

**FREE
COPY**

Real Estate For Sale



739 W. SANDPOINT RD. - \$850,000

This Lake Texoma home is located in the coveted area of Sandpoint and comes with it's own 2 stall boat slip! Ample space for entertaining.

Texoma Realty Group • (580) 564-7821 See page 2 for more details!



10335 HWY 70 B - \$299,000

Enjoy a quiet country setting with this spacious 4 bedroom home, located on 3 beautiful treed acres. Conveniently located!

Texoma Realty Group • (580) 564-7821 See page 2 for more details!



11805 HIDDEN OAK CIRCLE - \$325,000

Don't miss out on your opportunity to purchase this immaculate home, located in the gated addition of Oak Ridge!

Texoma Realty Group • (580) 564-7821 See page 2 for more details!

Southeastern Oklahoma AUGUST 2022



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TEXOMA REALTY GROUP

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

405 Hwy. 70A, Kingston, OK 73439



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



**739 W. SANDPOINT RD. - REDUCED TO \$850,000
LAKE HOME WITH BOAT SLIP**

This Lake Texoma home is located in the coveted area of Sandpoint & comes with its own 2 stall Boat Slip! Home features ample space for entertaining with its large game room, fireplace & more! Enjoy lake views throughout the home with plenty of windows, screened in porch & gazebo! And don't forget the boat slip, which is located only steps away! With this property you can enjoy everything Lake Texoma has to offer!

Call Anne @ 580-564-7821 to schedule your time to view!



10805 MYSTIC OAK DRIVE - \$550,000

This stunning custom home is located in the gated addition of Oak Ridge, very near Catfish Bay Marina & Chickasaw Point Golf Course!

So many great features including bamboo flooring, granite counters, safe room, beautiful landscaping, sprinkler system & so much more! Home backs up to a beautiful pond with amazing water views, as well as wildlife right out your back door!

Call Anne @ 580-564-7821 to schedule your time to view!



2828 RIVERVIEW ROAD - \$499,000

LAKEFRONT, LAKEVIEW home in the Cardinal Cove area of Lake Texoma! This beautifully remodeled lakefront home is ready for your laketime enjoyment! This one is being sold with everything you need to start enjoying lake life at it's best, as it includes outdoor hot tub, riding lawn mower & more!

This one won't last long, so call Anne soon @ 580-564-7821!



**9545 TEXOMA PARK ROAD
\$489,500**

Don't miss out on this beautiful rustic home, nestled in the trees, on 2.5 acres! Home features a beautiful stone fireplace, open living/dining/kitchen area, as

well as lots of gorgeous woodwork throughout! This home also features a beautiful wrap around covered porch, detached garage/workshop/carport & so much more! All this is conveniently located near Catfish Bay Marina & Alberta Creek Resort & Marina!

Call Anne @ 580-564-7821 to schedule your time to view!



16321 HWY 70 F - \$365,000

This beautiful brick home is conveniently located just outside of Madill on 3 beautiful acres! Property is completely fenced with plenty of room to enjoy the outdoors! Some of the many features include wood burning fireplace, indoor storm shelter & so much more!

Call Anne @ 580-564-7821 to schedule your time to view!



11805 HIDDEN OAK CIRCLE - \$325,000

Don't miss out on your opportunity to purchase this immaculate home, located in the gated addition of Oak Ridge, very near Lake Texoma! Home is located less than a mile from Chickasaw Pointe Golf Course, Catfish Bay Marina & the upcoming developments of the new Chickasaw Casino & Pointe Vista Development! The addition of Oak Ridge features swimming pools, tennis court, fishing ponds & so much more! **Call Anne @ 580-564-7821 to schedule your time to view!**



10335 HIGHWAY 70B - \$299,000

Enjoy a quiet country setting with this spacious 4 bedroom home, located on 3 beautiful treed acres! Home is conveniently located about 2 miles out of Kingston & about 3 miles from Soldier Creek Resort & Marina! Peaceful setting with plenty of room to expand on the unrestricted land.

Call Anne @ 580-564-7821 to schedule your time to view!



10058 TEXOMA PARK ROAD - \$250,000

Unrestricted 7.82 acres, being sold with an older farm house & pond! This property is located near Catfish Bay Marina & Alberta Creek Marina, Texoma State Park & the upcoming Chickasaw Casino & Resort development! Location is great & the possibilities are endless with this property!

Call Anne @ 580-564-7821 to schedule your time to view!



10524 WHITE OAK ROAD - \$249,000

Don't miss out on your opportunity to own this amazing Lake Texoma property, located within a golf cart ride to some of the sandiest beaches on Texoma! Beautiful set up with this adorable A-frame home, 30x40 insulated shop, additional RV electric hook-up, cement circle drive, all enclosed within a nice chain link & privacy fencing. Excellent potential for vacation rental on this one!

Call Anne @ 580-564-7821 to schedule your time to view!



8150 PEACEFUL LANE - \$239,000

This Lake Texoma property is located in the popular golf cart community of Washita Point & within a short golf cart ride to Alberta Creek Resort & Marina! Many great features with this property including a spacious garage/workshop, above ground storm shelter, circular drive with covered carport entry, beautiful landscaping & so much more! The home has had recent updates with new floor covering & even an added bonus room in the back, providing a park like view of the outdoors!

Call Anne @ 580-564-7821 to schedule your time to view!



3 S. KEMP STREET - \$129,000

Nice 3 bedroom, 2 bath home, conveniently located within the city limits of Kingston! Beautiful lot with circle drive, carport, oversized RV port with hook-up, newer above ground storm shelter, & so much more!

Call Anne @ 580-564-7821 to schedule your time to view!



102 N. HARNEY STREET - \$94,500

Adorable farmhouse style home, located within the city limits of Kingston! Immaculate & well-maintained, located on a beautiful corner lot & would make a great primary home or a place to escape big city life! Another great plus is that the shores of Lake Texoma are only about 5-10 minutes away! Home comes complete with appliances & some furniture! **Call Anne @ 580-564-7821 to schedule your time to view!**



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

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



CHARTER ESTATES

Don't miss out on your opportunity to purchase one of the 11 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

- 69 ACRES - 23719 Pettijohn Springs Rd..... \$453,180
 - LAKEFRONT LOT - In Sandpoint..... \$249,900
 - 8 ACRES - On McDuffee Rd..... \$180,000
 - 2 LOTS - In Oakridge..... \$50,000
 - RESIDENTIAL LOT - Near Lakeside..... \$45,000
 - 6 CITY LOTS - In Kingston..... \$45,000
- Call Anne Lasiter @ 580-564-7821**

THOUGHT YOUR OPTIONS WERE LIMITED?

COME SEE US!
Prairie Reserve

HOMES FROM **\$235,000**

NEW HOMES UNDER CONSTRUCTION NOW!

1178 Wild Indigo Cir. - 3 bed/2 bath - 1650 sq ft

\$299,000



Welcome Home! This unique floor plan provides room definition and a convenient kitchen pass-through as well as a study/bedroom that offers flexibility for changing needs. The living room features a vaulted ceiling and incredible lighting. Spacious master walk-in closet and shower. MLS#2043836



58 Tallgrass - 4 bed/2 bath - 1657 sq ft

\$279,000



New 4 bed, 2 bath, convenient location 5 min. south of Durant, 20 min. from Denison, TX. Maximized space in the open concept living/dining/kitchen. Four spacious bedrooms with separated master for privacy. Custom, decorator chosen tile, granite, flooring and backslashes. All the options you desire in a quality new home. Located in Prairie Reserve, featuring sidewalks, paved streets, engineered drainage and an HOA for safety and property value preservation. Large lot at end of the street. MLS#2214567



220 Cottonwood - 3 bed/2 bath - 1417 sq ft

\$244,900



New, lovely 3 bed/2 bath, 1417 sq. ft., convenient location between Durant, OK and Denison, TX for easy commutes. Designer inspired, modern tile, backslash, granite and flooring. Perfect home for couple or small family in desirable Prairie Reserve neighborhood. Custom designed by the builder to maximize the square footage. MLS#2135797



80 Tallgrass - 3 bed/2 bath - 1487 sq ft

\$249,900



New 3 bedroom, located 5 minutes south of Durant. 1487 sq.ft. 3/2/2 perfectly utilized to maximize space in the open concept living/dining/kitchen. Decorator chosen tile, granite, flooring, and backslashes. All the options you look for in a quality new home. Located in Prairie Reserve Addition, featuring sidewalks, paved streets, engineered drainage and an HOA for safety and property value preservation. Other 3/2/2 homes complete and available. MLS#2211370



