

**FREE
COPY**

Real Estate For Sale



6865 WILSON, DURANT - \$695,000

Custom 3 BR/3 bath sitting on 4.6 plus acres! Split BR design with 2 master suites. Cathedral ceiling, stone FP, solid wood doors, crown molding, SS appliances, lots of windows. Amazing outside living space! Too much to list here! *See page 4 for more details!*



14161 STEPP, KINGSTON - \$385,000

Unique property! Existing Air BNB sitting on 2.5 acres just outside Buncome Creek at Lake Texoma. Turn key fully furnished home with the owner's suite on the 3rd floor. 2 car garage, carport, 30x60 shop & RV parking. Too much to list here! *See page 5 for more details!*



374 WHITE DRIVE, MEAD - \$279,900

Brand new River Oak Manufactured home. Located in desirable Sandpoint lake community near Casinos, Lakeside, Johnson Creek, Willow Springs and Newberry campgrounds. 4 BR/2 bath, split BR, wonderful kitchen w/island. Too much to list here! *See page 4 for more details!*



3046 KANDE LANE, DURANT - \$320,000

3 BR/2 bath home sitting on two lots in the city of Durant! New interior paint, new appliances installed, large privacy fence around the back yard, in ground pool plus an extra lot that sells with the property. Too much to list here! *See page 4 for more details!*



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**Southeastern
Oklahoma
AUGUST 2023**

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of Oklahoma**
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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.

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



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7476 BASKET COURT, KINGSTON - REDUCED TO \$1,094,400

MILLION DOLLAR VIEW! Come see for yourself this amazing view of Lake Texoma. The best waterfront property on the market today! Recently updated Log Home with three levels of patio/deck/balcony overlooking the most gorgeous sunrise and sunsets that Texoma has to offer. 4 Bedrooms, 3 full baths with a study and game room on the ground floor. Fifteen minutes drive to Marina Del Ray, 5 min. boat ride from this exclusive cove. Fifteen minutes to the Islands by boat. This is a MUST SEE for your lakeside retreat! MLS#2318726.



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 SQ. FT. TO WHAT HAS BEEN REPORTED!** MLS#2301063.



**201 W. MAIN, DURANT
\$975,000**

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.



7818 RESTFUL LANE, KINGSTON - \$425,000

THIS BEAUTIFUL HOME IS MOVE IN READY. Minutes away from Lake Texoma. 3 BR/2 baths, large walk-in closets, beautiful plantation shutters throughout, 2 ventless fireplaces and low E windows. Kitchen features island, double ovens, large pantry, granite counter tops. Two large living areas with built in wet bar, two eating areas. Split bedroom design with a Master suite, French doors leading to a luxury bathroom with a large designer bathtub, custom tile shower, double vanities. Property has an additional oversize garage for all your lake toys, has two large covered decks for all your entertaining needs and spectacular view of Corp property. This is a Golf cart community of Washita Point, the swim beach is 9/10 mile south, boat ramp, Alberta Creek RV Park, Floating restaurant and boat gas dock 1 mile north. MLS#2238126.



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.





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5989 US 70, SILO - \$325,000
THIS IS A FANTASTIC BUSINESS OPPORTUNITY! The property is multi-zoned as commercial, residential or agricultural. There is approximately 245 ft. of highway 70 frontage and it's located right between Durant and Lake Texoma. The house on the property could be turned into office space or a rental while developing the 4 acres. The opportunities are endless with this one, come take a look for yourself!! MLS#2323575.



NEW LISTING!!!
52 PECAN RIDGE, DURANT - \$359,900
THIS CUSTOM 3 BEDROOM, 2 BATH, 2 CAR GARAGE, energy efficient home built by Sovereign Homes, a company that has been building homes for over 25 years. Its amenities include: a post tension slab, an open spacious floor plan with 12-foot ceilings, fireplace, crown molding, custom windows. This home has an office and master suite, which includes separate tub and shower, walk-in closet, and two vanities. There is a split bedroom design, covered front and back porch. The house sits on a half-acre lot with a beautiful country setting. MLS#2322454.



1954 E. HWY 70, KINGSTON - \$800,000
THE ONCE FAMOUS SANFORDS RESTAURANT once sat on this two-acre lot (m/l) on the south side of Hwy 70, just down the road from Lake Texoma and the new POINT VISTA DEVELOPMENT AND CHICKASAW CASINO (both currently undergoing construction)!!! There are many business opportunities available here. Call for more information! MLS#2309103.



10699 HWY 377, KINGSTON - \$995,000
EXISTING RV PARK, Convenience Store, and Pizza Shop! This property currently has 20 RV spots, each with 50/30/20 amp electrical service, sewer, water, and plenty of acreage to expand the operation! The store hosts the basic needs for tenants as you can see in the pictures, but the pizza business not only services the park it services the COMMUNITY! There is also a propane refill station and outdoor ice machine on the premises. A must C Commercial Opportunity in Marshall County! MLS#2240782.



5227 McDUFFEE, KINGSTON - \$47,000
TWO LAKE LOTS REMAIN NEAR LAKE TEXOMA!
.7 acre lots located less than 2 miles from the boat ramp at Lost Acres. Located 2 miles exactly from the boat ramp 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!



MYSTIC OAK, KINGSTON - \$79,000
LOTS LIKE THESE DON'T COME UP VERY OFTEN! Almost a 3/4 acre lot with a pond right in your backyard all in the desirable Oak Ridge gated community. Less than a mile from Hwy 70 and less than 3 miles from Catfish Bay at Lake Texoma, Chickasaw Pointe Golf Course and the new West Bay Casino and Resort. Fantastic amenities like security, 2 swimming pools, tennis court, basketball court and baseball field, 2 RV parks, a lock-up storage area, clubhouse, playgrounds and 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. MLS#2312275.



1209 N. 3rd ST., DURANT - \$125,000
JUST TWO BLOCKS FROM SOUTHEASTERN UNIVERSITY this house is perfect for faculty members wanting a home close to the office or new buyers and investors. There is space to use as an additional room and an abundance of natural light from front to back. Its proximity to the campus makes it an ideal choice for anyone who wants to be close to the campus activities, while still providing a relaxing retreat from campus life. MLS#2310412.



21 SAND TRAP, DURANT - \$369,000
NEW CONSTRUCTION! Check out this extremely nice custom farmhouse. 3 Bedroom, 2.5 bath, 2 car oversized garage. This home is foam insulated, 17 seer 2 stage HP unit, open floor plan. Lots of windows for natural light & 10 Foot ceilings. This home features split bedroom design, oversize master bedroom with custom tile shower, double vanities, large walk-in closet. The kitchen features an island, quartz countertops, stainless steel appliances, pantry sitting on a large corner lot, covered back and front patios. MLS#2301442.



RODEO ROAD, DURANT - \$125,000
5 ACRES OF UNRESTRICTED LAND. LOCATED 4.5 miles from the Choctaw Casino and 21 miles to Denison TX. This property would make a great place for your future home or VRBO property. There could be an additional 5 acres available as well if you need more room so you could run horses or cows. The property is fenced on the east side and the north side. The front fence row will be cleaned out and an entrance will be placed on the property. MLS#2321256.



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3046 KANDE LANE, DURANT - \$320,000
THIS ONE COULD BE JUST WHAT YOU ARE LOOKING FOR! This 3 bedroom, 2 bath home sits on 2 lots in the city of Durant! The home is cozy and clean. The interior has just been repainted and new appliances installed as well. Outside there is a large privacy fence around the back yard, allowing you to enjoy the pool area in peace and quiet. This one is hitting the market just in time for summer! There is an extra lot that sells with the property as well! MLS#2322039.



0000 LAGO VISTA LANE, KINGSTON - \$670,000
3 ACRES ADN A LAKE VIEW!!! This home is a rare gem and in the early stages of building, and the builder is allowing the buyer to choose your own finishes and make it YOURS. With 3000 square feet there is plenty of room for friends and family. There is an oversized covered porch that looks towards the lake where you can enjoy the evenings. It is close to boat ramps and swimming beaches in a golf cart/side by side friendly area. There is even an option to build a shop for an additional price. Call your local REALTOR for more information! MLS#2322720.



