

**FREE
COPY**

Real Estate For Sale



2322 E. CEDAR RIDGE ROAD, TISHOMINGO - \$595,000

BRAND NEW 3/2 COUNTRY HOME on a beautiful 10 acre tract with 2 ponds, 2 shops, deer and turkey. 3 miles from Blue River.

Courtney Realty • (580) 795-2608

See page 2 for more details on this property

Southeastern Oklahoma FEBRUARY 2022



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This Property Offered By
COURTNEY REALTY

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Courtney Realty

Brenda Courtney - Broker

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(580) 795-2608

Proudly Serving Southern Oklahoma since 1987



NEW LISTING

14243 COUNTY ROAD 3495, ADA

1.79 ACRE LOTS in the West Ridge Subdivision, approx. 6 miles west of Ada, OK. Lots are cleared and ready for your new home! City water, gas and electric are available, no mobile homes or metal homes. Lots 2 and 4 are available for **\$29,500 each**.



PENDING

801 W. LILLIE BLVD., MADILL

THIS HOME HAS A FULL 3094 SQ. FT. OF SPACE, plus a separate 2/1 apartment for guests or rental income. There are 4 bedrooms upstairs & a ground floor bedroom (with separate entrance),

2 living areas plus a dining room & breakfast nook, a good sized kitchen with lots of cabinets, utility room, & 3 full baths, on a corner lot, with beautiful mature trees, 2 car garage, privacy fence, & storm cellar. **\$295,000.**



3 ACRES



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. **\$1,500,000.**



SIMS ROAD, BRYAN COUNTY

SITTING IN THE MIDDLE OF THE PROPERTY SURROUNDED BY TREES. Very private 4852 sq. ft. Rock home. 5 Bedrooms, 2 baths, large stone fireplace, chef designed kitchen, canning kitchen, large pool with fountain and cabana that has exercise area, & grilling area. 40% Shade screening, concrete sidewalks all around the established landscaping and pool, sprinkler system, greenhouse with 3040 glass windows, 2 car metal garage. Barn/bunkhouse - 4500 sq. ft., 20x30 LR, 3 BR, 1 bath, 3 lg. storage rooms, laundry room, 30x50 woodshop area w/2 10x10 tool cribs, 220 elec., propane. 1 Bath w/shower. Gardens-7000+/- sq. ft. garden fenced in with 37 raised beds, 5 hoop houses, 10x30x12 greenhouse w/3050 glass windows for year round growing. Elec. for heat and lighting. Treehouse, basketball/sport court lighted 30x50 concrete-fenced, 2 miles +/- of walking/riding trails, 35 acre Bahia and Coastal hay meadow, 33-39 round bales/yr 2-3 cuttings. Sandy loam soil w/2 live creeks and pond. Property 4 miles to Lake Texoma dam and 12 minutes to Choctaw Casino. Last exit before going into Texas. Call for more information too many amenities to name. **\$1,490,000.**

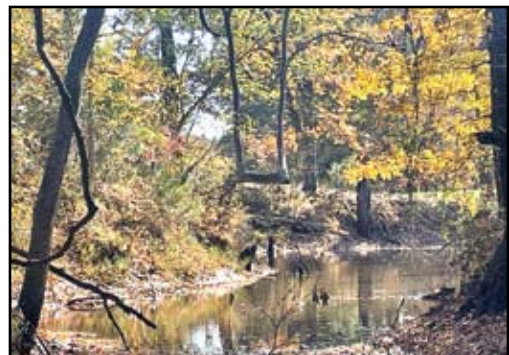


COVER PHOTO

10 ACRES

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. **\$595,000.**



www.courtneyrealty.net

Loan Program Matrix

The following matrix represents the general guidelines of the loan programs listed as of January 2022. Changes occur periodically throughout the year and some investor guidelines are more restrictive. The chart is based on owner-occupied property.