Call quickly, these won't last long **580-916-1160**



YOUR DREAM, OUR PASSION

Clifton Grider, Broker - 580-916-1160
Lexi Doud, Realtor - 580-745-4047

1363 Hoover Road, Durant - 100 Acres

\$1,200,000



Escape the city to one of the most beautiful and serene properties in the area with complete privacy! 100 Acres with 3 large ponds stocked with catfish, bass, and crappie as well as abundant deer and wild turkey. Cross fenced for horses or cattle, nice pipe pens. Several potential home building sites with gorgeous views. 3 bed/1 bath metal home refinished inside, covered patio with outdoor fireplace. Covered parking. Only 10 miles from Durant, 14 miles to Casino, and 100 miles to Dallas. MLS#2212521



408 W. Tonner Street, Calera - 3 bed/2 bath - 1570sq ft

\$249,900



New construction with exterior stone accents. Open concept home with granite throughout, open cell foam insulation will save lots of money as will the roller black out shades on each window, beautiful decorator chosen tile floors, back splashes and tub/showers. Refrigerator included. Huge walk in shower in master with frameless glass door and tiled seating. Wonderful lighting and a great buy just minutes from Durant and the Choctaw Casino. Home is under construction and expected completion in 4-5 weeks. MLS#2212320

\$233,900

406 W. Tonner Street, Calera - 3 bed/2 bath - 1470sq ft

New construction with lots of upgrades. Beautiful open concept with granite throughout, open cell foam insulation will save lots of money as will the roller black out shades on each window, beautiful decorator chosen tile floors, backsplashes and tub/showers. Stove and refrigerator included. Huge walk in shower in master with frameless glass door and tiled seating. Wonderful lighting and a great buy just minutes from Durant and the Choctaw Casino. Home under construction, completion 3-4 weeks. MLS#2212318





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Bill Ptomey
Broker
580-564-5150



30101 US HWY 70, BOKCHITO - \$240,000

WELL MAINTAINED PROPERTY with many potential uses, that has been used as a dispensary. Pine paneling and a tin ceiling in the sales and waiting area. Stained concrete flooring throughout the building. Security system remains. L Pole sign remains. Large room has 5 tons of HVAC and there are 3 tons with a mini split of 4 heads in the other areas. The large storage or prep room has metal beam ceiling. One employee bathroom with a shower. Shown by appointment only. MLS#2208562.

Call Kathleen Davis @ 580-380-9878.



3300 N. RANCHETTE RD., COLBERT - \$179,000
THE HOUSE IS LOCATED on a single and we have a shop located on another lot that is 1260 sq. ft. The property sits approximately 1/4 mile from Washita River. MLS#2221860.

Call Roger Ball @ 580-916-8992.



607 ROBERTS STREET EAST, BOKCHITO - \$229,000
NICE PROPERTY IN THE ROCK CREEK SCHOOL DISTRICT, 4 block to school, 15 minutes to Durant or Choctaw Casino. Completely remodeled throughout, new roof, new plumbing, new flooring, new electric, new HVAC, new cabinetry, new bathroom fixtures. Additional living space added. A large fenced lot in the back with mature trees. You can have 4 bedrooms or 1 as another living area or office. New stainless stove, microwave and dish washer. Schedule your appointment soon, it won't last. Agent owned. MLS#2224260.
Call Barbara Coker @ 580-920-5886.



4943 N. 3765, ALLEN, OK - \$527,700

THIS PLACE WILL LITERALLY LEAVE YOU IN AWE! The 2012 model home sets on top of 113 acres of beauty. The home is a charming 3/2 bath with the most cozy feel. There has been a big office/utility room added on to the home so there is more than 1200 sq. ft. The land is perfect for the person who wants to run some cows & horses, as well as go on nature walks, hunt, and fish. There's a lot of elevation change & tons of natural beautiful scenery. Oh, did I mention there is a huge shop as well? Call today! MLS#2202570.

Call Martin VanMeter @ 580-920-6914.



16648 W. STATE HWY 32, KINGSTON - \$675,000
11,000 SQ.FT. COMMERCIAL AND OFFICE BUILDING ON 8.5 ACRES. Opportunity for many various activities. Currently not in use. Front of building includes 30x80 office, vending area, 35 storage units, bathrooms. Main warehouse is 80x120 with 20' walls. Building on deep well. Also included are 72 out-buildings, RV hookups, 2 propane tanks, overhead doors are 14x14 and 12x12. Property has room for any kind of business. Short distance to 377. MLS#2214675.

Call Bill Ptomey @ 580-564-5150.



STATE HWY 78, TISHOMINGO 42.29 ACRES \$359,465 JUST NORTH OF THE JOHNSTON COUNTY SOUTH BORDER. Property can be developed for housing or commercial use.

Land can also be farmed. North boundary is not fenced. MLS#2211513.

Call Bill Ptomey @ 580-564-5150.



7626 WHISPERING WAY, KINGSTON - \$495,000

TRULY UNIQUE 2 STORY HOME on 1 acre (m/l) with 11' in-ground swimming pool, a 3 car detached garage accommodates all your vehicles. Home comes with 4 large bedrooms, 3 bath, 2 living areas including a large living area w/wood burning fireplace, 14' ceiling, overlooking pool. A large dining area will seat a large crowd. Kitchen includes all appliances with a large pantry. All bedrooms have outdoor seating areas including balconies for upstairs bedrooms. Back yard is professionally landscaped, & large pool. MLS#2211708.

Call Bill Ptomey @ 580-564-5150.



HWY 70F, MADILL - \$446,745
68.73 RURAL ACREAGE. Highway 70F just south of Orchard Road. Land use for cattle, horses, construction. Good location. Sign on Hwy 70F. MLS#2220247.

Call Bill Ptomey @ 580-564-5150.



1213 W. LIVEOAK, DURANT - \$170,000

LOTS OF CHARM with this large covered front porch! Older home that has been redone and looks great. It has a very large backyard with lots of shade and huge deck for outdoor enjoyment! Parking is in the back off the alley. MLS#2221090.

Call Linda VanMeter @ 580-920-8879.



306 W. ELM, DURANT - \$199,000

THIS PROPERTY IS A B & B and is being sold turn key. All inclusive. Showings are restricted to when the property is not occupied. Must call office for an appointment and access code. This property rents for \$150 per night. MLS#2207072.

Call Martin VanMeter @ 580-920-6914.

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

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Jason Hightower
Owner/Broker Associate
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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.

Dream Team · Our professional Sales Associates are ready to serve all your real estate needs.



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16+ ACRES



HOME ON 16+ ACRES (MOL) - \$1,200,000

CUSTOM ELEGANT HOME with extraordinary property. Peaceful and private 16.2 acres completely fenced with wrought iron gated entry with your own personal driving range. This home features 3 spacious bedrooms, 3 baths, office, 3 magnificent fireplaces, Thermador appliances, double convection ovens, butler pantry includes wine cooler, ice maker, custom window treatments, crown molding throughout. MLS#2136761.



5507 NE HIGHWAY 82, RED OAK - \$350,000
GORGEOUS BARNDOMINIUM on 10.21 acres with a spectacular view. This home features 4 bedrooms, 3 full bathrooms, 2 living areas, & a large storm shelter. MLS#2220455.



7923 US HWY 70, MEAD - \$549,000
TRULY ONE OF A KIND PIECE OF PROPERTY. Beautiful setting with mature trees and a flowing creek in back yard. Gated property with nice outdoor living space. Oversized bedrooms with 36x24 living room area. Highway 70 frontage property with signature pink functional barn! New flooring throughout with fresh paint/wallpaper inside and out. MLS#2219744.



121 N. McLEAN, DURANT - \$130,000
CHECK OUT THIS 3 BEDROOM, 1.5 BATH BRICK HOME sitting in Durant School District. This home features large living room, nice size bedrooms, updated bathroom, fenced yard, storage building, in-ground pool but needs liner, carport, perfect for first time home buyer or investment property. MLS#2219628.