6865 WILSON, DURANT - \$695,000
THIS IS A CUSTOM 3 BEDROOM, 3 BATH, sitting on **4.6 plus acres.** Home features split bedroom design with 2 master suites, beautiful tile shower with soaker tubs, large walk-in closet, & heated floors. Cathedral ceiling, stone fireplace solid wood doors, custom cabinets, crown molding, stainless steel appliances lots of windows for natural light. Amazing outside living space with corner stone fireplace, grill, smoker, refrigerator, & fire pit. Put this home on your must see list. MLS#2306914.



374 WHITE DRIVE, MEAD - \$279,900
BRAND NEW RIVER OAK 2022 MANUFACTURED HOME. Thinking about living at the lake, or having that weekend lake house? I have this beautiful 4 bedroom, 2 bath to show you. Split bedroom design, wonderful kitchen with a nice island and lots of cabinets. The master bathroom has an oversized soaking tub and a walk in shower with benches. Located in the highly desired lake community of Sandpoint, near Lakeside, Johnson Creek, Willow Springs and Newberry campgrounds. Close to the new west Bay Casino and Choctaw Casino as well. Home is a 1/2 mile from Lake Texoma. It won't last long. MLS#2306704.



16149 CUMBERLAND COVE, MADILL - \$69,000
THIS IS A GREAT OPPORTUNITY TO INVEST in a Fisherman's paradise! This house sits right up the road from Texoma Shores Resort with winter lake views. It will be a complete remodel on the inside, perfect for making it your own. The roof is about 3 years old and there is a nice detached garage and shed out back. Call your REALTOR to come view this in person! MLS#2306320.



1704 HWY 70E, KINGSTON - \$1,200,000
GREAT BUSINESS OPPORTUNITY! All for sale or can be divided up. Current up and running business. Building & business on 1/2 acre lot offered at \$1,200,000. This business is grandfathered in so no other like business allowed in Marshall County. Building on 1/2 acre lot without the business offered at \$795,000. Business only offered at \$650,000 if you want to move business to another location or owner would consider leasing building if business is purchased. 4 Lots - 1/2 acre each offered at \$129,000. Building has new roof, side panels, double carport for 4 vehicle spots (1 yr old), 4 new a/c units ranging from 1-5 yr old units. New (3 yrs old) Guardian Commercial Floors. If someone wanted to open a restaurant the kitchen is equipped with exhaust system and fryers. Built in beer cooler with large storage area. 2 Coin operated recently re-covered pool tables. MLS#2320533.

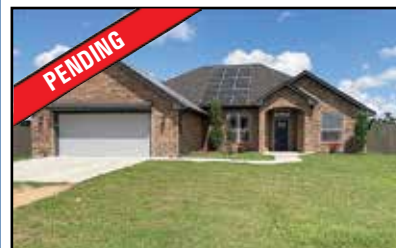


86 PECAN RIDGE, DURANT - \$315,900
THIS BEAUTIFUL HOME is located in the Pecan Meadows subdivision & upgrades that include: Solar panels, privacy fence, upgraded electric. Just over a half acre, all enclosed by a wooden privacy fence. Also a larger porch that is perfect for entertaining.



1016 N. WASHINGTON, DURANT - \$630,000
LOOKING TO START A NEW BUSINESS? Here is your opportunity. Fully equipped restaurant in a great location near schools, hospital, and shopping. Complete with all equipment in kitchen with a NEW safety fire system under the vent-a-hood, buffet, ice machine, booths and tables, walk-in and more. Covered parking for loading and unloading. Two dining areas, two work stations,

large kitchen, 2 public restrooms, a private office with a restroom. The property is for sale or lease. There is possibility of owner financing. You may purchase the building without restaurant equipment as well. The building could be used for many purposes: Offices, retail stores, hair salons, laundry mat, etc. It is easy to move most of walls in the building to suit your needs. The plumbing and electricity were upgraded. Building is 40x80. The property is agent owned. MLS#2311290.



Beautiful gas fireplace, large windows & an open concept. Baths have granite countertops and great storage. Laundry room includes a sink & cabinets w/granite countertops. A huge plus for the cook is the gas stove & plenty of room. Come see this well taken care of home! MLS#2317384.



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1726 RUSTLING LEAVES, KINGSTON - \$55,000
HIGHLY SOUGHT AFTER, hard to find vacant lot in the Golf Cart Friendly community of Washita Point. Close to all the amenities at Alberta Creek Marina and the shores of Lake Texoma! MLS#2323760.



905 W. McARTHUR ST., MADILL - \$188,818
ALL THE CURB APPEAL YOU NEED with this house in the city limits of Madill. Recent updates to the home include a new roof & new HVAC System in the last two years. New interior paint & some flooring & fixtures have been updated as well. The attached garage is a drive through garage with a gate in the back yard that opens up to an alley behind! This home is walking distance to the city park and Public Schools. The City Lake is just 1/4 mile away. Appliances are negotiable, but not included. MLS#2322702.



6532 CANADIAN, KINGSTON - \$429,900
NESTLED ON A CORNER LOT IN OAK RIDGE GATED COMMUNITY this woody location offers a wonderful family & friends gathering place or a potential AirBnb. 5 BR, 4 BA there are two possible en suite's with one having a jacuzzi tub and the other spacious in design. The oversized two garage includes a full bath. Well maintained with outdoor areas to relax & entertain as...

"serenity touches the soul"! Additional amenities include 2 swimming pools, tennis courts, 7 stocked fishing ponds, basketball court, baseball diamond, clubhouse and close to Lake Texoma. Less than one mile to Chickasaw golf course & Catfish Bay/West Bay Casino. MLS#2320157.



9764 S. TRENT LANE, CANEY - \$275,000
TAKE A LOOK AT THIS HOME if you are looking to live in the country. This house has been completely remodeled with new vinyl siding and stone, new roof 2021, new plumbing inside and outside all the way to the meter. Foam insulation was added, cabinets have been refurbished in the kitchen, a new stove, dishwasher, all new bathroom fixtures, new central AC unit and new hot water heater. There is nothing left for you to update, this home is just waiting on you to move in. There is pipe fencing in front of the home. The home has a nice patio on the back to enjoy your coffee. The front porch has a pergola over the porch. If you work from home, the upstairs area would make a great office space. MLS#2309330.



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



7631 SHAY ROAD, KINGSTON - \$225,000
THIS BRICK HOME sits on a shady lot near the Buncombe Creek area of Lake Texoma! Whether you are looking for a place near the lake or to live permanently in the Kingston School District this property fits the bill. The metal shop building provides plenty of room to store your lake toys or simply tinkering on whatever project that may be before you! MLS#2242849.



14161 STEPP, KINGSTON - \$385,000
GET READY TO BE WOW'D with this unique property! It sits just outside of Buncombe Creek at Lake Texoma on **2.5 acres**. It is an existing Air BNB that will come fully furnished so this is a turn key home. There is a covered 2nd story patio that is great for entertaining with secure railing installed. The current owners have also built a fire pit in the back yard and refinished the counter tops in the kitchen. This home has a 2 car garage, 2 vehicle carport, RV parking and a 30x60 shop to store all of your lake toys! The owners suite is on the 3rd floor, there are tons of built ins and a large great room! You just have to see this neat property for yourself!!! MLS#2313399.



TROUT, CARTWRIGHT \$15,000
THIS LOT SITS OFF OF TROUT ROAD in the Cartwright area. MLS#2324048.



11741 EDDIE, KINGSTON - \$425,000
THIS IS A MUST SEE HOME! This new build in the desirable Woodlands Subdivision near Lake Texoma is the perfect place. Features 3 bedrooms & 2.5 baths, the half bath is on the back porch. There is public access points to the beach less than 1/8th mile away and the boat ramp is about 1.5 miles away. This home will have a circle driveway and comes with all appliances including washer/dryer. MLS#2313627.



LITTLE RIVER PARK ROAD, RINGOLD - \$32,500
THIS IS A GREAT OPPORTUNITY for a beautiful lot near Pine Creek Lake. There are 2 different lots, both approx. 0.81 acre each. Both lots border CORP LAND. Located just 1/8th of a mile from Hwy. 3, less than 1/4 of a mile to Little River Park and about a 30 min. drive to HOCHATOWN! It has some majestic mature pines to build your perfect getaway behind as well. Don't miss your opportunity to buy in this community!!! MLS#2305337.