Loan Types	FHA	Bond/ FHA ¹	USDA-RD	Section 184	VA	Conventional
Loan(s) available for your home	○	○	○	○	○	○
Loan to Value	96.50%	96.50%	100%	97.75%	100%	97%/95%
Down Payment Minimum ²	3.50%	0% ³ /3.50%	0%	2.25%	0%	3%/5%
Minimum Credit Score	600	640 ⁴	640	620	600	620
Income Restrictions	None	Yes	Yes	None	None	None
Location Restrictions	None	Yes	Yes	None	None	None
Seller Concessions	6%	6%	6%	6%	4% ⁵	3%, if less than 10% down
Guarantee Fee/ Funding Fee/MIP/PMI	1.75%	1.75%	1%	1.50%	2.3%-3.6%	Varies by FICO/ Program LTV
Monthly Mortgage Insurance/ Guarantee Fee	0.85%	0.85%	0.35%	0.25%	None	20% Down none/ Varies by FICO/ Program LTV
Maximum Loan Amount	\$420,680	\$420,680	No Max	\$331,760	\$647,200 ⁶	\$647,200 ⁶
Waiting Period on Chapter 7 Bankruptcy	24 months	24 months	36 months	24 months	24 months	48 months from discharge date
Waiting Period on Chapter 13 Bankruptcy ⁷	12 months into bankruptcy	12 months into bankruptcy	12 months into bankruptcy	12 months into bankruptcy	12 months into bankruptcy	24 months from discharge date
Waiting Period on Previous Foreclosure	36 months	36 months	36 months	36 months	24 months	7 years

¹Must gain AUS approval. ²The amount or percentage of any required down payment reflected is for illustration purposes only and does not include taxes, insurance or repairs that may be required to establish an escrow account. ³No down payment on Bond Gift can go fully towards closing costs and prepaids. Gift is 3.5% to 4.0% of loan amount. ⁴Minimum credit score of 640 if DTI is less than or equal to 45%, minimum credit score of 680 is required if DTI is greater than 45%. ⁵All buyers' closing costs plus 4% towards prepaids, VA funding fee and discount points. ⁶As announced by the Federal Housing Finance Agency on 11/30/21: In most of the U.S., the 2022 maximum conforming loan limit (for one-unit properties) for mortgages to be acquired by Fannie Mae and Freddie Mac will be \$647,200, an increase from \$548,250 in 2021. ⁷With court's permission and no new negative credit history. Revised 1/22.



Shyla Whitlock

Mortgage Loan Consultant

NMSL# 468577

Direct: 580-380-3193

1400 W. Main Street
Durant, OK 74701

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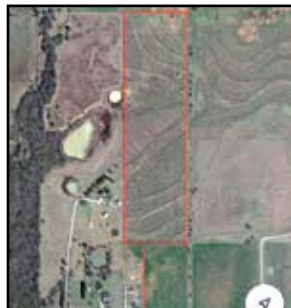


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HEARTBEAT REALTY
2902 W. University,
Durant



DAVIS ROAD,
CALERA - \$362,500
29 ACRES of VACANT LAND
located in Calera School District.
Land will have an easement on the
east side of home to be determined
by survey.
MLS#2132106.



106 JAMES STREET, CADDO - \$84,900
2 BEDROOM, 2 BATH MANUFACTURED HOME located on a large lot.
Includes storage building, large front porch, and storm cellar. MLS#2113776.



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#2126773.



3029 PRESTON WOOD, DURANT - \$550,000
PICTURE PERFECT 2 STORY HOME located in desirable Durant neighborhood. Home features 5 bedrooms, 3 bath, in-ground swimming pool, fenced back yard, and a side entry garage. The tall ceilings in the living room open to the balcony. Other features include large walk-in closets, large walk-in pantry, formal living area, plantation shutters, 2 gas fireplaces, dining room, & breakfast nook. Home is Agent Owned. Motivated Seller. MLS#2136759.