14202 PEACHTREE LANE, KINGSTON - \$2,500,000

LUXURY LISTING ON THE LAKE! This property borders Corp of Engineer land & has multiple views of Lake Texoma! Upon entering the home you'll find an open floor concept that flows from the doorway to the living, kitchen, or dining areas. Beyond these you'll find a wet bar just waiting to spill out the glass doors leading to the pool, spa, & outdoor kitchen areas beyond! If you haven't noticed THIS PLACE WAS BUILT TO ENTERTAIN! You must see in order to discover the whereabouts of the hidden room & 90" tv! MLS#2210631.



Melissa Cathey
Associate
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801 W. Main, Durant, OK



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355 EAST SOPHIA LOOP, MEAD - \$95,000
HERE IS AN OPPORTUNITY FOR PROPERTY NEXT TO LAKE TEXOMA 1/2 mile from Lakeside Campgrounds, boat ramps & Willow Springs Marina. Nice big back yard for garden or a pool. 1985 Nuway manufactured home 28x56. 3 Bedrooms, 2 baths. Two shop buildings to hold all your lake toys and storm shelter. The property could serve as a weekend get-a-way, VRBO, or your future home. Sold AS IS. MLS#2224028.



907 S. McKINLEY - \$169,000
ALOT OF SPACE FOR THE MONEY. This 4 bedroom, 2 bath, 2 living areas, fireplace, pantry & walk-in closets home needs flooring and some TLC. Fenced yard with large shop, & mature trees. This home is located between Durant and Denison, TX. MLS#2223743.



COMANCHE DRIVE, KINGSTON
1 ACRE LAKE FRONT LOT - \$299,000
ONE ACRE LAKE FRONT LOT bordering one of the sandiest beaches on Lake Texoma! There is a gate to Corp of Engineer Land on the east end of the property. Beyond this is a short walk to the beach! The lot already has a 1500 sq. ft. metal shop building so you can store your lake toys!!! MLS#2216250.



00 US HWY 377, KINGSTON - \$150,000
TEN ACRES on the west side of Hwy 377 in Kingston, OK. A gravel driveway (complete with tin horn) has been installed directly off of the highway. MLS#2219729.



401 W. PLUM, DURANT - \$169,000
THIS IS AN INVESTORS DREAM. 3 Bedroom, 2 bath on a large corner lot with a 2 car garage detached with an apartment that rents for \$600/month. MLS#2135606.



307 S. 12th AVENUE, DURANT - \$89,000
THIS IS A GREAT INVESTMENT PROPERTY, 2 Bedroom, 1 bath, 800 sq. ft., is being sold with the additional corner lot. Lot is in the process of being re-platted and surveyed. Listing size of the lots are estimates until final survey is complete. The property is agent owned. Has been rental unit, currently vacant. MLS#2204792.



10617 HWY 377, KINGSTON - \$1,100,000
EXISTING RV PARK, Convenience Store, and Pizza Shop! This property currently has 20 RV spots, each with 50/30/20 amp electrical service, sewer, water, and plenty of acreage to expand the operation! The store hosts the basic needs for tenants as you can see in the pictures, but the pizza business not only services the park it services the COMMUNITY! There is also a propane refill station and outdoor ice machine on the premises. A must C Commercial Opportunity in Marshall County! MLS#2217260.



900 W. HARDESTY, CADDO - HOME w/40 ACRES - \$765,000
THIS BEAUTIFUL HOME sits on some of the most serene 40 acres in this area with plenty of porch space to view it! The property has 2 spring fed creeks and a pond. The home itself features beautiful quartz counter tops, soaring vaulted ceilings, custom cabinets and a view of the wildlife from every room. There has even been recent updates like paint, new hardwood, tile and carpet! This is a must see for anyone looking for their own slice of heaven! MLS#2215055.



DERRICK, KINGSTON
1/2 ACRE LOT
\$24,900
HALF AN ACRE CLOSE TO SOME OF THE SANDIEST BEACHES on Lake Texoma! Come check out this lot to envision building your new lake home! Water and electric available at the road. MLS#2216050.



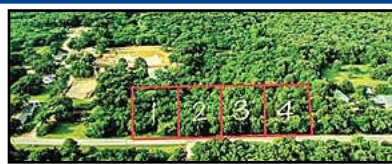
RIVERBEND, CALERA
1/2 ACRE LOT
\$45,000
HALF ACRE LOT in the peaceful subdivision of Pebble Brook Village. Lots 3 & 4 are both available and can be purchased separately or together. MLS#2215175.



18.87 ACRES - 252 E. ALLISON RD. CALERA - \$249,000
ACREAGE NESTLED BETWEEN ALLISON ROAD AND MOORE CREEK. The tranquil land offers numerous opportunities to raise cattle or equine. There is wildlife and an abundance of trees. The topography varies and gently pans out next to Island Bayou and is the boundary between the Chickasaw and Choctaw Nations according to the Treaty of Doaksville 1837. Presently cattle roam the ground. There are 4 ponds, fenced & utilities. Ample land to build a cabin. Come enjoy the outdoors this area has to offer. MLS#2214356.



US HWY 377, KINGSTON - \$100,000
5 ACRE LOT on the west side of Hwy 377 in Kingston, OK. Approximately 376 feet of highway frontage this property would be a great location to build a home or commercial business! MLS#2219714.



5227 McDUFFEE, KINGSTON - \$50,000
4 LAKE LOTS NEAR LAKE TEXOMA! 3/4 Acre (m/l) each. Located less than 2 miles from the boat ramp at Lost Acres. Located 2 miles exactly from the boat ramps at Catfish Bay Marina and all the new development currently underway there. And lastly a short 3.8 mile drive to the boat ramps and restaurant at Alberta Creek Marina!



1203 W. TEXAS STREET, DURANT - \$129,000
GREAT HOME FOR 1ST TIME HOMEOWNER OR INVESTMENT PROPERTY. 2 Bedroom, 1 bath, 800 sq. ft. Completely remodeled, custom cabinets, quartz countertop, original hardwoods in the bedrooms. New electric, sewer, water lines. Great oversized lot. Home is Owner/Agent. MLS#2203986.



Joni Aldridge
Million \$\$ Producer
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Kacy Cass
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Fred Booth
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Multi-Million \$\$ Producer
 Cell: 580-916-5491



4611 GOLDEN WAY, KINGSTON - \$275,000
4 BEDROOM, 2 BATH MANUFACTURED HOME on concrete runners for easy financing. Home has screened in porch, 1200 sq. ft. of back deck, large 22x31 carport and shed for outdoor storage. A/C unit is 2 years old. Split bedroom design with 2 living areas and eating area off kitchen. Close to Alberta Creek Marina and beach at Washita Point. Includes fridge, W/D and dining room table with hutch. Great place for entertaining and room for company or large family. MLS#2221176.



817 WEST CEDAR STREET, DURANT \$249,000
GREAT INVESTMENT PROPERTY at 813, 815, 817 West Cedar St. in Durant: a duplex with garage apartment for a total of three rental units on one property, all well maintained.

Duplex is spacious boasting 2 bedrooms, each, 1 bathroom each and a utility room in each, refrigerators and cooking range/oven, one side has a new smooth top cooking range, CH&A. The garage apartment is one bedroom, one bathroom but don't let the size fool you it has tons of storage space for an efficiency apartment. MLS#2221493.



10268 ALLEN ROAD, KINGSTON - \$199,000
LARGE, MANUFACTURED HOME on a shady lot near Lake Texoma! This property is less than two miles from Catfish Bay Marina, gas docks, boat ramps and campgrounds so whether you are looking for a short-term rental investment or just want to live near the lake this property should fit the bill! MLS#2220967.



4055 BOWSTRING ROAD, KINGSTON - \$200,000
THIS 1-ACRE PROPERTY (M/L) sits less than half a mile to Buncombe Creek Marina, boat ramp, and campgrounds. The house needs some TLC, but the shop building is ready to start storing all your lake toys. MLS#2222418.



319 SOUTH 15th AVENUE, DURANT - \$159,900
PERFECT STARTER HOME OR INVESTMENT PROPERTY. Plus it has an additional lot. This 2 bedroom, 2 bath, open floor plan, custom cabinets, granite, vinyl windows, ceiling fans, nice bedrooms, carport, & mature trees. MLS#2221500.



3176 E. 2030 RD., SAWYER - 3 ACRES - \$225,000
CHARMING BRICK HOME on 3 acres features beautiful oak trees, storm cellar, and borders core land. Home sits on dead end road, with 4 boat ramps nearby. MLS#2214068.



The possibilities on this near 10-acre property over abound! This property is priced to sell As Is. The tower in the SE corner of the property will be surveyed out. MLS#2210016.