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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, 6 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.**



80 ACRES ON LACY HULL ROAD

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



TWO LARGE LOTS in TALIAFERRO ACRES (approx. 1.6 acres total).

LOCATED ON WATTS AVE. on the corners of Welch Ave/Watts Ave. on both sides of the road. The lot on the north side of the road has a water well, irrigation system, storage building and the old foundation where the house burned down (701 Watts Ave). The lot on the south side of the road has a water well on it also (106 Welch Ave). A great opportunity for someone looking to build a home in this sought after neighborhood with plenty of room for extras such as shop, swimming pool, etc., located in the heart of Madill close to schools, churches, restaurants, stores and doctors/hospital. **\$85,000.**



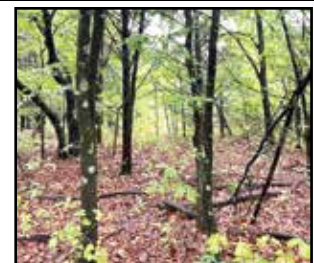
2967 EDGE ROAD, KINGSTON

VERY SPACIOUS HOME within walking distance of the sandy beaches of Taylor Island View and Oakview with lots of extras!! Over 2,000 sq. ft. of living space in this very well maintained home which features a large master bath with soaking tub, large custom shower, his/hers vanities and walk in closets, wood veneer flooring, open floor plan, and an office nook, just to name a few. There are several additions to the home including an attached garage, huge sun room, utility space, walk in pantry, unique elevated bonus room, an additional unattached workshop/shop bldg., and it even has a she shed that could be used for additional living space for guests or additional storage. This home has everything you could ask for in a lake house or full time residence, and the location is excellent!! All amenities are close by including boat launch, convenience stores, and restaurants. A day at the beach is just a short walk away and a leisurely golf cart ride around this beautiful neighborhood is just what life at Lake Texoma is all about!! **\$229,000.**



210.9 ACRES - SOUTH WILLARD ROAD, MILBURN

DEER HUNTER'S PARADISE!! Looking for hunting land in Southern OK...look no further! This 210.9 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! **\$997,500.**



16648 HWY 32, KINGSTON

LARGE COMMERCIAL FACILITY on Hwy 32, Kingston. Property consists of 11,000 +/- sq.ft. manufactured building with 80'x24' of finished space which has new wiring, updated baths and commercial kitchen with commercial coolers and sprinkler system in place, open shop in the back with overhead doors, 3 phase electricity, 14' walls, 2 truck bays with roll up doors, and CH/A with several large commercial air units, 72 storage units (8'x10', 8'x14', 12'x20', and 14'x10'), and RV space with septic & hookups, all on +/- 8.5 acres of land with 869' of highway frontage. There are 4 REA electric meters on the property with the capability of running multiple RV spots, mobile homes, or additional bldgs., 185' water well, propane tank, and fiber optic and MC Rural water are available at Hwy 32. This place is full of potential and **income producing possibilities!** Manufactured building would make a great barndo or common area for an RV park or mobile home park with plenty of room for expansion. It would also be a great site for an entertainment business, small warehouse/distribution facility, mechanic shop, auto sales, etc...the possibilities are endless with this place. Located approx. 6 miles outside of Kingston, so close to town but feels like the country, less than 10 miles from Lake Texoma, a popular tourist destination with 6-9 million visitors per year.. **\$525,000.**



www.courtneyrealty.net



Pam J. Walker
Broker

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REALTY**



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WHEN IT COMES TO SERVICE, WE SOAR ABOVE THE REST!



12 ACRES AND CUSTOM HOME IN JOHNSTON COUNTY OKLAHOMA!



6901 EGYPT ROAD, MILBURN OK.

Looking for peace and quiet but not far from Tishomingo Ok, Durant Ok, the Texas border, Lake Texoma and Blue River!! This custom home has so much!! 3 bedrooms but could be a 4 bedroom. Granite counter tops plus granite in all the window sills. The home was constructed in 2019 and the owners thought of all the features you would want. It has the open concept, living, kitchen and dining. The master bedroom is split from the other bedrooms and office, the office could also be a 4th bedroom. The brick entrance, the view from the large front porch overlooking the pond, the gunite inground 35000 gal. pool, the flagstone back porch and pool deck, great for entertaining, the pool /guest house, the 30x50 shop with full basement, garden areas, pond with bass and some catfish, walk in closets, HUGE pantry, and lots and lots more! Call for your appt today, Pam Walker 580 465 1921 Listed for \$710,000.



You can view more pictures on realtor.com or Eagle Realty Facebook page.

WHAT ABOUT APPRAISED VALUE AND MARKET VALUE?

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

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

Texoma Board of Realtors



**You served your
country, now let your
country serve you.**

Veterans Affairs Home Loans

What is a VA Loan?

VA loans are a special type of home mortgage reserved for active military members and veterans. These home loans are guaranteed by the U.S. Department of Veterans Affairs and offered by participating approved lenders. VA loans allow eligible veterans and active military personnel to realize their home buying dreams and help existing VA homeowners with money-saving refinance options.

Who may be eligible for a VA Loan?¹

- ✓ Active-duty military
- ✓ Veterans
- ✓ Reservists and members of the National Guard
- ✓ Some surviving spouses of veterans

These eligibility requirements are unique to VA loans. In addition to past or present military service, standard home loan criteria like your credit score and income will also play a role in your eligibility.

VA Loan Benefits

VA loans are designed to provide long-term home financing to qualified veterans and, in some cases, their surviving unmarried spouses. In many instances, their interest rates can be better than other conventional loans.

VA loans offer a number of advantages over other types of mortgages, including:

- ✓ No penalty fee if you pay the loan off early
- ✓ No private mortgage insurance requirements
- ✓ Less than perfect credit can apply
- ✓ VA may be able to provide some assistance if mortgage payment problems arise
- ✓ 100% Loan-to-Value up to \$1,500,000²

¹ Active duty military personnel and current National Guard members or Reservists who have never been Federal active service will need to present a current statement of service in order to obtain a Certificate of Eligibility in order to verify to lenders that you meet the requirements necessary to obtain a VA-sponsored loan. Veterans and current or former National Guard members and Reservists that have been activated for Federal active service will need to present a DD Form 214 confirming their past service.

² Example: VA loan amount of \$1,385,850 with 30 year fixed interest rate of 5.875% and APR 6.266%, 360 payments at \$8,491.72. The APR will not increase and includes \$58,122.00 in closing costs. The monthly payment amount listed above does not include property taxes or homeowner's insurance; actual monthly payments will be greater. Payments are due on the first day of each month. Mortgage insurance is not required on a VA loan. The VA funding fee is included in closing costs.



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Mortgage Group
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940-231-3450



Shaina Bowen
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580-380-9994



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HEARTBEAT REALTY
2902 W. University,
Durant



311 XENO, DURANT - \$599,000
HARD TO FIND NEW CONSTRUCTION HOME sitting on 2.61 acres! This home features 4 bedrooms, 4.5 baths with a bonus room. Vaulted ceilings, balcony, wooded lot, large kitchen island, large walk in pantry, and so much more! Estimated completion date is August 15th. Call or text Angie Sullivan @ 580-775-4925 to schedule your showing! MLS#2323853.



409 S. 19th ST., DURANT \$180,000
HOUSE WITH 4 ACRES IN DURANT CITY LIMITS with 3 bedrooms, 1 bath, 1 car garage, barn, cellar, and lots of large trees. Several Pecan. Lots of room for garden or build additional home. Additional driveway on N. side of property that is graveled. Lots of beautiful wood ceilings. Contact Alvie Nelson, Broker Associate with Heartbeat Realty to schedule your showing. 580-775-4664. MLS#2323715.



205 THOUSAND OAKS, CARTWRIGHT \$549,000
PEACEFUL VIEWS and a relaxing atmosphere are what you find with this home. Home features include 3 bedrooms, 2 bathrooms, upstairs bonus room, tall ceiling in living room and master bedroom, rural and well water, and sprinkler system, 2 car garage, and lots of storage space. Back porch has been rocked and includes a firepit and view of the wooded lot and wildlife behind the home. Shop includes a separate stall for boat or RV storage, 2304 sq. ft., plus 600 sq. ft. of storage space on a second level. Shop has plumbing, and an 11x11 separate area for lawn mowers, etc. Located close to the shores of Lake Texoma, and a short 15 minute drive to Denison, TX. Home has been very well taken care of and is move in ready. MLS#2306575.