0000 WILSON PLACE, DURANT - \$337,500
4 BEDROOM, 2 BATH NEW CONSTRUCTION HOME located on just over an acre lot. Home features include 2 car garage, paved roads, fireplace, large lot, and 1 year builder warranty. MLS#2142160.



915 N. 7TH AVE., DURANT - \$129,900
NEW ROOF, SIDING HAS BEEN PAINTED, large lot with alley access.
MLS#2122285.

LAND & LOTS

- **Sunshine Lane - Great Location:** This 1 acre tract fronts Sunshine Lane on a gravel road. It is gently rolling with some timber. Rural water line is on the property and electric is available across the county road. Agent Owned..... **\$25,000**
- **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#2126584..... **\$50,000**
- **Wilson Street, Durant - Nice corner lot** on the corner of Wilson and Maxey. MLS#2126583..... **\$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#2126590..... **\$70,000**
- **Folsom Road - Great Location:** This 3.33 acre tract sits at the corner of Folsom Road and Sunshine Road on a paved road. It is gently rolling with some timber. Water and electric are available..... **\$79,000**

- **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#2126591..... **\$80,000**
- **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**
- **Commercial - 00 Bryan Dr., Durant - 2.18 Acres.** MLS#2040401..... **\$379,845**
- **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**
- **1007 N. Service Rd., Calera - PRIME COMMERCIAL PROPERTY.** This 4.82 acres is well located on the west side of Hwy 69/75 between the West Choctaw Travel Plaza and the north part of the City of Calera, on the service road. Property includes a Billboard rental contract and lease contract with the Oklahoma Dept. of Transportation for storing equipment and supplies, which will transfer to Buyer. Partially in a Flood Zone, which is to be corrected by ODOT in conjunction with their Hwy 69/75 project. Electric and city sewer are available. MLS#2126773..... **\$1,470,000**

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Quality Realty

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



580-920-1644

Fax 580-924-3860

FOR PROPERTY DETAILS
VISIT

www.qualityrealtyok.com



PENDING

MLS#2134894
9 Louisiana, Achille
This three bedroom, two bath brick home was built in 2012 and sits on 1.4 acres.
CONTACT JOHN HAISLIP 580-380-9869



MLS#2142498
2024 JACK RABBIT, CALERA
This 2 acres sits on the corner of Smiser and Jack Rabbit Alley in Calera.
CONTACT JOHN HAISLIP 580-380-9869



NEW LISTING

MLS#2200613
108 W. Beech, Achille
2 Bedroom, 2 bat single wide home on a nice lot.
CONTACT JOHN HOFFPAUR 580-677-1819



MLS#2107902
Criswell Boulevard, Durant
1.26 acre commercial lot.
CALL MELISSA 580-272-4243



MLS#2128835
Lone Oak, Durant
Great 80 acre tract.
CONTACT JOHN HAISLIP 580-380-9869



UNDER CONTRACT

MLS#2044885
Bennington, OK
310 Acres, 8 Stock ponds, crossed fenced, some newly built fences, loading pens, several hay meadows, and great hunting!
CALL MELISSA 580-272-4243



PENDING

MLS#2132344
COUNTY LINE, BOSWELL
This 40 acres has it all including a pond, creek running through it, & mature trees.
CALL JOHN HAISLIP 580-380-9869



NEW LISTING

MLS#2138642
With a total of 90 acres this land can be perfect for your dream home, cattle ranch, hunting spot or much more.
CALL JOHN 580-380-9869



MLS#2133821
Gerlach, Durant
66 Acres of prime land with frontage on Carl Albert and Gerlach (across from the high school).
CONTACT JOHN HAISLIP 580-380-9869



UNDER CONTRACT

MLS#2128367
McKennon Rd., Calera
40 acres, platted with electric on property. Ready to start a subdivision.
CONTACT JOHN HAISLIP 580-380-9869