4550 ENOS ROAD, KINGSTON - \$450,000
ESTABLISH OR MOVE YOUR BUSINESS TO THE LAKE! This property has multiple use potential. It really must be viewed comprehend. Up front in the main building is the foyer, reception area, 5 offices, and two bathrooms. In the back is a 3,500 sq. ft. workspace that really could be used for anything!



2745343, RAVIA - \$495,000
75 ACRES BORDERS CORP OF ENGINEER LAND
THIS PROPERTY BORDERS AN ELK FARM on the south and west side, which puts a high fence along both of these boundaries. It also borders Corp of Engineers Land surrounding the Washita River. This would give the owner access to over 11,000 acres of land. You can tell from the game-cam pictures that this property abounds with multiple types of predatory wildlife! MLS#2214117.



1704 HIGHWAY 70 E, KINGSTON - \$1,200,000
PREMIER TEXOMA NIGHT-CLUB! Currently grand fathered in; the Surf and Sand Gentleman's Club is the only such club in Marshall County! Just a few miles from the shores of Lake Texoma, which draws an estimated 6 million tourists to the area every year! The building is currently undergoing renovations and new pictures will be uploaded upon completion! MLS#2216996.



624 ELM, DURANT - \$244,900
CHECK OUT THIS AMAZING 3 BEDROOM, 2.5 BATH, two living areas, formal dining room. Hardwood floors throughout, new windows, fresh paint inside and out. Two magnificent rock fireplaces. This home was made for entertaining. Large bedrooms, lots of windows for natural lighting. This property also includes a detached garage. House is ready for your family to move in. Located on a big corner lot. MLS#2214872.



The stand alone shop building is 35x50 with a 13' 9" door! The main home and guest home have onyx countertops, bath & shower. So many more details that I can't list here. Close to Alberta Creek Marina, restaurant, and boat ramps! MLS#2219451.

7198 SUNSET CIRCLE, KINGSTON - \$425,000
NO EXPENSE HAS BEEN SPARED in the construction of this property. The interior walls are all insulated. The main home has 2 four-ton HVAC systems. All appliances stay with the home. The property has a full sprinkler system. The shop attached to the home is a 40x25.



Large covered porch and covered patio, 20x40 Quonset shop, three other large storage buildings and outside 1/2 bath. Generac home generator system has been recently added. 4 Zoned A/C, RV parking, gun/storage room. MLS#2212996.

204 PARIS LANE, MEAD \$555,000
THIS HOME SITS ON 7 ACRES with opportunity for multiple uses. Downstairs has master suite, 2 additional bedrooms, open concept living room, dining room and kitchen with large bar and island. Upstairs consists of two more bedrooms, a second living area with bar which could be converted to kitchenette.



Diane Carruth
Broker Associate
Cell: 580-564-5839



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Michael Losawyer
Associate
Cell: 580-740-5041



Amber Foster
Associate
Cell: 580-920-3854



751 CIRCLE BEACH ROAD, MEAD - \$449,000
PEACEFUL WOODED 1.75 ACRE PROPERTY with plenty of outdoor living areas close to Lake Texoma. The lot has over 300 trees with a workshop on the premises with a wrap around porch and covered patio space is perfect for entertaining or relaxing. The screened in porch provides comfortable living all year around. There is a large fenced in area that would be a perfect place for a safe area for children, pets or outside activities. Secluded home allows for the perfect getaway or family living environment. MLS#2224643.



1401 N. WASHINGTON, DURANT - \$350,000
LARGE COMMERCIAL BUILDING WITH UNLIMITED POTENTIAL. Would be the perfect location and facility for senior citizen apartments, administrative offices, doctor's office, private school or daycare, climate controlled storage units, the possibilities are endless. MLS#2211918.



MAIN STREET, TISHOMINGO - \$281,500
LARGE COMMERCIAL BUILDING on the North side of Main Street in city of Tishomingo. Currently occupied as a trading company the building was once home to a popular BBQ Restaurant. It just goes to show you that the building could be used for whatever you have in mind. The property sits on a corner lot with a brand new road to the east, and a brand new stop light onto Main St. Location really is the key with this property as it has multiple access points off of both streets. MLS#2135001.



7631 SHAY ROAD, KINGSTON - \$225,000
THIS BRICK HOME sits on a shady lot near the Buncombe Creek area of Lake Texoma! Whether you are looking for a place near the lake or to live permanently in the Kingston School District this property fits the bill. The metal shop building provides plenty of room to store your lake toys or simply tinkering on whatever project that may be before you! MLS#2219192.



907 S. BROADWAY, COALGATE - \$425,000
MIRANDA'S BAR AND GRILL is an amazing opportunity to kick off your next business. This turn-key restaurant has a bar area seating 12 and a dining area that seats 75 with the current furniture layout. All kitchen equipment included. In addition to the restaurant, there are 4 lots behind the building that come with this purchase. MLS#2212936.



240 ACRES ON NORTH SIDE OF PLATTER ROAD IN CALERA - \$1,320,000
BEAUTIFUL 240+ ACRES. Flat land with approximately 170 acres cultivated and the rest with bermuda. Land has frontage on both Platter Road and Sterret Road. Property has 4 ponds and is fenced and cross fenced. MLS#2115974.



6844 LAKESIDE, KINGSTON - \$125,000
THIS LOT SITS REMARKABLY CLOSE TO LAKE TEXOMA. As you can see from the photos the water is just a stone's throw away. The property is also less than a mile from Chickasaw Golf Course (which you can just barely see in the picture) and Catfish Bay Marina, boat ramps, and camp sites. There is an older mobile home on the lot that adds little or no value. MLS#2136813.



701 McKINLEY, CALERA - \$239,000
TOTALLY REMODELED 3 bedroom, 2 bath, fireplace, fresh paint inside and out, new flooring, granite countertops, new light fixtures, new appliances, new privacy fence. This house is ready for a family to move into.



11338 JOHNSON DRIVE, KINGSTON - \$389,000
SANDY BEACHES and a community boat ramp are just a golf cart ride away from this neighborhood. This 3BR/2BA house has country charm with a sunroom, lots of large windows, full length front porch, large brick fireplace in the living room all add to the hominess. The home has 3 out-buildings: a mother-in-law house, 3 car garage, and storage shed. Fenced backyard with a deck. This property could possibly be used for two vacation rentals or a great getaway for the whole family. MLS#2219114.



POST OFFICE ROAD - 27.3 ACRES - \$1,237,000
READY TO DEVELOP OR HAVE YOUR OWN PRIVATE ESTATE. Close to boat ramp and lake or make your own meandering path down to the lake. This tract of land fronts Corp of Engineer Land. Approximately 1480' of Lake Front or Corp Fence line. Largest tract of land on the market this close to lake. Make your own restrictions. So many possibilities on this tract of land. Call for more information. MLS#2216427.



1201 GAYLE ST., KINGSTON - \$114,500
CUTE 3 BEDROOM, 1 BATH with potential for a half bathroom. Home sits on a large corner lot in the Dallas Acres neighborhood. Open living and dining room concept with an attached carport for parking. MLS#2212907.



501 S. MURRAY ST., TISHOMINGO - \$69,900
QUAINT LITTLE HOME on a corner lot inside the city limits of Tishomingo. This home features wood floors, wood cabinetry, and a whole mess of mature pecan trees. The roof was replaced in 2020 along with the weather-head, and electric meter box. The home is close to the college and walking distance to Tishomingo Middle School. MLS#2136697.