1007 N. SERVICE RD., CALERA - \$1,200,000
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.



107 MASON, CALERA - \$279,900
TAKE A LOOK AT THIS 3 BEDROOM, 2 BATH HOME sitting on 1 acre at the end of a cul-de-sac. There is room to play, and a fenced area for pets. Home is open concept living room, dining room, and kitchen together. Also features a split bedroom design, and 2 car attached garage. Call or text Angie Sullivan @ 580-775-4925.



64 FLOYD ELLIOTT RD., COLBERT \$269,000
THIS HOME IS IN A GREAT NEIGHBORHOOD just west of Colbert in Pecan Acres Estates. Three bedroom, 2 bath, gas log fireplace, extra large patio, 2 car garage, 12x20 storage/shop building, and cellar on large lot. Recent replacement of roof, water heater, central heat and air, and all carpet replaced with wood laminate. Great neighborhood and easy access to Denison, Sherman, Durant, Choctaw Casino, and Lake Texoma. Call or text Alvie Nelson @ 580-775-4664. MLS#2321160.



169 CARDINAL LN., COLBERT - \$120,000 SOLD AS IS. This 1337 sq ft home and 20x24 detached garage sits on 1.12 acres outside the Colbert City limits. 3 BR with a 1/2 bath in the master BR & 1 full bath. A combined laundry, storage area & hot water heater are located in a breezeway attached to the house. The CH&A needs replacing. The heat source is a stand-alone wood stove & space heater. 4 Window air conditioner units. New septic lateral lines, kitchen countertops & backsplash, hot water heater & new tub, sink & toilet in the full bath. Home needs various repairs. Contact Lynn Richards @ 580-920-6955. MLS#2301294.

LAND

- **W. Davis Creek Rd., Caney - 20 Acres - Beautiful location** approximately 2 miles east of the city of Caney. 2 Available (east tract and west tract) **\$158,000 each**
- **2984 Church, Durant - 3 Wooded acres** at NW intersection of Church Rd. and Leavenworth Rd. Great location to Silo schools, Lake Texoma, Durant, Choctaw Casino, and Chickasaw Resort. Excellent home site with electric and rural water on front. Frontage is 198.6' and front to back is 658'. Lots of beautiful trees. Additional adjoining 3-6 acres may be bought. Deed Restrictions of no mobile homes or commercial business. Contact Alvie Nelson. **\$100,000**
- **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#23234950... **\$225,000**
- **W. Davis Creek Rd., Caney - 50 Acres - This 50 acre tract** is located approximately 2 miles east of Caney with good access to 69/75. It has scattered timber and two ponds and was originally part of 160 acre parcel and lies along the east boundary **\$300,000**
- **E. Davie Rd., Durant - 30 Acres** **\$315,000**
- **Bryan Drive, Durant - Price has been reduced for this Commercial property** that is in excellent location for medical, restaurant or retail business. Near off ramp on Hwy 75. MLS#2142634. **\$329,000**
- **Bluebird Trail, Bennington - Choice 126.16 m/l acres** on Bluebird Trail and Post Oak Crossing just SE of Bennington, OK and close to Hwy 70E and Hwy 70. Good gravel roads. Land is good sandy loam and mostly open with few trees. Approximately 1 mile of frontage on county road. Ideal for pasture, hay, or divide into smaller tracts. Some areas of elevation for good home sites. Contact Alvie Nelson **\$750,000**
- **McLean Rd., Durant - 160 Acres - Farm or ranch**, fenced, hillside, hunting, livestock allowed, pond, rolling, spring/creek. Call or text Shaina Bowen at 580-380-9994 **\$960,000**

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



405 Hwy 32
KINGSTON, OK



LAKE TEXOMA REAL ESTATE

CALL FOR ALL YOUR REAL ESTATE NEEDS

580-564-6216

www.HomesOnTexoma.com



Kenny Wheeler
Broker
580-230-2200



BEAUTIFUL BARNDOR HOME ON 32.46 ACRES - \$1,495,000

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.



492 CRESTVIEW LN., DURANT - \$865,000

BEAUTIFUL 7 BED 3.5 BATH HOME ON 5.5 ACRES in Durant. Custom built in 2017 with so many features! This home also has a beautiful mud room, TONS of storage, extra room with keypad for storage, covered back patio with in-ground pool, concrete firepit area, 30x40 shop with covered porch, electric available for RV's and a circle drive with gorgeous trees. This home is perfectly located 3 miles from Hwy 70, but just far enough on the outskirts for peace and quiet. You won't want to miss out on this one!



JOINS CORPS LAND
BEAUTIFUL HOME on 5 ACRES with
2 BOAT SLIPS in
LIMESTONE COVE on
TEXOMA - \$659,000

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



HOME ON 5 ACRES in the BUNCOMBE CREEK AREA - \$549,900

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

580-564-6216

www.HomesOnTexoma.com



Bailey Miller
Sales Associate
405-923-7875



Rick Hargis
Sales Associate
405-509-4983



14208 BOIS D ARC - \$569,000

GORGEOUS PROPERTY on 1 acre in well-sought out Buncombe Creek! This home offers over 2500 sq. ft., 3 bedrooms, 2.5 baths, pergola, fire pit, balcony, water views of Lake Texoma, & more! This comes mostly furnished with 6 seater gas golf cart! An investor's dream, as this sleeps 18+ people, or perfect for any family wanting to make many memories here.



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.



TAYLOR'S ISLAND VIEW HOME on 2 LOTS with GREAT LAKE VIEW - \$485,000

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



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.



LAKE TEXOMA REAL ESTATE

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GREAT BARNDO HOME in BUNCOMBE CREEK - \$359,000

VERY NICE METAL HOME in a quiet neighborhood just minutes from Buncombe Creek Marina, store, restaurant & boat ramps. Home has 4 bedrooms, 2 baths, open living, kitchen, dining area, 2 car attached garage, carport and has a fenced back yard for kids or pets. The master bath is large and has a large walk-in shower. The kitchen features a large island and all kitchen appliances are with the home. The closets are all large & have barn sliding doors. The attic is floored and has a large area for storage.



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.



HOME, SHOP BLDG. & POND ON 2.34 ACRES JUST NORTH OF KINGSTON - \$285,000

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



LAKE VIEW LOT in CANEY CREEK - \$399,000

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.



BEAUTIFUL 15 ACRES - \$281,900

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



LAKE TEXOMA REAL ESTATE

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

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



NICE REMODELED DOUBLE WIDE at CUMBERLAND COVE AREA - \$164,000

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



TWO 5 ACRE TRACTS JUST NORTH OF BUNCOMBE CREEK - \$150,000

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. A tract is also listed for \$150,000. 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.



5 ACRES ON CROW RD. JUST NORTH OF SOLDIER/CANEY CREEK - \$150,000

BEAUTIFUL 5 ACRES ON CROW RD., OFF HWY 70 B. Just 3 miles North of Soldier/Caney Creek. Nice 5 acres with a pond, completely mowed with several trees. No Restrictions. Great location for a group of homes, an RV park or a mobile home park.



COMMERCIAL BLDG ON 4 LOTS in KINGSTON - \$139,000

THIS ALL STEEL BUILDING has 1440 sq.ft., H&A and a rest room. It could be any type of business or could be a shop building or a personal residence on the lots.



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

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



426 FRIEDA LN, KINGSTON - \$59,900

NICEST LOT IN CHARTER ESTATES! Build your dream home on this approx. 3/4 acre lot. Restricted to site-built brick homes. Nice neighborhood. Easy access to Hwy 70. Short drive to the new casino and resort!



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.



3 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.

NEW LISTING!

LOT 15 in OVERTON CREEK \$50,000

GREAT LOT in OVERTON CREEK DEVELOPMENT. It allows new doublewides or site built homes.

