETELY REMODELED, and affordable home in Atoka! 3 Bedroom, 2 bath just on the north side of town. Home features metal roof, new interior and exterior paint, new windows, appliances, flooring and so much more! Move in ready! Call for your showing! **MLS#2405546.**



5820 BERETTA BLVD., DURANT - \$375,000

GREAT NEIGHBORHOOD, custom built home, 4 bedroom, 2.5 bath with split bedroom design. In the coveted Durant School District. Has new convection oven with built-in air fryer. Has new garage door. Located in the beautiful neighborhood of Remington Hills in Durant, OK. **MLS#2402924.**



162 S. LAWANDA, ATOKA - \$214,900

AMAZING! Completely remodeled 3 bedroom, 2 bath in Atoka! Features new siding, windows, flooring, interior and exterior paint, new cover over back patio, new front deck, large shop building, and so much more! Located in heart of Atoka. Truly a must see! Call today for a showing. **MLS#2400411.**



308 E. MAIN, MADILL - \$189,500

HERE IS A GREAT LOCATION! Commercial building right on East Main Street. Attractive storefronts, both remodeled with nice ability for roof front signs. Inside remodeled. This facility is handicap accessible, and the bathroom meets handicap standards. Updated plumbing, remodeled front entrance, extra flooring in back of building. A safe room is also available. This property is both 308 and 310 E. Main St. having the ability to rent out both sides. **MLS#2400724.**



17712 BRIDGEVIEW, MADILL - \$145,000

HERE IS A GREAT PLACE to stay for the weekend or full-time living. Totally fenced 1-acre with an older mobile home. There is a storage container that has shelves and would hold a lot of stuff. The house is older, but clean. Use your imagination and make this a showplace! There is a storm shelter in the front. There is a gate to keep our unwanted guests. The appliances stay, including the washer and dryer. Bridgeview Marina and Resort is about 5 minutes away. Make it yours today and enjoy quiet and peaceful living. **MLS#2401503.**



9469 HWY 106, MADILL - \$485,000

HERE IT IS! This could be your perfect home. A very well laid out home with 3 bedrooms, 2 bathrooms, an additional room that could be used as a dining room or an office, and a large den in the back. Both bathrooms have been recently updated. All kitchen appliances stay with the home, if you would like, part of the furniture, both indoor and outdoor, can stay. The large den on the back of the house is huge. It has a beautiful hand-crafted dining table with 8 chairs that if you would like, can go with the house. Outside is the best part! You will be able to entertain at your beautiful in-ground pool. It has a covered patio to enjoy the hot summer days. There is a hot tub and lots of room for your guests to enjoy. Keep going past the pool and there is a large shop with RV door and a regular overhead door. Lots of storage and a hoist. Best part is that there is living quarters with appliances, a pool table and even a washer and dryer. This house is approximately 5 miles from Little Glasses Resort. Great place to spend weekends and an even better place to live. **MLS#2405418.**



5196 AYLESWORTH, MADILL - \$350,000

CHARMING LAKEFRONT RETREAT Nestled amidst mature trees on 2 spacious lots in the sought-after Little City/Bridgeview Camp area. 3 BR & 2.5 baths. The living room, kitchen, & dining area seamlessly flow together. Wood-burning fireplace, generous layout, 3 car garage, bonus room, and the property is fully fenced. Enjoy lake views during the winter months. Within a mile of the Bridgeview Boat Docks and ramp. Rear garage entrance. Appliances included. West Bay Hotel & Casino and the upcoming Hard Rock Hotel & Casino are a mere 5-minutes boat ride or 20-minute drive away. Schedule your private tour today! **MLS#2406536.**

**Durant Office: 580 - 745 - 1055****Madill Office: 580 - 725 - 7253****NEW LISTING!****19.23 ACRES****COLEMAN ROAD, MADILL - \$249,900**