Brenda Courtney
Broker
580-263-0050



Shannon Talkington
580-677-1597



Josh Cain
580-677-0410



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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.**



2967 EDGE RD., KINGSTON - TAYLOR ISLAND VIEW

VERY SPACIOUS HOME near the sandy beaches of Taylor Island View and Oakview with lots of extras!! There are several additions to the home including an attached garage, huge sun room, utility space, walk in pantry, and elevated bonus room. Features include a master bath with soaking tub, large custom shower, his/hers vanities and walk in closets, wood veneer flooring, open floor plan, office nook, additional unattached workshop bldg., and it even has a she shed! Short walk to the beach, golf cart friendly! **\$229,000.**



8907 BIRCH ST., KINGSTON - SOLDIER CREEK!!

CHECK OUT THIS 2 BEDROOM, 1.5 BATH MOBILE HOME, remodeled in 2019, 2"x4" walls, 3/4" plywood floors, N13 insulation, and energy star windows, large front deck, covered back porch, 40x30 shop with two 10" automatic and one 8' door, metal roof w/attached carport, on concrete runners, with a fenced in yard. Property has access from the alley and pull through access for your boat, only a few blocks to the boat ramp, Marina Del Rey, and Caney Creek Resort. Come to the hottest spot on Texoma! **\$229,000.**



1530 W. MAIN ST., TISHOMINGO

THIS PROPERTY HAS EVERYTHING YOU NEED for any business, including 6000 sq. ft. of office space (6 offices, 3 baths, showroom with upstairs area, kitchen and storage), 30,000' warehouse, with 2 roll-up doors and truck dock, 6000 sq. ft. shop building with 4 shops, 2 baths, roll-up doors and floor drains and 1856 sq. ft. service garage. All buildings have 3 phase electricity. Property has highway frontage, pipe fencing in front with wide gates for entry, located in Tishomingo, OK near Lake Texoma and the Blue River. Will subdivide, call for prices. **\$1,300,000.**



2322 E. CEDAR RIDGE RD., TISHOMINGO
BRAND NEW COUNTRY HOME on a beautiful 10 acre tract with 2 ponds only 3 miles from the Blue River. Completed in Feb. 2020, this 3/2 brick home features granite countertops throughout, tiled showers, a 25x30 attached carport, and a big open covered patio in the back to sit and watch the deer and turkey, 2 shops (32x40, 18x28) one w/spray insulation, bathroom and heat. Property is on a dead end road with nothing but nature all around. Near Lake Texoma and Blake Shelton's Ole Red. **\$575,000.**



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Durant



1503 HILLCREST AVE., DURANT - \$139,900
GREAT RENTAL or PRIMARY RESIDENCE. The residence sits on a 60x155 lot (.21 acre) and there is an additional 50x155 lot (.18 acre) for a total of .39 acre included in the property. House has been remodeled with new siding, new metal roof, new CH&A, new floor covering and new paint inside and outside. Large 24x28 garage with inside storm cellar. MLS#2225199.



3046 KANBE, SILO - \$299,900
BEAT THE HEAT and BUY A HOUSE WITH A POOL! This home includes 3 bedrooms, 2 baths, 2 car garage, fenced yard, and a swimming pool. Master bathroom is spacious and has separate shower and bathtub. Call today to schedule your showing. MLS#2225051.



W DAVIS CREEK ROAD, CANEY - \$320,305
BEAUTIFUL LOCATION with VIEW OF RIVER BOTTOM. This 40 acres with outbuildings are part of a 160 acre parcel with the home and other improvements. Total property is being marketed in four tracts, consisting of the 40 acres & outbuildings, 40 acres with home and two 40 acres vacant land parcels. Can be purchased as an individual tract or any combination of the four tracts. MLS#2224885.



349 W DAVIS CREEK ROAD, CANEY - \$283,300
BEAUTIFUL LOCATION with VIEW OF RIVER BOTTOM. This 40 acres and home is part of a 160 acre parcel with the home and other improvements. Total property is being marketed in four tracts, consisting of the 40 acres & home, 40 acres with outbuildings and two 40 acres vacant land parcels. Can be purchased as an individual tract or any combination of the four tracts. MLS#2224881.



144 TEXOMA AVE., MEAD - \$214,900
LAKE PROPERTY. Property would make a great lake get-a-way or full-time residence, w/2 full bathrooms, 3 bedrooms & the garage converted into a 4th bedroom/living area. Good size kitchen w/lots of cabinets. Two heating/cooling units, w/one being a heat pump. There is a 10x12 boat awning, 2 small storage sheds & storm cellar. Sellers will give Buyer's option to purchase furnished or unfurnished. The Corp of Engineers land joins the property on the north with a lake view in the winter. MLS#2224794.



162 W. 1st, ATOKA - \$115,000
PRIME COMMERCIAL PROPERTY. Charming home just one block from Atoka's Court Street. When entering through the foyer you can begin to picture what this home can become. It has double walls throughout the home, original hardwood floors under the carpet and the original claw foot tub remains in the bathroom. The homes electrical was rewired in 2012, roof was replaced in 2015 and so much more. Come see the potential this 1917 home has to offer. MLS#2224199.



1076 ROCK CREEK ROAD, BOKCHITO - \$565,000
THIS IS A BEAUTIFUL HOME on 30 Acres m/l and in move in ready condition. Very well built home and immaculate. Home overlooks Blue River bottom, and property is in a good location to Durant, Choctaw Casino, and Denison/Sherman, TX. There are 2 living areas, 3 large BR's, 2 full baths and 1 3/4 bath, 2 car garage, large patio overlooking the 30 acres and Blue River bottom. Home is approx 2640 sq. ft. Also has shop building and 3 barns. Small creek on property and a pond. MLS#2216633.



1007 N. SERVICE RD., CALERA - \$1,470,000
PRIME COMMERCIAL PROPERTY. This 4.82 acres is well located on the west side of Hwy 69/75 between the Choctaw Travel Plaza and the north part of the City of Calera. Property includes a Billboard rental contract and an Oklahoma Dept. of Transportation lease for storing equipment and supplies during Hwy 69/75 construction, which transfers to buyer. A water drainage way in the north half, runs from the east frontage road to the NW corner of the property and is a flood zone. Electric and city sewer are available. MLS#2204149.



13105 PINE RIDGE LANE, COLEMAN - \$199,900
GOOD LOCATION, 1 bedroom, 1 bath house (needs some TLC) with 200 amp electric service, propane heat, enclosed garage and a 2,400 sq. ft., fully functional marijuana grow business near Coleman, OK, on approx. 3.5 acres that is fenced with chain link. Grow building has 2,000 sq. ft. grow room and 2 inside 10x20 rooms, floor drains, lights, and 2 - 5 ton H/A units. Building is well insulated. Lots of misc. There is 1+ ac. outside growing area with wrapped chain link fence. Building has 400 amp electric service. MLS#2203970.



3302 CEMETERY, DURANT - \$419,000
GORGEOUS 1,807 SQ. FT. 3 BR, 2 BA HOME sitting on 5 acres with barn setup for large animals. Only 5 minutes from Choctaw Casino, large open floor plan has been completely remodeled from the studs since 2015. Remodel included butcher block kitchen counters, propane tankless hot water, low-e windows, 50 year rated metal roof, large concrete outdoor living space, 50 amp RV service, new pex plumbing throughout, new oversized aerobic system, new siding, and much more. MLS#2216800.



52 EAGLE LAKE DRIVE, DURANT - \$299,900
ENJOY COUNTRY LIVING close to Durant in the tranquil Eagle Lake subdivision on .82 wooded acres. 2 story w/living room, kitchen, laundry, 2 BR, 1 full bath on the first floor and MBR, full bath with walk in shower, deck and open loft on the second floor. The roof and gutters are less than a year old and the garage door and opener are 2 years old. FP is set up with propane logs but can be converted back to burn wood. The shed and large kids swing set stay. MLS#2217589.

LAND & LOTS

- **Maxey Street, Durant** - Nice partially wooded lot, front of lot is in a 100 yr. flood plain for a few feet. MLS#2126594..... **\$50,000**
- **Maxey Drive, Durant** - Large lots with lots of trees, front part is in 100 yr. flood plain, but the back of lot is not. MLS#2203611..... **\$50,000**
- **Wilson Street, Durant** - Nice corner lot on the corner of Wilson and Maxey. MLS#2203613..... **\$50,000**
- **Wilson Street, Durant** - Large lots with lots of trees, front part is in 100 yr. flood plain, but the back of lot is not. MLS#2126577..... **\$50,000**
- **Maxey Drive, Durant** - Large lots with lots of trees, front part is in 100 yr. flood plain, but the back of lot is not. MLS#2203609..... **\$70,000**
- **Maxey Drive, Durant** - Large lots with lots of trees. Lot 5 is in 100 year flood plain but lot 4 is not. Chuckwa Creek runs through back of property. MLS#2203608..... **\$80,000**