Quality Realty

BROKER,
JOHN HAISLIP
2836 W. University Blvd. #122,
Durant, OK 74701



580-920-1644

FOR PROPERTY DETAILS
VISIT
www.qualityrealtyok.com



MLS#2318524
51 Texoma Drive, Mead
CONSIDERING PURCHASING AN AIRBNB? 4 BR/5 baths, a large game room with pool table and a large TV, a separate room for card games, darts and the garage is set up as a large entertainment area with many games. The home sleeps up to 20 people.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2311943
304 W. Kentucky, Tishomingo
Beautiful two story 4br/2ba home with a loft or bonus room. Features two large living room areas. Includes a fireplace and vaulted ceilings. Recently updated. Comes with additional lots that make it on over 1 acre.
CONTACT ABBY HARCROW 580-371-1023



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



MLS#2321352
5049 Mallard Drive, Durant
Nestled in a quiet cul-de-sac, this 6 bedroom, 3.5 bath custom built home is a true gem. Upon entering the home, you will notice the handcrafted oversized wood front door, seamless hardwood floors, and whole house security system.
CALL KARIS COLE 580-916-2036



MLS#2318137
2708 Little John, Durant
This 2 story home sits in an established neighborhood in Silo School District. Storm cellar, privacy fence, and newer roof installed 3 years ago. 4 Bedrooms, 2 full baths, lots of storage and a large walk in master closet.
CALL MELISSA YOUNG 580-272-4243



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



MLS#2233827
105 Choctaw Ave., Wapanucka
This building is located on Highway 48 with 11,000 cars passing daily!
Great commercial building!!
CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhaney123@yahoo.com



MLS#2314271
3012 Prestonwood Circle, Durant
Nice 4 bedroom, 2 full and 1 partial bath. Located in great neighborhood.
CONTACT JOHN HAISLIP @ 580-380-9869



MLS#2315391
301 Umstead, Colbert
Cute brick home that is well maintained, has 2 bedrooms, 1 bath, and 2 car carport. CH&A and a large back yard with privacy fence. Perfect for first time home buyers or investment property.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2324228
722 Max Rd., Mead
Looking for the perfect home near Lake Texoma? This 3 bedroom, 2 bath home has just been updated inside with a new kitchen, new interior doors and trim, paint, and much more.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2313879
1880 McIntosh Road, Mead
This cute little house has the country feel but still close to town in Silo School District. Sitting on a beautiful acre with mature trees. New well, roof, and cellar recently installed. There is an option for Rural water.
3 Bedrooms and 2 full baths.
CONTACT MELISSA YOUNG 580-273-4243



MLS# 2321257
311 10th, BOSWELL
3 Bedroom, 1 bath home located in the heart of Boswell has a large lot & a storage building. It also includes 2 chicken coops, sits at the end of a dead-end street, and comes with additional acreage across the street that has its own 911 address. Inside the house, you will find fresh paint and laminate flooring. This house is ready for its new owner today!
CONTACT JOHN HAISLIP 580-380-9869



Kathy Anderson
580-230-1002



Broker, John Haislip
580-380-9869



Vince Haney
580-513-7701



Abby Harcrow
580-371-1023



Melissa Young
580-272-4243



John Hoffpauir
580-677-1819



Jona Pierce
580-916-0407



Karis Cole
580-916-2036



Quality Realty
580-920-1644

BROKER,
JOHN HAISLIP



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



(580) 513-7701
vhaney123@yahoo.com

ELEVATE IN REAL ESTATE

VINCE HANEY

TEXOMA'S TOP PRODUCER



MLS#2318967

Location, location, location! This beautiful waterfront home site 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, text or email Vince for all the details on this luxury home sitting on Lake Texoma! **CALL VINCE 580-513-7701**



MLS#2221384

1418 N. 1ST., Durant
Commercial Property 3,000 SF.
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#2315244

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



MLS#2312712

16101 US Hwy 75, Coalgate
This unbelievable ranch is just under 300 acres and less than 2 hours from Dallas, Oklahoma City or Tulsa. This ranch is pristine for cattle, wildlife and a beautiful lake for fishing! The home is around 6,000 sq. ft. and has all the amenities. A beautiful ranch for cattle or relaxation and hunting. Truly a one of a kind property! Call or text Vince for all the details!!



MLS#2229835

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



MLS#2319228

N. McClean Rd., Durant
Sitting just minutes from Downtown Durant, this pristine property is perfect for your home, ranch or development! Contact Vince for all the details!
CALL VINCE 580-513-7701



MLS#2315438

0 Comanche Drive, Kingston
Location! Location!! Location!! This Lakefront 1 acre sits on beautiful Lake Texoma. Own your piece of property and build your dream home and walk to the water!
CALL VINCE 580-513-7701



MLS#2302465

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



MLS#2315440

N. Sand Point Rd. Mead
Just under 2 acres sitting on one of Lake Texoma's most established neighborhoods! This lake lot is ready for the perfect lake home and priced to sell!
CALL VINCE 580-513-7701



MLS#2233889

Hwy 70, Durant
Location!! Location!! Location!! On the edge of Durant on Hwy 70, at the intersection headed to Choctaw Casino! Great Development Land!!
CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhaney123@yahoo.com

Sparlin REALTY

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/Asso.
580-634-1315



Greg Corbin
903-815-1718



Patty Wilhite
580-564-5553



Rhonda Hamil
580-775-7700



Mark Williams
580-677-0428



Valorie Streit
580-740-6868



NEW LISTING

803 LITTLE AVENUE, MADILL - \$389,000

VERY LARGE, BEAUTIFUL HOME in a sought-after neighborhood. Home was built in 1960 but was added onto and remodeled in 1998. 4/3 with two living areas. Home has sprinkler system in the front and back yards, with its own water meter. Lots of trees, new gutters and a new privacy fence. Home has lots of room for entertaining. The back yard is shady, and all of the outdoor furniture will stay with the home. The home is over 3000 sq. ft. with the addition of a bedroom and bathroom and closing in a carport and building on a garage. **MLS#2324371.**



NEW LISTING

701 W. TALIAFERRO, MADILL - \$229,000

GREAT, WELL MAINTAINED TRADITIONAL HOME! 4 BR, 2 BA sits on a corner lot with large mature trees, landscaping and detached garage. Both the front and the back have porches. The backyard is fenced and has a deck. There is a cellar for those southern Oklahoma storms. The home has large rooms for adequate entertaining & family living. Only a short distance to the elementary school & within walking distance of the middle school, high school, Madill Community Center which houses a library, museum and gym. **MLS#232864.**



NEW LISTING

1 ACRE

2034 KIRSEY ROAD, CALERA - \$390,000

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 coups 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#2312091.**



NEW LISTING

182 S. LAWANDA AVENUE, ATOKA - \$121,900

HARD TO FIND UNDER \$125,000! Completely remodeled 3 bedroom, 1 bath in Atoka. Features newer roof (18 months old), new flooring, paint inside and out, new vinyl windows, cabinets, ceiling fans, refrigerator, kitchen stove, and fenced back yard! Close to shopping, banks, and more! Call today! **MLS#2322401.**



NEW LISTING

606 MCCARLEY ST., COLBERT - \$245,000

VERY WELL-MAINTAINED HOME in the heart of Colbert. Walking distance to Colbert schools. Home has been completely updated & has crown molding throughout & 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 ft. above ground swimming pool with 18'x22' large deck. Call today, motivated seller!! **MLS#2323971.**



NEW LISTING

308 E. MAIN, MADILL - \$200,000

IF YOU HAVE EVER DREAMED OF OWNING YOUR OWN BUSINESS, here's a great location! Commercial building right on East Main Street. Attractive store fronts, both remodeled with nice ability for roof front signs. Inside remodeled & could be used as a clothing store, hair styling facility, dispensary, office areas & many other retail businesses. Building has some kitchen equipment & possibly other equipment that may be purchased. This facility is handicap accessible, & 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 & 310 E. Main St. It now contains 2 individual businesses. **MLS#2323796.**



6.42 ACRES

4215 SE 3RD STREET, DURANT - \$439,500

NICE SPACIOUS PROPERTY just on the outskirts of Durant! Nice well-maintained home with large bedrooms and living space, covered and enclosed sunroom, 2 patios with plenty of shade for outdoor cooking. Has nice large shop building with electricity, and a covered storage barn for all your equipment needs! Also has parking and hookup for your RV!! Literally just minutes from everything Durant and Bryan County has to offer!! Call and make an appointment. **MLS#2319102.**