GREAT FARM, RANCH or BUILDING SITE land off Highway 377, Old Willis Rd. and Coleman Rd. Clear land, with some mature trees, parts of the land could be used for hunting. Creek running through property. 19.23 Acre parcel. An additional .76 acres may be sold if buyer is interested. Near Lake Texoma, Texas Border, Mega Star Casino, and Madill. **MLS#2408301.**

**42 ROBERTS ROAD, BENNINGTON - \$159,900**

COMPLETELY REDONE AND MOVE-IN READY HOME in Bennington! This home has been taken down to the studs and completely renovated. Everything is new!! New HVAC, new flooring, new paint (interior and exterior), new windows, new ceiling fans, new stainless-steel appliances including new gas stove. This home sits on 1.59 acres so there is room to build a shop or room to room. It has a working well! It is right off the highway yet still peaceful and quiet. There are plenty of mature trees and lots of natural beauty. Call your favorite agent today so you can see it for yourself. **MLS#2339309.**

**207 S. CHICKASAW ST., KINGSTON - \$114,000**

COMPLETELY REMODELED & FURNISHED 1 BR/1 BATH HOME which could have an extra room to be a guest room, extra bedroom or office. Washer/dryer connections, kitchen appliances remain. Mature trees, nice porch leading to the gravel driveway. An additional porch off of the MBR. This is a very compact, well designed small home with easy access to Lake Texoma. A large storage is on the property which could easily be an extra bedroom or craft room. Plenty of space for another storage building. Quiet neighborhood, great asphalt roads to the property, close to grocery store, downtown shopping and churches. Easy access to Caney Creek West RV park and boat ramp. **MLS#2340606.**

**S. 34th STREET,****DURANT****\$30,000**

GREAT PIECE OF
LAND LOCATED
IN DURANT
CITY LIMITS.

MLS#2326462.**REDUCED****2034 KIRSEY ROAD, CALERA - \$360,000**

GREAT HOUSE IN A GREAT LOCATION! Sit on the front porch & enjoy the beautiful views. You could also entertain on the back patio that has 3 fans to keep you cool. Circle drive in the front is 12' wide. Two-car garage, shop & carport. The attic is floored for extra storage. 5 Minutes to the casino in Calera, 5 minutes to Durant. Easy to get to 69/75 or Highway 70. Shop has spray foam insulation, an RV height door & a regular door, a bathroom & a place that if you wanted to put a shower in, you could. Chicken coops stay with property. There is an airline in the shop. There is also a generator. Lots of thought and detail went into this home. **MLS#2335067.**

**1 ACRE****3546 OSAGE DRIVE, KINGSTON - \$325,000**

The lake is calling your name! Home is just over 4 yrs old. Beautiful home on 2 lots with 3 BR's/2 bath's and a utility room. It sits back amongst mature trees and has decks on 3 sides. Commercial grade wood veneer flooring with carpet in the bedrooms. All appliances are included. It has a 30x30 shop that is insulated and has a bathroom. Sandy beaches and a boat dock about 1/2 mile away. Wood burning fireplace with insert that could be used if you install a propane tank. Complete with swimming pool as well as a hot tub. **MLS#2407167.**

**19108 11th, MADILL - \$169,999**

LIKE NEW, move-in ready fabulous barndominium! Easy access to Hwy 70. Sit on the patio while you enjoy your morning coffee. Beautifully decorated with lots of potential to make it your own. This is a place that is worth checking out. Come and take a look. **MLS#2410285.**

**110 ACRES****CANEY ROAD, DURANT - \$770,000**

110 ACRES OF PRISTINE FLAT PASTURE LAND right off of Hwy. 78 just south of Durant, OK. Property has good grass, and trees. Would make a wonderful place to build your forever home and start your very own ranch, or farm. Raise your livestock, or a great place for hay production. Acreage like this in the Durant, OK area does not come on the market often. Take advantage while it's still available. **MLS#2402170.**



BLAKE LANE, DURANT - \$22,500
ONE HALF ACRE LOT ready for a new house build. Has water and electric. **MLS#2404573.**