- **3816 Orchard Road, Mead** - 20 Acres (m/l) with great location west of Durant, OK. Good homesite with rural water, septic, and electric to MH that will be moved. Property is between Kirsey Rd. and Leavenworth Trail on N. side of Orchard Rd. Close to Lake Texoma, Durant, Choctaw and Chickasaw Casino's, and Texas. Lots of good grass for livestock. Good land slope for potential pond. MLS#2221400..... **\$250,000**
- **1400 Bryan Drive, Durant** - Commercial land in excellent location for medical, restaurant, or retail business. Sales price based on \$3.50 per sq. ft. Agent is a part Owner. MLS#2124839..... **\$259,618**
- **Bryan Drive, Durant** - Price has been reduced for this Commercial property that is in excellent location for medical, restaurant or retail business. Near off ramp on Hwy 75. MLS#2142634..... **\$379,845**

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NEW LISTING
MLS#2222713
7622 Maize, Kingston
Great possibilities with this 4.1 acres near Alberta Creek.
Currently has a 1 bedroom, 1 bath cottage that
is rented as an Air B-n-b for approximately \$100/night.
CONTACT JOHN HAISLIP 580-380-9869



PENDING
MLS#2217210
110 S. CHOCTAW, CADDO
This great starter home or investment property sits in
the heart of Caddo. It offers 2 BR/1bath, approx.
920 sf and an add'l lot that could be used to put a
second investment property on.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2216544
3715 Lionel, Durant
This Custom-built home with 6,700 sq. ft. has it all,
2 garages, 4 fireplaces, theatre room, large game room,
balcony from upstairs overlooking pool, wet bar,
fully landscaped, irrigation system covering the
entire 2+ acres, massive closets throughout.
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MLS#2107902
Criswell Boulevard, Durant
1.26 acre commercial lot.
CALL MELISSA 580-272-4243



PENDING
MLS#2209371
1016 N. 12th Avenue, Durant
This duplex consist of a 2-2-2 with
amenities rents for \$1,500 per mo.
The other unit is a 3-2-3 all the amenities with
a study-office rents for \$2,100 per month.
CONTACT KATHY ANDERSON 580-230-1002



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



MLS#2219386
State Hwy 22, Bokchito
Total of 90 acres this land can be perfect for
your dream home, cattle ranch, hunting spot
or much more. There is one pond on the
60 acres and one on the 30 acres.
CONTACT JOHN HAISLIP 580-380-9869



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



MLS#2206284
This land features 3.84 acres...
with a 6 foot privacy fence on the north
and east side. Beautiful stone entryway and
pipe fencing on the south and west side.
Water tap already on the property.
CONTACT JOHN HAISLIP 580-380-9869



COMING SOON
MLS#2212136
3009 Kande, Durant
It's a 3 bedroom, 2 bath. Home has a large
attached garage, 2 living areas,
new floors throughout, new granite counter tops.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2212136
3009 Kande, Durant
It's a 3 bedroom, 2 bath. Home has a large
attached garage, 2 living areas,
new floors throughout, new granite counter tops.
CONTACT MELISSA YOUNG 580-272-4243



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Anderson
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Broker,
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MLS#2213619
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MLS#2217211
This one of a kind estate nestled in an executive gated community, boasts of character, with all the upgrades! Professionally landscaped with it's own water well system, oversized saltwater pool resort, outdoor kitchen and living area.
CALL VINCE 580-513-7701



MLS#1835410
1418 N. 1st, Durant
Commercial Property 3,000 SF.
CALL VINCE 580-513-7701



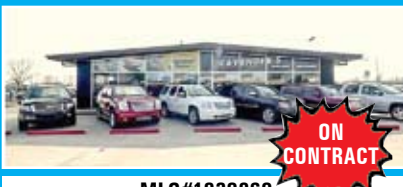
MLS#2127648
Cemetery Road, Durant
47 Acres of prime land, easy hwy
access to 75/69, 3 ponds, city utilities,
septic tank and 2 water wells!
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MLS#2129315
Over \$13K an acre!
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MLS#2223669
10739 Edna Ln., Kingston
3/2 Beautiful home with all the upgrades!!
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MLS#1930260
2005 W. Main St., Durant
Commercial Property, 11,000 sq. ft., 1 acre.
A great business opportunity!!
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CUTE HOME IN DURANT

3BR/2BA IN NICE AREA OF DURANT.

1320 SF home with garage. Beautiful front and back porches. **Call Dale @ 580-980-0995 for your showing. #2235.**

DURANT • \$219,000



K-TRAIL 20 OFF GRID ACRES LOTS OF WILDLIFE HERE AND GREAT VIEWS! You'll just love this area for hunting and recreation. It is remote and secluded, perfect getaway from the rat race! Can be divided. **Call Kevin @ 580-271-0449 to make your appt. #2272.**

TALIHINA • \$85,000



EXCEPTIONAL CABIN ON 2.62 AC LOCATED IN ROCKY MOUNTAIN ESTATES Subdivision near Clayton, OK. 1626 SF of lovely living space, with 2BR/2BA. Just so many extras here, you'll have to see it for yourself! **Call Kim @ 214-202-2347 for more info and your appt. #2336.**

CLAYTON • \$550,000



FURNISHED 1/1 CABIN IN KIAMICHI WILDERNESS...

ON 10 ACRES. Property is off grid but solar panels provide electric, also has back up diesel generator. Water system, septic/drain field all in place. Cabin is 1300 sf with 12x10 front deck, 12x24 screened porch on back. Great views and abundant wildlife. Awesome place! Move in ready! **Call Josh @ 580-560-0886 for your tour! #2338.**

MOYERS • \$224,900



FULLY SELF-CONTAINED OFF GRID CABIN ON 5 ACRES... IN THE DAISY SIDE OF PHASE 3 OF KIAMICHI WILDERNESS. Cabin is secluded and well built. 1BR/1BA 600 sf of living space. 2 Solar Power systems and water set up as well. Good hunting, beautiful views and peace & quiet to be found here. **Call Kevin @ 580-271-0449 for all available information and your tour! #2339.**

DAISY • \$159,000



HWY 69/75 FRONTAGE... WITH NO RESTRICTIONS. 1.61 Acres in very high traffic area. Great location for a business. Insulated 14x24 storage building with electricity remains with the property. Road behind for convenient in & out traffic. Motivated Seller. **Call Judy @ 580-372-4178 for more details and appt. #2332.**

STRINGTOWN • \$189,000



HOW ABOUT THIS FOR A COUNTRY HOME! 4BR/2BA CUSTOM BUILT HOME ON 40 ACRES that is just waiting for you to make it your own. Property is fenced with 2 ponds and seasonal creek. Just a few miles from Hugo Lake and all the recreational fun it has to offer. **Call Kim @ 214-202-2347 for more info and your appt. #2337.**

SAWYER • \$495,000



HOME IN REMINGTON HILLS BEAUTIFUL 2 STORY HOME WITH 4 BR/3 BA in lovely sought after area of Remington Hills in Durant, Ok. Lots of extras here! Bonus theater/game room, Lg kitchen and living areas, FP, large windows at rear of home, showing covered porch, outdoor kitchen AND in-ground pool! **Don't wait, call Josh right away at 580-560-0886! #2341.**

DURANT • \$440,000



10 SURVEYED ACRES WITH POND AND CREEK...

THAT IS PARTIALLY CLEARED FOR CABIN SITE. Electric and water at nearby Buddy Reamy Rd. Legal easement into property. Abundant wildlife and beauty all around. **Call Denny @ 918-504-9246 for more info and appt. #2283.**

ALBION • \$160,000



5 ACRES WITH ELECTRIC AND RURAL WATER AT ROAD COUNTY ROAD ACCESS and a short drive to Sardis Lake. Property is wooded. **Call Denny @ 918-504-9246 for more info and your appt. #2284.**

TUSKAHOMA • \$62,500



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

TUSKAHOMA • \$450,000



PERFECT FOR THE WHOLE FAMILY 4BR/2BA HOME ON 3 ACRES with nice view of Bald Mountain. Just 3 miles from the Daisy Store and just off Indian Nation Turnpike. Nice yard for family and pets. Outbuilding with fence for pets and other animals. Less than 25 miles to Sardis Lake and all it has to offer. **Call Terry @ 918-839-2106 for your showing. #2282.**

DAISY • \$175,000



HALLMARK 3 ACRES CLOSE TO BLACK FORK RIVER. Church steeple and mountains in the background reminds the listing agent of a Hallmark movie. Just beautiful here and close to the Black Fork River for fishing and kayaking. Small patch for RV or home site. Road all the way around. Nat'l Forest less than a mile, also Black Fork Wilderness. What are you waiting for??? **Call Lara @ 918-839-1305 today! #2238.**