REDUCED

109 AVALANCHE RD., DURANT - \$255,000

3 BEDROOM, 2 BATH HOME located in Silo School District. Home features include above ground swimming pool, 16x16 storage building, privacy fenced back yard, and a quiet neighborhood. **MLS#2317046.**



REDUCED

47 WILLOW, MEAD - \$115,000

NESTLED IN THE HEART OF THE WILLOW SPRINGS LAKE COMMUNITY, this 3 bedroom, 2 full bathroom manufactured home is perfect for anyone looking to customize their ideal weekend getaway house or everyday living home. **MLS#2321154.**



2 ACRES

117 MISSISSIPPI ST., DURANT - \$139,000

CUTE LITTLE RENTAL HOUSE with additional approx. 2 acres to build more rentals inside the Durant City limits with all the city amenities. **MLS#2311150.**



REDUCED

400 S. 10TH, MADILL - \$175,000

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



REDUCED

2140 BOGGY DEPOT, ATOKA - \$215,000

CUTE, CUTE, CUTE!! Country living right across from the school in town! Live the country life with the convenience of town living. Your own private drive with not a neighbor in sight. Come take a look today before it's gone. **MLS#2321681.**



6454 ROADS END, KINGSTON - \$215,000

HOME IS 3 BEDROOM, 2 BATH, 2124 sq. ft., CH&A, granite counters and sits on a .45 acre lot. **MLS#2313602.**



REDUCED

7221 GARDEN OAK DRIVE, KINGSTON - \$299,999

BEAUTIFUL HOME ON TWO LOTS. Home on the back side of Oak Ridge Addition. Very close to Lake Texoma and the new casino. Tastefully updated with new flooring and new paint throughout. New sink, countertops and backsplash in the kitchen. The garage is still there but has been converted into a large bedroom. It could easily be converted back into a garage. Such a peaceful setting. A shed/shop for crafts and/or storage. Let us show it to you today! **MLS#2314709.**



REDUCED

820 6TH STREET, BOSWELL - \$175,000

CUTE COMPLETELY UPDATED and remodeled 3 bedroom, 2 bath brick house. House has new kitchen, bathrooms, HVAC, and roof. Large patio with brand new pergola. Beautifully done, move in ready and sitting less than 1/2 block from the school. **MLS#2313836.**

**Durant Office: 580 - 745 - 1055****Madill Office: 580 - 725 - 7253****16511 COTTON, MADILL - \$180,000**

VERY LARGE WELL MAINTAINED double wide 5 bedroom, 3 bath manufactured home in a quiet rural setting. Mature trees and landscaped. On just over 2 acres with plenty of space for growth, lake toys, additional parking and storage. Perfect for a large or small family. Lots of open living space for entertainment. Also, a great area for outdoor activities. 3 Car shop, completely fenced, close to Texoma Shores beach and boat ramp. Easily accessible to Durant, Little City and Madill. Wonderful home for people who want to be close to the lake. **MLS#2322880.**



1 S. DONEHOO STREET, KINGSTON - \$129,000
QUAINT LITTLE HOUSE ON A CORNER LOT IN KINGSTON. Super cute and super clean. Has a fence for your fur baby. Appliances stay. Washer and Dryer are negotiable. **MLS#2323580.**

**HICKORY, MEAD - \$8,500**

.66 ACRE (M/L) WOODED CLOSE TO LAKE TEXOMA. Call today for more information! **MLS#2323458.**



SIKES LANE, KINGSTON - SELLING (4) .17 ACRE LOTS
GREAT LOCATION FOR WEEKEND GETAWAY or DREAM HOME. Walk to the water! Buy 1 or all 4. Excellent location with no restrictions. 1508, 1510, and 1512 Sikes Lane selling for \$135,000 each. 1514 Sikes Lane - \$155,000. **MLS#2311654, #2311656, #2311663, #2311670.**

**6134 WEESIE STREET, KINGSTON - \$169,000**

SUPER CLEAN! Beautiful property! If you want a lake home for a weekend getaway or an investment property, here it is! Everything you need is here! All furniture, appliances, dishes, towels, rugs, curtains, yes, it all stays. Great location for an AirB&B! Close to Catfish Bay Marina. Very close to Marshall County's newest casino, West Bay. Two lots with covered decks on the front and the back. Carport built onto home. Asphalt shingles. AC was replaced in 2021. Come take a look today! **MLS#2320567.**

**N. 1st STREET, DURANT - \$599,000**

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

WHAT ABOUT APPRAISED VALUE AND MARKET VALUE?

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

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

Texoma Board of Realtors



SERVING THE LAKE AREA SINCE 1980!

580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439www.TexomaAgency.comCrystal Pierce
Owner/Broker
(580) 564-5636Jessica Carr
Sales Associate
(580) 564-5888**1601 NANCE ROAD, KINGSTON - \$585,000**

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

**1417 LAKE LANDING DRIVE, KINGSTON - \$575,000**

WONDERFUL BRICK HOME with water views of Texoma! Sit on your large completely enclosed porch and enjoy the views of Texoma. Located in the desired lake community Sander's Island View. This home has recently been completely renovated with all updated features; new paint interior/exterior, new floors and flooring, enclosed patio new decking, updated cabinets/kitchen island, motorized blinds, all new fixtures, and newly installed attic fans/venting under the home. Property has a fireplace, decorative fenced yard, 3 car garage and offers a bonus room. One block to the water and boat ramp!

**12198 MICHAEL BLVD., KINGSTON - \$459,000**

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!

**12387 LONGBOARD LOOP, KINGSTON - \$399,000**

BRAND NEW CONSTRUCTION! Be the first to live in and enjoy this beautiful home. Features include an open floor plan, upscale accents and decorative lighting, all bedrooms provide walk-in closets, 2 spacious full bathrooms w/plenty of storage, and front and back covered patio areas. The home is perfectly situated on the lot giving room to build a large shop building. Nice mature shade trees, sod yard and gravel drive already in place. Located in Sander's Grove addition with paved roads, underground utilities and abundance of wildlife. Short golf cart ride to the boat ramp, pier and sandy beaches of Texoma!

**5487 STRONG ROAD, KINGSTON - \$325,000**

NEWER BUNCOMBE CREEK HOME SITTING ON **3.28 ACRES**! This nice home offers an open floor plan, 3 BR's, 2 full baths, covered patio and total electric with back up propane heating. Home sits on a complete concrete slab for easy financing. Very secluded on the end of the road property boasts a large garden, beautiful landscaping with water fountain, storm shelter, completely fenced yards, chicken coop, 40ft Conex with covered carport, and 30x40 metal shop building that is insulated, electric, and comes with a 5 ton HVAC system. Just minutes to Buncombe Creek Marina and boat ramp!





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Crystal Pierce
 Owner/Broker
 (580) 564-5636



Jessica Carr
 Sales Associate
 (580) 564-5888

12430 LITTLE RD., KINGSTON - \$285,000



REDUCED

COMMERCIAL OPPORTUNITY near Lake Texoma and Buncombe Creek Marina! This property previously operated as a tavern/club but is spacious enough for any commercial business. Main building has full-service wrap around bar and table seating for large groups. Has a large walk-in beverage cooler. There are currently 2 pool tables, dance floor, and stage for entertainment. The back of the property is completely privacy fenced. Also comes with a residential property next door. Home on corner lot with plenty of room for growth. The opportunities are endless with this one!



5370 OSBORN RD, KINGSTON - \$675,000



5370 OSBORN RD., KINGSTON - \$675,000

LAKEFRONT home with breathtaking WATER VIEWS! Step off your patio and enjoy a walk on the sandy beaches of Lake Texoma. Home sits on lakefront lot and two additional lakeview lots are included. Shop building and RV hook up already in place. There are not very many properties like this one with unobstructed Lakeview!!!

14075 BALDWIN LN., KINGSTON - \$425,000



NEW LISTING

TOP OF THE LINE HOME in the lake community of Twin Ponds. Just minutes to Buncombe Creek Marina and Boat ramp.

SANDER'S GROVE HOME



COMING SOON

BRAND NEW CUSTOM HOME in Sander's Grove. This 3 bedroom, 2 bath home will be 2040 sq. ft. nestled in the shade trees just blocks from the water. Call now to get on the list in time to pick your colors.