BLAKE LANE, DURANT - \$22,500
ONE HALF ACRE LOT available for your new build. **MLS#2404583.**



LINDSEY LANE, MADILL - \$64,000
GREAT NEIGHBORHOOD to build your dream home. This lot is .70 acres. Make it yours today. **MLS#2340191.**



LINDSEY LANE, MADILL - \$45,500
GREAT NEIGHBORHOOD to build your dream home. This lot is a half-acre lot. Make it yours today. **MLS#2339901.**

**9.57 ACRES****2294 W. COCKLEBURR ROAD, ATOKA - \$339,900**

THIS WAIT IS OVER! Well maintained 3 bedroom, 2 bath home with 9.5 acres (m/l) in Tushka. 4th Room can possibly be made into bedroom. Parklike setting overlooking a beautiful pond stocked with bass, catfish, crappie and more just waiting to be caught. Exterior features a nice rear deck, rural and well water, 24x32 shop with 120 and 220v electrical. Owned by a retired carpenter so everything has been taken care of. Call today! **MLS#2405745.**

**LOTS FOR SALE - ASHLEY AVENUE**

GREAT NEIGHBORHOOD to build your dream home.

.42 Acre Lot - \$38,000 .45 Acre Lot - \$40,000 .53 Acre Lot - \$42,000
MLS#2340198. MLS#2340203. MLS#2340201.



SERVING THE LAKE AREA SINCE 1980!

580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439www.TexomaAgency.com**Crystal Pierce**
Owner/Broker
(580) 564-5636**Jessica Carr**
Sales Associate
(580) 564-5888**1694 BOAT RAMP RD., KINGSTON - \$605,000**

IF YOU'RE LOOKING FOR AN OVERSIZED LAKE TEXOMA RETREAT for a large family or Vacation Rental opportunity at Sander's Island View, then this property is for you! This grand Barndominium provides 8 bedrooms, 2 bathrooms, 2 living rooms, game room, large covered patio, outdoor shower, outdoor entertaining area with firepit, and rural & well water. Property also comes with two spacious metal shop buildings an attached 30x40 with extra 10x40 storage area and detached 30x50 shop building. All of this sits just blocks to the beaches of Texoma and neighborhood boat ramp!

**12415 LONGBOARD LOOP, KINGSTON - \$445,000**

BRAND NEW HOME in Sander's Grove. Just blocks to Lake Texoma and Sander's Island View boat ramp! Come view this stunning home with the perfect floorplan. Home is greatly designed with a bright ambiance of custom details. The kitchen has a large quartz island, gold accents, and opens to the living room and formal dining area. All of the 3 bedrooms provide walk in closets. Master bath offers dual vanity spaces and upscale tile shower. Covered front and back patios. Nestled in the shade trees with abundance of wildlife.

**12198 MICHAEL BLVD., KINGSTON - \$445,000**

DON'T MISS OUT on the opportunity to own a property in Sander's Island View! Home is 2 BR's and 2 full baths. The guest house is one large bedroom and 1 bathroom. Property has several great features; 3 living room areas, front and back covered patios, pool with wrap around deck, outdoor shower, 30x40 covered carport with RV hook ups, 30x40 metal shop building, water well, and beautiful spacious completely fenced front and back yards with mature shade trees. All of this sits just blocks to sandy beaches and boat ramp!

**MEADOWS RV PARK - 456 CROWDER RD., MEAD - \$389,000**

MEADOWS RV PARK is now available! Fully operational RV Park advantageously positioned on Lake Texoma near several Resorts, Marinas, Campgrounds and the newly constructed West Bay Casino! This property boasts 10 fully equipped RV sites with 50/30-amp service. Two residential vacation rentals. Main home constructed in 2019 is 3 bedrooms, 2 full baths, has open floor plan, and front and back patio entertaining areas. Guest cabin is 1 bedroom, 1 full bath, living room, and full kitchen. Both come fully furnished! The large metal shop building provides six covered bay areas all could be used for storage rental income. Three enclosed shop areas giving growth opportunity for expansion or to add additional accommodations for the RV park. All of this sits on the corner of 1.70 acres fully fenced with drive through double gated entries and large mature shade trees.