HAW CREEK • \$60,000



ROUND MTN RETREAT 20 AC w/ELECTRIC and 672 sf 1BR/1BA trailer w/log siding. Small pen for livestock. Property has lots of trees and wildlife. Secluded and perfect for your own personal retreat from all the chaos of life! **Call Terry @ 918-839-2106 to see it for yourself! #2237.**

WISTER • \$118,500



PINE MOUNTAIN RANCH OFF GRID CABIN ON 5 AC. Surrounded by the Sans Bois Mtns. north of Red Oak, OK. 640 SF cabin that is wired for a generator & set up with a rain catch system for water. Just a neat little place! Abundant wildlife here. **Call Denny @ 918-504-9246 to visit this little slice of heaven! #2251.**

RED OAK • \$87,500



40 ACRES JOINING NAT'L FOREST LISTED TO SELL! This 40 ac lies on both sides of Hwy 59. There is an old home place w/utilities and 2 septic tanks. **Call Terry @ 918-839-2106 for all the details. #2244.**

HODGEN • \$149,000

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

**Patti Sparlin**
Owner/Broker
580-795-4155**Rhonda Hamil**
580-775-7700**Patty Wilhite**
580-564-5553**Mark Williams**
580-677-0428

Patti Sparlin, BROKER

**Bart Granger**
Broker
580-380-2837**Brandi Ward**
Broker/Assoc.
580-634-1315**Greg Corbin**
903-815-1718**Madill Office: 580-725-7253**
14776 W Hwy 70, Madill**Durant Office: 580-745-1055**
402 N 3rd, Durant**11101 S. HOPEWELL, COLEMAN - \$399,000**

THIS IS COZY AND SPACIOUS COUNTRY LIVING at its Best! Check out this home on 10 acres with a bonus house currently used as a sewing shop. 4 Bedrooms and 4 bathrooms with storage sheds and working well that owners use for outside use. The rooms are spacious and have walk in closets. This home is well loved and well cared for. For those wanting to live away from town with plenty of room to farm and garden. Call today to schedule showing. **MLS#2224606.**

**14856 W. HWY 70, OAKLAND - \$389,000**

OWNER IS READY TO RETIRE! This 1950' building is currently a retail business. Use the building for whatever type business you desire. Home is directly behind the commercial building. Top of the line features. Excellent location - highway frontage. Home is tastefully decorated with oh so much charm! 2 Bedroom/2 bath with a loft area that could be an office or reading nook. Business and home sold together. Will not sell separately! **MLS#2222998.**

**610 S. 1st AVENUE, MADILL - \$349,900**

NEW! NEW! NEW! Fabulous remodel on this home! Every detail has been done. Immaculate! Come and take a look at this 4 bedroom, 3 bath, 2 car garage, 2-story home in the heart of Madill. Easy access to Hwy 70. Close to city park. **MLS#2225603.**

**606 McCARLEY STREET, COLBERT - \$272,000**

VERY WELL-MAINTAINED HOME in the heart of Colbert. Walking distance to Colbert Schools. Home has been completely updated and has crown molding throughout and is ready to move into. 4 Bedrooms, 2 bath with sunken living room, open concept, large kitchen with all appliances included. Absolutely beautiful inside and out. Walk outside and entertain under the covered patio and let the kids or grandkids swim in the 27' above ground swimming pool with 18'x22' large deck. Also comes with a beautiful 10x20 shed. **MLS#2220962.**

**50 S. RANCHETTE ROAD, MEAD - \$240,000**

THIS HOME IS JUST FIVE MINUTES FROM LAKE TEXOMA. This 3 bedroom and 2 bathroom has 2004 sq. ft. and was built in 1981 and built to last. It is a great property for someone wanting to put their own touches on it with some small updates or it could be a good investment property. It has a shop perfect to house your lake toys too. Call soon to schedule a showing. **MLS#2225198.**

**107 PARKWAY PLAZA, MADILL - \$219,000**

CUTE 3/2 WITH WBFP. On a cul-de-sac within walking distance to the high school and football stadium. Great neighborhood. Perfect family home. One of the bathrooms is completely updated. Large outdoor space has room for the kids to play. **MLS#2225706.**

**52 S. RANCHETTE ROAD, MEAD - \$209,000**

THIS IS A 2022 CHAMPION REDMAN FACTORY BUILT HOME right off of Hwy 70, just 5-minute drive to Lake Texoma. This home has 4 bedrooms and 2 bathrooms, open concept and two living areas. There is a roomy new wood deck that is covered. Call today to schedule a showing. **MLS#2225359.**

**58 QUAIL DRIVE, MEAD - \$129,900**

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

**E. TALIAFERRO, MADILL - \$50,000**

GREAT PROPERTY IN DOWNTOWN MADILL. Lot size is approximate, survey will be completed before closing. **MLS#2225150.**

**213 MAY, CALERA - \$270,000**

LARGE 4 BEDROOM, 2 BATH COMPLETELY REMODELED and updated home. Just a stone's throw from Choctaw Casino in Calera, OK. House has new air conditioning and new roof, granite counter tops new flooring. Excellent opportunity for a move in ready investment you can use as a rental or an Airbnb. Don't miss out. **MLS#2219221.**

**210 QUAIL, DURANT - \$27,500**

GET IT BEFORE IT'S GONE! This is almost a full acre lot with trees for shade and privacy. This lot also has 175' of HWY 75 frontage! Lots of potential. Check it out today! **MLS#2208670.**

**MLS#2208653**
204 QUAIL, DURANT - \$10,000

OVER 1/2 AN ACRE INSIDE CITY LIMITS with city utilities available to build your forever home. Not many lots of this size available in the Durant area. There are a total of 4 lots available, 3 of them next to each other. All the lots have been recently cleared off for building. You can buy 1 or buy all and have your own little oasis within walking distance to Walmart and area restaurants. Check them out soon before they are gone.

**MLS#2208659**
205 QUAIL, DURANT - \$10,000



SERVING THE LAKE AREA SINCE 1980!

580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439FOR A COMPLETE LIST OF
OUR CURRENT LISTINGS
AND ADDITIONAL PICTURES,
PLEASE VISIT OUR WEB SITE AT
www.TexomaAgency.com

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

**5629 W. BROADWAY, ARDMORE - \$1,100,000**

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

COMMERCIAL PROPERTY NEAR LAKE TEXOMA - \$625,000

FULLY OPERATIONAL RESTAURANT just minutes from Lake Texoma. Call for the details!

10384 S. HWY 377, KINGSTON - \$499,000

RARE FIND! Properties like this one don't come along very often. Home nestled back off the road on 36.79 acres with 30x30 shop building with 20x30 covered carport, 40x40 equipment and hay barn, 30x50 four stall horse facility, weening pen, 2 ponds, and fully fenced and cross fenced. 10 Acres of woods with an abundance of wildlife. 27 Acres of pastureland. Owner is currently running cattle. A must see!!!

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 (moll) 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.

1755 OAK CREST DRIVE, KINGSTON - \$305,000

NEW CONSTRUCTION!!! 3/2/2, 1600 sf. The beginning stages of construction started in mid March and it's estimated to be a 6-8 month build out. Don't miss out a great opportunity to own a beautiful new home in the gated community of Oak Ridge!

4354 SHAY RD., KINGSTON - \$280,000

GREAT LOCATION CLOSE TO BUNCOMBE CREEK MARINA! This spacious home boasts 3 bedrooms, 3 baths, an open living room/kitchen floor plan, fireplace, large laundry room, oversized covered carport, and storage building. Just a short golf cart ride to Buncombe Creek Marina, boat ramp, and Anchor N' Restaurant.

10115 FISH HOOK LN., KINGSTON - \$259,900

NICE HOME WITH A RUSTIC CABIN FEEL. Located just north of Soldier Creek. Home has 3 bedrooms, 2 baths, office, detached garage, covered carport, shed, circle drive, and sits on 1.21 acres.

LAKE VIEW LOT IN TEXOMA TRAILS - \$250,000

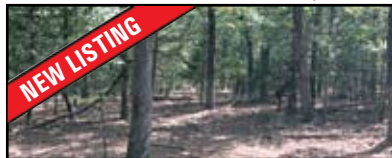
BEAUTIFUL SANDY BUILDING LOT with lake view and has access to sandy beach below. Gated development for site built homes only.