SOLD

MLS#2126079
1205 Church Rd., Silo
5 Bedroom, 3 bath on 2.75 acres with pool and shop.
CONTACT JOHN HAISLIP 580-380-9869



NEW LISTING

MLS#2126227
104 S. Rennie St., Tishomingo
This property is within walking distance to downtown entertainment centers and shopping. Currently being used as a restaurant however there is potential for other business opportunities.
CONTACT KEITH FALCONE 580-740-1775



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580-230-1002



Broker, John Haislip
580-380-9869



Vince Haney
580-513-7701



Abby Harcrow
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MLS#2140740
46 Bear Trail, Mead
3/2 Beautiful lake property at Sandpoint.
Walking distance to the water!
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MLS#2141115
119 Swiss Trail, Calera
3/2 Immaculate home with all the upgrades,
storage building and more! **Motivated Seller!**
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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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Sold in
One Day!!**

MLS#2013749
"FOR FAST RESULTS
24/7 SEE VINCE"



SOLD

MLS#2120638
44 Avalanche Dr., Durant
3/2 Family brick home, 1422 sq. ft.
CALL VINCE 580-513-7701



**ON
CONTRACT**

MLS#2129315
Located less than 1 mile from
Choctaw Casino & resort!!
CALL VINCE 580-513-7701



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



MLS#1930260
2005 W. Main St., Durant
Commercial Property, 11,000 sq. ft., 1 acre. A great business opportunity!!
CALL VINCE 580-513-7701



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**15 AFFORDABLE ACRES...
WITH ELECTRIC CLOSE BY.** Breathtaking views of valleys below and nice elevation change. Hunt, ATV or just rest & relax here. Call **Judy @ 580-372-4178** to see. #2233.

RED OAK • \$37,500



HOME IN SMALL TOWN...

ON 1.68 AC. Nice sized 3/2 with 1796 sf of living space. Home sits nicely off the road with plenty of room for kids and pets. Water well in front yard and storm cellar. 3 Pecan trees! Call **Kevin @ 580-271-0449** to see. #2256.

ANTLERS • \$120,000



**LOT CLOSE TO
LAKE RAYMOND GARY S.P.**

.94 ACRE LOT IN BEAUTIFUL AREA with electric and water at the street. Lots of trees. Call **Dale @ 580-980-0995** for more details. #2213.

FORT TOWSON • \$19,900



**BEAUTIFUL 130 ACRES
LOCATED ON COUNTY ROAD WITH ELECTRIC ABOUT A MILE AWAY.** Numerous building sites on this pretty place. Nice pond and lots of wildlife. 60% wooded and balance in mature grasses. Call **Kevin @ 580-271-0449** for your tour. #2211.

SOPER • \$350,000



**BEAUTIFUL LOT IN
GATED COMMUNITY**

1.27 AC LOT WITH UTILITIES ready for your dream home, close to Hugo Lake and all it has to offer. Call **Judy @ 580-372-4178** for your walkover. #2226.

SAWYER • \$55,500



80 ACRES WITH HOME

4BR/2BA MODULAR HOME WITH 2400+ SF of lovely living space on 80 gorgeous acres! Property is 50/50 clear/wooded and has good fencing so is livestock ready. Nice shed and fenced backyard for kids and pets. Large insulated metal building w/concrete floors that is heated & cooled. Just 20 minutes from Atoka. Call **Judy @ 580-372-4178** for more details. #2210.

BENTLEY • \$650,000



**COUNTRY LIVING AT
WEST EDGE OF DURANT**

BEAUTIFUL HOME on 4.3 AC. Just off Hwy 70 West of Durant. 4BR/2BA with 2432 SF of living space, built 2007. 3 Porches (2 are covered) and carport. Backyard is fenced for kids and/or pets. The 4 acres are fenced. 30x40 Steel framed shop w/200 amp service, concrete floors and two 10x12 overhead doors and 2 service doors. 3 Phase power at the road. Call **Chuck @ 580-380-7093** for your personal tour. Owner/Broker.