**11936 XAVRI LANE, KINGSTON - \$329,000**

NEWLY BUILT BARNDOMINIUM at LAKESIDE TRAILS.

Home is 3 bedrooms, 2 bathrooms, boasts open floor plan, custom tile accents, beautiful large kitchen with several cabinets and granite countertops, full length front and back covered patios, and attached 20x30 shop building. Just blocks to the sandy beaches of Lake Texoma and Sander's Island View boat ramp!





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Jessica Carr
 Sales Associate
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11956 XAVRI LANE, KINGSTON - \$329,000



NEW LISTING
 BRAND NEW BARNDOMINIUM at Lakeside Trails. Home is 3 bedrooms, 2 bathrooms, boast open floor plan, custom tile accents, beautiful large kitchen with several cabinets and granite countertops, full length front and back covered patios, and attached 20x30 shop building. Just blocks to the sandy beaches of Lake Texoma and Sander's Island View boat ramp!



4078 LINDAMOOD ROAD, KINGSTON - \$375,000



5 ACRES
 DON'T MISS THE CHANCE TO OWN THIS NICE BRICK HOME on 5.65 acres! This place has a large hay barn, metal shop building, multiple horse pens, workshop, storage shed, two storm shelters, large covered front and back porches, covered carport, RV and boat carport, and so much more! The large trees offer plenty of shade around the property and large yards for the kids to run around!

THE OAKS MOTEL - 3787 US HWY 70 - \$359,000



8.92 ACRES
 FULLY OPERATIONAL MOTEL ON LAKE TEXOMA! Located on US Hwy 70. An extremely high traffic highway. The Oaks Motel features 8 rental units, office unit with living quarters, separate laundry room unit, and large concrete parking lot. The property is a total of 8.92 acres, 1 acre of cleared Highway frontage giving great potential for expansion and additional income production. Just minutes to Newberry Creek Resort Marina, Johnson Creek Campground, and the new West Bay Casino!

473 VERNON ROAD, CARTWRIGHT - \$300,000



GREAT VACATION RENTAL POTENTIAL with this property as it boasts 7 bedrooms, 5 full bathrooms, 3 kitchens, 4 living room areas, and game room! Shop building is 60x70 room to store boats, RV, golf carts, etc. Large covered patio, handicap ramp access, and concrete driveway. All of this sits on 2 acres of land. Close to several campgrounds and boat ramps!

11726 SANDY ACRES TRAIL, KINGSTON - \$290,000



5 ACRES
 LARGE NEWER HOME SITTING on 5 ACRES! This home provides 4 bedroom, 2 full bathrooms, open floor plan, 2 living rooms, office area, and oversized laundry room. Located off Sandy Acres Trail Road close to Lake Texoma! Just minutes from Taylor's Island View, Beachview on Texoma, Sandy Beach, and Sander's Island View. Several boat ramps and sandy beaches available in the area. Land is level and cleared. Room for shop building and potential for growth!

7696 GRAY AVE., KINGSTON - \$235,000



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!

13815 MARY ANN LANE, KINGSTON - \$225,000



HERE IS YOUR CHANCE to own a Lakeview home at Lake Texoma without the big price tag! What a great opportunity. Located right in the heart of Cardinal Cove near two very efficient boat ramps. Would make a great lake home or vacation rental. Check this one out!

4268 CHICKASAW RD., KINGSTON - \$205,000



NEW LISTING
 HOME IN OAKVIEW!!!! This 5 bedroom home is approximately 0.4 miles to the sandy beaches of Oakview!!! The home has had some updating but still needs a few things finished. Upstairs had an open area that can be used as a play area. The back yard is fenced with a tree house and a closed in porch. There is an extra lot next door that comes with the property.