5 BOAT SLIPS FOR SALE in LIMESTONE COVE on TEXOMA - \$42,500 EACH

2-12x28 SLIPS 2-12x30 SLIPS
1-12x36 SLIP

211 N. SUNSET, MADILL - \$199,000

GREAT HOME ON SUNSET DRIVE IN MADILL. This home is a 4/2 and has a large living room. Home has had some updating and is move in ready! This home sits on a large corner lot with a big beautiful shade tree.

2 (5 ACRE) TRACTS on PALOMINO RD., JUST NORTH OF BUNCOMBE CREEK & MARINA - \$190,000 EACH

2 NICE 5 ACRES TRACTS, HEAVILY WOODED, LOTS OF WILDLIFE, 2 seasonal creeks for a pond location. No restrictions.

13391 KANEY ROAD, KINGSTON - \$180,000

BEAUTIFUL LAKE LOT nestled in the gated community of Limestone Creek Estates. Plenty of room to build your dream home on this spacious 3.01 acres with scenic pond view. Includes two, 26' and 30' Boat Slips in the community boathouse!

5 ACRES on CROW RD. OFF HWY 70 B - \$160,000

JUST 3 MILES NORTH OF SOLDIER/CANEY CREEK. Nice 5 acres with a pond, completely mowed with several trees. Great homesites. No restrictions.

COMMERCIAL LOT on HWY 70 E, KINGSTON - \$130,000

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

10716 DRIFTWOOD RD., KINGSTON - \$125,000

THIS PROPERTY IS NESTLED just blocks from some of the sandiest beaches of Texoma! Home is 3 BR, 2 full baths, has nice front and back patio areas, storage building and comes on two lots with beautiful shade trees. Located in a golf cart friendly area!



Crystal Pierce
Owner/Broker
(580) 564-5636



Kenny Wheeler
Broker
(580) 230-2200



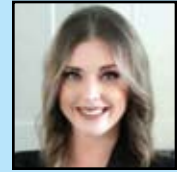
Francis Nelson
Sales Associate
(580) 795-6388



Jessica Tipton
Sales Associate
(580) 564-5888



Rick Hargis
Sales Associate
(405) 509-4983



Bailey Miller
Sales Associate
(405) 923-7875

14996 CEDAR AVE., MADILL - \$115,000



THIS HOME SITS ON A LARGE CORNER IN MADILL. It has a carport, storm shelter, and a small building for storage. It feels like your living outside of city limits but have the benefits of living in town.

4234 CHIEF LANE, KINGSTON - \$110,000



STARTER HOME, weekender or VRBO, this is the place! Corner lot in Catfish Bay Home sites addition. Minutes away from Catfish Bay and Alberta Creek. Quiet and serene. All appliances stay. Property abuts Corp land. Need to see this one SOON!

**SINGLE WIDE HOME on
LIMESTONE CUT LANE - \$92,000**



2000 76X16 SILVERCREEK HOME in the Limestone Lots on Texoma Development. Home has 3 bedrooms/2 baths, storage building and is move in ready.

700 NE E STREET, ANTLERS - \$90,000



NICE HOME IN ANTLERS in city limits. This is a 3 bedroom, 1.5 bath home on a corner lot. It has a privacy fence around the back yard. Home has had some updates and is move in ready!

21435 FOX ST., LEBANON - \$82,000



HOME SITTING ON 1 ACRE near Lebanon Resort! Front and back patio areas and garden. Just blocks to boat ramp, RV campground, and the lake!

**5 ACRES OFF HWY 70 A,
NEAR LAKE TEXOMA - \$75,000**



NICE WOODED 5.06 ACRES JUST 2 MILES TO LAKE. Utilities are available. Only minutes to Catfish Bay Marina & the new Chickasaw Casino (now under construction) & Chickasaw Point Golf Course. No restrictions.

HWY 32 FRONTAGE LOT in KINGSTON - \$70,000



GREAT LOT on Hwy 32 just West of Hwy 70. It can be commercial or residential. City utilities are available.

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



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

00 KANEY RD., KINGSTON - \$49,500



DON'T MISS THE CHANCE TO OWN A PROPERTY NEAR LAKE TEXOMA! There are 3 boat ramps ranging from approximately 1.5 to 5 miles from this property. These are located at Cardinal Cove, Sanders Island View, and Oakview. Large trees border the east side of the property and most of the land is cleared and ready for you to make it your home.

SUSIE AVENUE - \$13,000



NICE LOT IN KINGSTON CITY LIMITS, you can build or put a newer mobile home.

NEW VACANT LOT IN OAK RIDGE - \$12,000



DON'T MISS OUT on this lot in Oak Ridge close to Lake Texoma! Oak Ridge offers a gated development with security. This lot only allows site-built homes with a min. of 1600 sq feet. No mobile homes or barndo's. Water & electric available!

SMALL ACRE TRACTS CLOSE TO TEXOMA



NEW LAND LISTING! These small acre tracts are close to the lake. Utilities are at the frontage of each tract. Property boasts scenic views and wildlife. Perfect building sites nestled privately behind a beautiful tree line. **1.54** acres - \$50,000, **2.30** acres - \$60,000 **1.77** acres - \$50,000, **2.95** acres - \$65,000, **2.52** acres - \$65,000.

SANDER'S GROVE LOTS on LAKE TEXOMA - \$60,000



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

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



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

COMING SOON!

"THE YUKON'S"

**Residential Lots at
Buncombe Creek
\$35,000 to \$40,000**

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

For Additional Properties Visit our Website www.TexomaAgency.com



Kenny Wheeler - Broker

Buying or Selling - Call Me

(580) 230-2200

Crystal Pierce, Owner/Broker



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



5 ACRES OFF HWY 70 A, NEAR LAKE TEXOMA - \$75,000



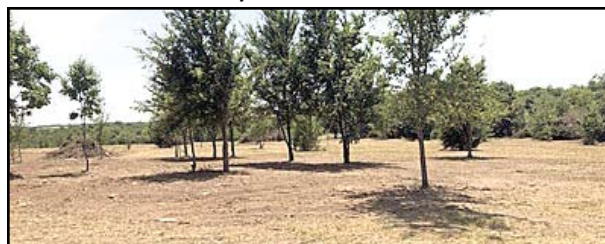
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2 (5 ACRE) TRACTS on PALOMINO RD., JUST NORTH OF BUNCOMBE CREEK & MARINA - \$190,000 EACH



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BEAUTIFUL SANDY BUILDING LOT with lake view and has access to sandy beach below. Gated development for site built homes only.

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



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CHECK OUT THESE AMAZING PROPERTIES!



751 CIRCLE BEACH RD., MEAD - \$449,000
See page 11 for more details.
Offered by American Dream Realty. 580-931-8888.



8907 BIRCH ST., KINGSTON - \$229,000
See page 13 for more details.
Offered by Courtney Realty. 580-795-2608.



3046 KANDE, SILO - \$299,900
See page 15 for more details.
Offered by Heartbeat Realty. 580-924-6206.



3080 SILO, SILO
See page 16 for more details.
Offered by Quality Realty. 580-920-1644.



CUTE HOME IN DURANT - \$219,000
See page 19 for more details.
Offered by Red River Realty & Auction. 580-924-9595



11101 S. HOPEWELL, COLEMAN - \$399,000
See page 20 for more details.
Offered by Sparlin Realty. 580-725-7253.



10384 S. HWY 377, KINGSTON - \$499,000
See page 22 for more details.
Offered by Texoma Agency. 580-564-2346.



10058 TEXOMA PARK RD. - \$250,000
See page 2 for more details.
Offered by Texoma Realty Group. 580-564-7821.



PRAIRIE RESERVE, CALERA
See page 4 for more details.
Offered by Trademark Realty. 580-916-1160.



408 W. TONNER ST., CALERA - \$249,900
See page 5 for more details.
Offered by Trademark Realty. 580-916-1160.



3300 N. RANCHETTE RD., COLBERT - \$179,000
See page 6 for more details.
Offered by VanMeter Realty (Durant). 580-924-8404.



STATE HWY 78, TISHOMINGO - \$359,465
See page 6 for more details.
Offered by VanMeter Realty (Kingston). 580-564-5150.

Bryan County Abstract Company
For All Your Closing and Title Services

Summer Safety Tips
Beat the Heat

Never leave infants,
children, older adults
or pets in a parked car



Wear loose, lightweight,
light-colored clothing



Schedule outdoor
activities during morning
or evening hours



Take cool
showers or baths



Use sunscreen with
at least SPF 15



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