12 CEDAR DR., CARTWRIGHT \$315,000



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!

7696 GRAY AVE., KINGSTON - \$249,000



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!

HUNTING LAND 40 ACRES - \$190,000



THIS WOODED 40 ACRES would make a beautiful place to build a home or use as hunting land. There are plenty of trees for privacy and lots of wildlife on the property.

BUNCOMBE CREEK HOME - \$165,000



NEW LISTING

NEW BARNDOMINIUM in Buncombe Creek on a beautiful spacious .81 acre lot. Living area is 1320 sqft with 2 BR, 2 baths. Shop is 18x30 with double drive through doors. Has outdoor patio area. Spray foam insulated. Just minutes to Buncombe Creek Marina!

3814 CHEYENNE DRIVE, KINGSTON - \$119,500



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

SANDER'S GROVE LOT 1 - \$77,000



NEW LISTING

THIS NICE LOT has already been cleared and has electric in place. 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 Sander's Grove on Lake Texoma.

LAND ON TEXOMA 2.30 ACRES - \$50,000



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.

CLOSE TO TEXOMA 1.54 ACRES - \$40,000



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.

CATFISH BAY AREA 4 LAKE LOTS - \$40,000



NICELY SHADED FOUR LAKE LOTS centrally located just minutes from Catfish Bay Marina, Lake Texoma State Park, Chickasaw Pointe Golf Course, Chickasaw Casino and Alberta Creek Marina!

O RIDGEWOOD RD., KINGSTON - \$20,000



NICE TREED SHADY CORNER LOT close to the sandy beaches of Texoma. No restrictions against MH or RV's. Lots in this area seldom come available.

O RIDGEWOOD RD., KINGSTON - \$20,000



CORNER LOT partial cleared with no restrictions against MH or RV's. Close to the sandy beaches of Texoma!

SANDER'S GROVE LOTS on LAKE TEXOMA - \$70,000



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!

For Additional Properties Visit our Website www.TexomaAgency.com



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Owner/Broker
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Jessica Carr
Sales Associate
(580) 564-5888



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Josh Bogue - Durant Branch Broker - 580-560-0886

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



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

TALIHINA OFFICE - 918-567-3960

Terry Humphreys, Managing Broker 918-839-2106



NEW

SOUGHT AFTER TRACT IN BUKTUKLO MTN PRESERVE

10 AC TRACT with gravel road already in place and pad established for your new cabin. A creek runs through the north side of the property. You are surrounded by nature everywhere you look here. Don't miss out, **call Summer at 918-917-7134 right away!** #2431.

HONOBIA • \$83,500



NEW

DREAMING OF THAT PERFECT PLACE BY THE LAKE? DREAM NO MORE, here it is! Lovely 3/2 custom home with over 2400 sf of living space, sitting on top of a hill surrounded by almost 7 acres. Large pond, dog run, attached and secondary garages. Make this place your own with a little updating. Plenty of room here for your family and pets. From the top of the house, you can see Lake Texoma! **Call Josh for your personal tour @ 580-560-0886.** #2428.

MEAD • \$439,000



NEW

LOG CABIN ON 67.77 ACRES
CUSTOM BUILT 3/1.5 E-Log home that is currently 85% finished so you'll be able to finish out the home the way you want it! GE appliances and new trash compactor stay with home. Woods surrounding the home hold abundant wildlife. Trees are mature and Rock Creek runs through the property. **Call Dawn @ 989-287-4580 for your personal tour.** #2426.

MILL CREEK • \$575,000



NEW

3/2 HOME FOR SALE IN CALERA

1340 SF HOME currently renting for \$600 per month. Lot is approximately 60' wide x 100' deep. Restaurant next door is also available for sale at \$264,000. Home and restaurant can be purchased together for \$399,000. **Call Dale @ 580-980-0995 for more details.**

CALERA • \$155,000



REDUCED

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 • \$325,000



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

HUGO • \$155,000



THE VIEWS by Sardis Lake
BEAUTIFUL OFF GRID DEVELOPMENT overlooking Sardis Lake. Limited Conditions and Restrictions to protect your investment. 20 Tracts to choose from, several with excellent Lake views. Tracts range from 4.99 Ac to 9.98 Ac. **Call Chuck @ 580-380-7093 to see them all and choose the one you like best!**

YANUSH • \$28,750 TO \$154,380



BEAUTIFUL HOME CLOSE TO KIAMICHI RIVER

3BR/2.5BA w/APPROX. 2453 SF OF LOVELY LIVING SPACE with attached garage and additional carport. Home sits on a large corner lot in the highly desired Woods Addition of Antlers. The yard is manicured and there is a circle drive with large beautiful trees. The Kiamichi River is about a mile away. Much too much to list here so please call the **Gann Team @ 580-271-0449 or 580-298-7277.** #2412.

ANTLERS • \$195,000



NEW

STUNNING BRAND NEW CABIN... AT HOCHATOON 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 • \$1,200,000



NEW

BEAUTIFUL TRI-LEVEL HOME IN TALIHINA **WOW!** This home has been completely remodeled to NEW standards. 3BR/2BA. Home has 1776 sf of heated and cooled living space & lots of outside living space as well. A covered porch, covered deck/patio & open deck offer breathtaking views of the Kiamichi Mountains and Potato Hills. You'll be so happy here! **Call Chuck right away @ 580-380-7093 for your walk thru of this amazing home.** #2379.

TALIHINA • \$235,000



NEW

DESIRABLE A-FRAME CABIN... IN A BEAUTIFUL REMOTE AREA OF SE OK. Cabin sits on 4 lots in Little River Ranch community. 2BR/2BA Cabin would make a great weekend getaway or permanent home. Property is close to the Little River and all its recreational possibilities and this little community has a lot to offer, so **call Deborah @ 903-521-2020 to make your appointment.** #2377.

RATTAN • \$149,000



NEW

COUGAR RIDGE RANCH

100 AC OF SUPREME HUNTING LAND in SE Oklahoma. This place is fantastic! You can see and hunt elk, whitetail deer, eastern wild turkey, black bear, hogs--and just about any other furry critter you can imagine! Property is very accessible in any kind of vehicle, it has legal access, rural water fronts property and electric already in place. Acreage mostly fenced except 20 ac on the north. You've got to see this place so **call Chuck @ 580-380-7093 for your walkover, you'll be glad you did.** #2374.

SNOW • \$599,995



NEW

THE HAPPY HIDEAWAY

85 ACRES with so much to offer! Whether you want to raise cattle, run horses, hunt and fish or just relax and enjoy the seclusion, this is the place for you! Home is 3/1 with 1140 sf of living space and needs TLC but the roof is newer and septic/plumbing lines are new. Creek runs through and pond close to the house that is fully stocked. Lots of possibilities so **call Lara @ 918-839-1305 for your showing!** #2380.

TUSKAHOMA • \$425,000



NEW

COUNTRY HOME ON 1.41 ACRES
THIS HOME IS NICE!!! 4BR/2.5BA and has been completely rebuilt, better than new! Located near Buffalo Valley School on Hwy 63/1 west of Talihina, OK. Plenty of room to breathe out here. Home is 28'x76' manufactured home that is just gorgeous! So many nice amenities here. See pictures on our website then **call Terry @ 918-839-2106 for your personal tour!** #2365.

BUFFALO VALLEY • \$298,500



REDUCED

EAGLE VIEW LODGE
EXCEPTIONAL 3BR/3BA CABIN ON .47 AC close to Mountain Fork River, Broken Bow Lake and Beaver's Bend State Park. This beauty comes fully furnished so what are you waiting for??? **Call Wendy @ 903-517-5609 for your tour!** #2288.

BROKEN BOW • \$655,000



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

HONOBIA • Call for pricing

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

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.



3226 LARK ROAD - \$1,100,000

HUGO BARND, located on **5.59 acres**, very near Lake Texoma! Property offers 2 separate living quarters & a huge 30x50 shop, all under one roof! Property also includes a separate carport with power, as well as an additional RV hook-up! The inside of the home features multiple living spaces along with a second level walkway, connecting two large living areas! No restrictions with this one, so could easily be used as a vacation rental! Plenty of room with this property & it's located only about 1 mile from the lake!