462 WOODS RD., MEAD - \$185,000



3.97 ACRES
 HOME ON SMALL ACREAGE WITH POND VIEW! This home sits on 3.97 acres, boasts 3 BR's, 2 full bathrooms, and has an additional bonus room. Provides front & back covered patio areas, storm cellar, and large mature shade trees. Just blocks to Newberry Creek Resort Marina and boat ramp! Currently producing income. Great potential for lake home or investment property. Plenty of room for growth with this one!

12260 LONGBOARD LOOP, KINGSTON - \$160,000



LAKE TEXOMA LOT near boat ramp and sandy beaches! This lake lot has been cleared but still boasts beautiful mature shade trees. Property provides a 30x40 metal shop building with an insulated 10x10 overhead door. Perfect storage for all those lake toys. Water and electric meters will be installed. This half acre lot also has plenty of space to build your dream home! Located in the new lake addition Sander's Grove near Sander's Island View.

13304 SCISSORTAIL LANE, KINGSTON - \$145,000



NEW LISTING
 LOOK AT THIS ADORABLE AFFORDABLE HOME in Cardinal Hills! Just blocks to the water's edge. This home comes fully furnished, just bring your lake gear. Home boasts 2 bedrooms, 2 bathrooms, has updated features, front patio, and utility storage building. Near two boat ramps, fishing piers, and sandy beaches! Great potential for investment opportunity.

3267 ROBIN DRIVE, KINGSTON - \$120,000



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

For Additional Properties Visit our Website www.TexomaAgency.com



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SANDER'S GROVE LOT - \$107,000



LIVE ON LONGBOARD LOOP. This nice lot is one of the larger lots in the development and has already been cleared. Ready to build! Located in the beautiful neighborhood 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!

SANDER'S GROVE LOT 15 - \$89,500



LIVE ON LONGBOARD LOOP. It all begins with a place to go. Your getaway is close to home. Ready to build! Located in the beautiful neighborhood 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!

MAJESTIC OAKS LOT 7 - \$75,000



MAJESTIC OAKS is located in the Sander's Island View area. Just a short golf cart ride to the boat ramp, dock, and sandy beaches. Lot has beautiful shade trees. Perfect place and area to build your dream home or lake retreat. Site built, barndominiums, and new doublewides allowed!

100 S. CHICKASAW ST., KINGSTON - \$69,900



ATTENTION INVESTORS! Here is your chance to own a rental investment property in the town of Kingston close to Kingston Schools. Property would also be a great starter home. Home is 3 bedrooms, 1 full bathroom, has new gravel circle driveway, large front patio, and big backyard for the kids to play!

10752 PIN OAK RD., KINGSTON - \$55,000



TWO CORNER LAKE LOTS close to the sandy beaches of Texoma! Fully privacy fenced, water and electric meters in place, and comes with a large Conex storage container. No restrictions MH or RV's allowed. Boat ramp available.

TWO ADJOINING LOTS IN OAK RIDGE - \$50,000



TWO ADJOINING LAKE TEXOMA LOTS in the quaint gated community of Oak Ridge. This lot provides an existing clearing to build your custom home with pond view. Still in place are several large shade trees. Oak Ridge provides several amenities within the subdivision: playgrounds, pools, tennis court, basketball court, and covered pavilions. Also, several nearby accommodations: Catfish Bay Marina, Lake Texoma State Park, Chickasaw Pointe Golf Course, West Bay Casino and soon upcoming Hard Rock Hotel & Resort.

00 LIGHTHOUSE RD., KINGSTON - \$26,500



THIS 1 ACRE (M/L) is less than 5 miles from multiple boat ramps and sandy beaches! Corner lot with fences and easy access from the main road.

COMING SOON!

SANDER'S GROVE- LOT 24



LAKESIDE TRAILS-LOT 100



The Title Search Process

When you receive the keys to your new home, you may already have an idea about the work that goes into a successful closing. However, few new homeowners recognize the efforts involved in searching and underwriting a title insurance policy – one part of your closing that can prove invaluable down the road.