DURANT • \$399,900



FIXER UPPER ON CORNER LOT

3/2 1224 SF HOME that would be great first home or investment property. Home needs some TLC but there is a lot of potential here. Call **Dale @ 580-980-0995** for more details and your showing. #2230.

TISHOMINGO • \$68,000



**WELL KEPT 3/1 HOME ON LOT...
CLOSE TO FLAGPOLE MTN. ENTRANCE** and Clayton Public Schools. Great opportunity for first time homebuyer or investment property. Call **Lara @ 918-839-1305** to see. #2195.

CLAYTON • \$165,000



**TWO PROPERTIES WITH MOUNTAIN VIEWS
CHOOSE** 10 Ac for \$125,000 or 20 Ac for \$200,000. Both have electric & water at hwy. Secluded w/beautiful views of the mountains all around. Several homesites on either for year round living or leave it wild & enjoy the hunting & exploring & camp under the stars. Creek runs through 20 Ac tract. Call **Lara @ 918-839-1305** for more details. #2198.

TALIHINA



ALBION CREEK RANCH

NICE 40 AC ALONG HWY 271 & ALBION CEMETERY RD with electric. Mountain views. Plenty of space for barn or pond. Albion and Clear Creeks run through property. Lots of deer. Property can be purchased several different ways. Call **Lara @ 918-839-1305** to discuss. #2197.

ALBION • \$290,000



CUTE HOME IN CLAYTON

3/2 BUILT IN 2007 WITH WOOD LOOK FLOORING and open concept design. 2nd older home on property that could be fixed up for company or mom! Call **Lara @ 918-839-1305** for more details. #2186.

CLAYTON • \$249,000



**9.06 ACRES ON FAMOUS K-TRAIL
OFF GRID** property with nice bench for cabin. Abundant wildlife and beauty can be found here. Call **Denny @ 918-504-9246** to see. #2194.

ALBION • \$28,900



**73 ACRES OF PARADISE
NESTLED IN THE FAMOUS POTATO HILLS** of SE Oklahoma you'll find this great property. Access via county road and electric close by. Abundant wildlife, deep pond, year round creek and natural springs out of the mountainside. 36.5 Ac. can be purchased for \$146,000. Call **Denny @ 918-504-9246**. #2185.

TUSKAHOMA • \$292,000



**GREAT GETAWAY CLOSE TO SARDIS LAKE
HOME w/LIFE ESTATE** on 5 ACRES. The mobile home needs some TLC but there is a lot of potential here for a B&B, cabin rentals or build your new home! Barn and pond for your four legged friends. Call **Lara @ 918-839-1305** for more information and your showing. #2188.

TUSKAHOMA • \$120,000



**31 AC CLOSE TO CEDAR LAKE AND
NATIONAL FOREST**

THIS PROPERTY HAS A LOT TO OFFER - several building sites, seasonal creeks, elevation variation and mountain views. Electric is 700 yards away. Call **Lara @ 918-839-1305** for your showing. #2190.