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 & 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!**



STATE HIGHWAY 70 - \$400,000

DON'T MISS OUT ON THIS RARE OPPORTUNITY to purchase a 16-acre tract within the city limits of Kingston! Would make a great location for any commercial business, with its frontage on Highway 70! Kingston & the Lake Texoma area are currently experiencing much growth, which makes the opportunities with this property simply endless!



19099 COOK ROAD - \$349,000

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



21384 STAMPEDE STREET - \$299,000

THIS **LAKE TEXOMA** home will check all the boxes for your lake home wishes! Home has been beautifully remodeled & has the perfect setup to enjoy lake living! The oversized lot is enclosed within a chain link fence & includes a large 4 bay garage, additional bunkhouse, storm cellar, as well as an oversized 2 car carport. All this is located just a short golf cart ride to the shores of Texoma! This one has so much to offer, that you really need to see to appreciate! **Call soon!**



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!**



4770 ANGLER CIRCLE - \$275,000

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



7171 SUNSET CIRCLE - \$275,000

THIS **ONE BACKS UP TO CORP OF ENGINEER PROPERTY!** Don't miss out on this 3BR, 2BA home, located in the golf cart community of Washita Point on Lake Texoma! Some of the many great features of this home include the beautiful enclosed sunroom & large open dining/kitchen area! Enjoy your outdoor time, as this one has a chain-link fenced back yard with 2 additional storage sheds, with views of the wooded COE property! The nice beach area of Washita Point is just a short golf cart drive away & Alberta Creek Resort & Marina is nearby, too!



906 BRIARWOOD PLACE - \$250,000

THIS **3 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!



12854 HIGHWAY 32 - \$249,000

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!**

TexomaHomeSearch.com**580-564-7821****405 Hwy. 70A, Kingston, OK 73439****Anne Lasiter**
TEXOMA REALTY GROUP**ANNE LASITER**
OWNER/BROKER
ABR, CRS, GRI**800 NW REDBUD - \$175,000**

THIS NICE BRICK HOME is located within the city limits of Kingston & has had many recent upgrades including a new HVAC, newer roof & new floor covering! Home is a 3 bedroom, 1.5 bath, with an additional room that would make a great 4th bedroom or home office! Other great features of the property are the chain-linked fenced yard, storage shed & storm cellar. **Call soon on this one!**

**5137 HIGHWAY 199 - \$139,000**

NICE LAKE CABIN, located near Bridgeview Resort! This 2 bedroom, 1 bath home is located on 3.42 acres, partially fenced & is ready for its new owners! Home is in good condition & has had some updates! **Call Anne to schedule your time to view!**

**701 N. KEMP - \$99,900**

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

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

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

**CHARTER ESTATES**

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

LOTS & LAND

- **27 Acres off Muncrief Road.. \$412,350**
 - **5 Acres on Ranch Road..... \$185,000**
 - **5 ACRES w/utilites - 8801 S. Rock Creek Road \$110,000**
 - **Hawk Lane Lake Lot. \$110,000**
 - **Nice Lot - In Twin Ponds. \$65,000**
 - **2 LOTS - In Oak Ridge..... \$50,000**
 - **6 CITY LOTS - In Kingston..... \$45,000**
 - **Lot 212 - In Oak Ridge. \$25,000**
- Call Anne Lasiter @ 580-564-7821**

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

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

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

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

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



NEW LISTING
4681 W. CLEAR BRANCH, ATOKA - \$235,000
THIS IS A GREAT HOME, it needs a little TLC and is sold as is. A short drive to Durant or Atoka. Sits on 5 acres with mature trees, 3 BR, 2 baths, the master is huge, walk-in closets. There is an additional building behind. MAJOR PRICE IMPROVEMENT! MLS#2307201.
Call Carol Atkinson @ 580-579-2679.



NEW LISTING
1819 W. MAIN, DURANT - \$250,000
LOCATED IN THE HEART OF DURANT. Home offers comfort, convenience, and style. Generous living spaces. Backyard oasis has space for outdoor activities & relaxation with well maintained gardens. Schedule a viewing today & experience the magic of this charming Durant property! MLS#2325349.
Call Barbara Coker @ 580-920-5886.



1409 CORINNE DRIVE, DURANT - \$130,000
3 BEDROOM, 1 BATH, 1,222 square foot home. Rented, must have an appointment. MLS#2321171.
Call Martin VanMeter @ 580-920-6914.



NEW LISTING
25 WRIGHT WAY STREET, DURANT - \$329,000
THIS 3 BEDROOM, 2 BATH, 1,875 square foot house is located at 25 Wright Way Street, Durant. Has been on vmrtexoma.com for 161 days. This property is listed by VanMeter Realty for \$329,000 and is located in the Cedar Ridge community of Durant. MLS#2305450.
Call Roger Ball @ 580-916-8992.



4 LOTS
LAKE
117 IRIS DRIVE, MEAD - \$448,000
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.



5 ACRES
9400 S. BULLET PRAIRIE ROAD, TISHOMINGO - \$235,000
5 ACRE RANCH HOME with large barn, storage shed. Land has one pond, fenced acreage. Home includes 2 car garage, all kitchen appliances. Washer/dryer can be purchased. 4 Bedrooms, 2 full baths, lots of closet space. Kitchen includes island and opens to living room. Nice rural property. Home is sold "AS IS WHERE IS". MLS#2321005.
Call Bill Ptomey @ 580-564-5150.



REDUCED
52 ALBERT PIKE, DURANT - \$270,000
GREAT LOCATION! Eagle Ridge division, close to town, but like being in the country. This cute house has a great floor plan and is on **1.7 acres!** Great condition, lots of curb appeal. MLS#2320911.
Call Linda VanMeter @ 580-920-8879.



503 S. 4th AVENUE, DURANT - \$120,000
LARGE LOT WITH TREES and chain link fence. Built in 1988 and located just a few blocks from the heart of downtown. Baseball fans will love the location just 1 block from the ballpark. MLS#2320243.
Call Martin VanMeter @ 580-920-6914.



NEW LISTING
35 ACRES
McCARTY LANE, DURANT - \$157,500
RURAL ACREAGE close to Durant city limits. Nice place to build your home and have livestock. Land is mainly tree covered with some clearing toward the front. MLS#2325906.
Call Carol Atkinson @ 580-579-2679.



OAK CREST DRIVE, KINGSTON - \$25,000
NICE CLEAN RESIDENTIAL LOT. Close to community pool, trash service, club house. Lot sits in a gated community. MLS#2321984.
Call Bill Ptomey @ 580-564-5150.



67.2 ACRES
HWY 70 F, MADILL - \$407,680
62.72 RURAL ACREAGE. Hwy 70 F just south of Orchard Road. Land use for cattle, horses, construction. Good location. Sign on Hwy 70 F. MLS#2313822.
Call Bill Ptomey @ 580-564-5150.



REDUCED
15 ACRES
SASSAFRASS, BENNINGTON - \$150,000
GREAT PLACE TO BUILD your dream home among the tranquil beauty and local wildlife. Mostly open land with some trees. Come take a look! Agent owned. MLS#2321706.
Call Carol Atkinson @ 580-579-2679.

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



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5 Things NOT to Do During the Closing Process

1

CHANGE YOUR MARITAL STATUS

How you hold title is affected by your marital status. Be sure to make both your lender and the title company aware of any changes in your marital status so that documents can be prepared correctly.

2

CHANGE JOBS

A job change may result in your loan being denied, particularly if you are taking a lower-paying position or moving into a different field. Don't think you're safe because you've received approval earlier in the process, as the lender may call your employer to re-verify your employment just prior to funding the loan.

3

SWITCH BANKS OR MOVE YOUR MONEY TO ANOTHER INSTITUTION

After the lender has verified your funds at one or more institutions, the money should remain there until needed for the purchase.

4

PAYING OFF EXISTING ACCOUNTS UNLESS YOUR LENDER REQUESTS IT

If your Loan Officer advises you to pay off certain bills in order to qualify for the loan, follow that advice. Otherwise, leave your accounts as they are until your escrow closes.

5

MAKE ANY LARGE PURCHASES

A major purchase that requires a withdrawal from your verified funds or increases your debt can result in your not qualifying for the loan. A lender may check your credit or re-verify funds at the last minute, so avoid purchases that could impact your loan approval.

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