An in-depth title search is generally comprised of a thorough examination of public records. This can be difficult because, depending on the jurisdiction, liens and judgments on a property may be filed a number of ways – by the name of the buyer, the name of owner, the street address, lot number, etc. Many title companies today have a created exhaustive and systematic methods for conducting these searches, resulting in large databases of consistently indexed data that facilitate faster and easier title searches. These "title plants," or large stores of uniformly organized public data, help to complete title searches faster and help ensure accuracy.

Title Search Findings

Title searchers uncover more than simply liens and judgments, however. A thorough title search will include information about mortgages, assessments, taxes and levies, and countless other issues that may taint an otherwise sound transaction.

For instance, a title searcher may examine a property and find no judgments or liens, but uncover special building restrictions of which the buyer was unaware. Or the title search may disclose previously-established easements, such as sewer or power. A title searcher may find that some part of the property encroaches on neighboring land, warning against possible ownership issues in the future.



Bryan County Abstract Company
Title Services And Closing Since 1903

120 N. Third, Durant, Oklahoma



New Construction

Even for a newly constructed property, a title search can be quite time consuming. While the actual structure in question may be new, the land on which it resides has likely transferred hands countless times prior to the new construction, making ownership issues possibly down the road. Additionally, and in particular with respect to a newly build home, there is no guarantee that sub-contractors and/or suppliers have not placed liens on the property for unpaid debts.

Curative Process

The legwork behind the issuance of a title insurance policy is rarely seen by the buyers or sellers of a property. Title professionals work to remove any existing clouds (judgments, easements, liens, etc.) prior to issuing a policy in order to decrease their financial risk to insure the title. When a cloud is difficult to clear or significant enough to question the wisdom of following through with the transaction, the title company will make this known to the prospective buyer.

Risk Mitigation

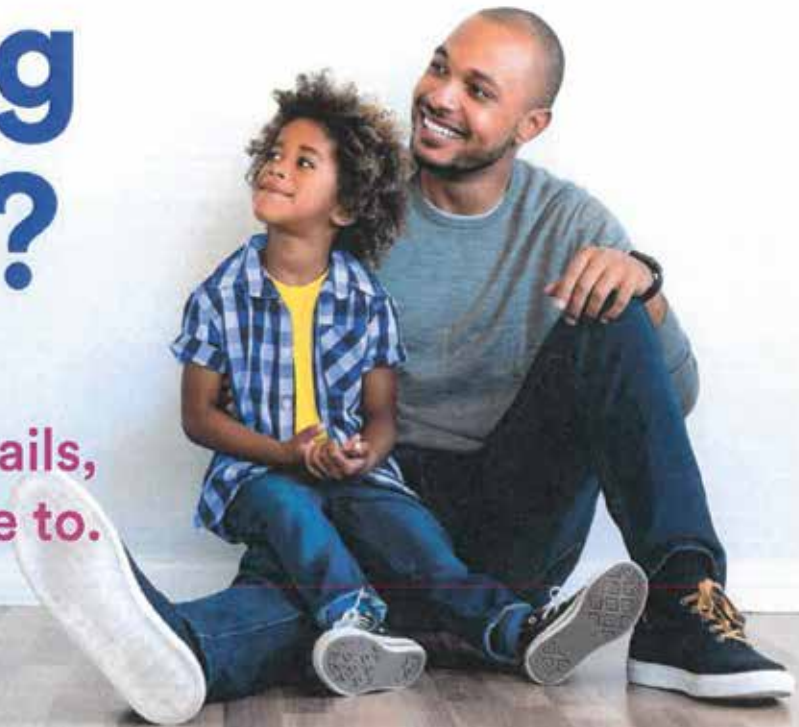
The data collected through a title search not only gives the buyer peace of mind regarding the property they're purchasing, but also helps reduce the risk of the title problems arising in the future. This makes a title insurance policy a valuable investment towards protecting an even greater investment – your home.

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