WISTER • \$140,355

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

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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**304 N. 1st STREET, MADILL - \$289,000**
GREAT RENTAL PROPERTY. Four units that stay rented. Each unit is 2 bedroom, 1 bath. Close to downtown Madill. **MLS#2202086.****BLAKE LANE, DURANT - \$56,000**
BEAUTIFUL LOT to BUILD YOUR CUSTOM HOME. It is big enough to build two homes or build one with a large lot. This is a must see, the view is amazing. **MLS#2200701.****105 PLAZA, MADILL - \$300,000**
IF YOU HAVE EVER DREAMED OF OWNING YOUR OWN RESTAURANT, you are in luck! One of the best places to eat in downtown Madill. Everything is updated and most appliances are new. Great opportunity! **MLS#2136002.****108 W. BRYAN STREET CALERA - \$270,000**
HOUSE AND 2 LARGE CITY LOTS all on the same block, sits in the heart of Calera, OK. less than 1 mile from Choctaw Casino!!! Investors delight, 1 rental and 2 large lots for multiple duplexes!! Property sits directly behind Dollar General in Calera. House is brick and a 2 bedroom, 1.5 bath, 1,512 sq. ft. One lot is 100x140 and second lot is 100x70. **MLS#2133228.****WEAVERTON ROAD, MADILL - \$520,760**
RARE OPPORTUNITY! This 130 acres is waiting for you to build your dream home or run cattle. There is a barn, well and electricity at the property. Pretty piece of land! **MLS#2116618.****115 CASEY, DURANT - \$549,000**
3 BEDROOM, 4 BATH, 3,234 sq. ft. **MLS#2140481.****519 W. MISSISSIPPI,****DURANT - \$24,900**BUILDING LOT AVAILABLE in DURANT!
12,024 Sq. ft. Great investment potential!

Call today.

MLS#2129623.**529 SAWBRIAR LANE, BENNINGTON - \$312,000**
80 ACRES (M/L) to be determined by survey in Bennington, OK. 90% Timber. Wonderful piece of property perfect for hunters or recreational land. Full of wildlife, run your livestock or build your forever home. Take a look before it's gone. **MLS#2132922.****COMMERCIAL****3815 N. 1st, DURANT****\$695,000**

7,500 Sq. ft.

MLS#2142090.**18986 8th STREET, OAKLAND - \$120,000**
IF YOU ARE LOOKING FOR A LITTLE BIT OF PROPERTY FOR A BUSINESS or to build a home, here it is. One half acre with 147' of highway frontage in Oakland. It has electricity and water. Conveniently located in Oakland. Quick access to Madill or Ardmore. Take a look and let your imagination guide you! **MLS#2201865.****713 3rd STREET, CADDO - \$84,900**
2 BEDROOM, 1 BATH BRICK HOME IN CADDO. Close to schools, athletic facilities, and rodeo arena. Has covered carport. **MLS#2128698.****500 BUFFALO, CADDO - \$169,000**
NICE 2 BEDROOM, 1 BATH HOME located in Caddo! Features new roof with decking, beautiful corner lot with large shade trees. Close to banks, shopping, and schools. Call today! **MLS#2132409.**



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**COMMERCIAL BUSINESS - BUILDING & 2 ACRES
(M/L) SOUTH of MARIETTA - \$850,000**

OVERHEAD DOOR BUSINESS, sales & service, that serves Southern Oklahoma & North Texas for sale including new building on 2 acres South of Marietta, Ok. on S Hwy 77.

Building is 40x60 with a 20x40 carport attached. This has been a very successful overhead business for 10 years. Sells with building, 2 service trucks and equipment. Also 2 full time installation & service employees will remain with the business. This business has a great balance sheet and will pay for its self in 3 years. Building is also for sale by its self without the overhead door company for \$350,000. Owner finance may be available.

**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.

12169 ODIS ST., KINGSTON - \$475,000

LAKEVIEW! Scenic views of Lake Texoma right from your patio and almost every room in this beautiful home. Just one block from the sandy beaches and boat ramp located in the desired Sander's Island View lake community. Full time living or a vacation home, you can't go wrong with what this area has to offer!

9877 HWY 70A - \$399,000

GREAT BUSINESS OPPORTUNITY! Grow house with all the necessary equipment. Excellent location on 5.70 acres. 2400 sq. ft. building with heat and AC. Also has set-up for MH or RV with full hook-up.

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

NEW CONSTRUCTION!!! 3/2/2, 1600 sf. Don't miss out on a great opportunity to own a new home in the gated community of Oak Ridge.

5431 RANCH ROAD, KINGSTON - \$299,000

IF YOU'RE LOOKING FOR A LARGE SPACIOUS HOME with small acreage...this is the one! Enjoy the quiet country hilltop setting this property has to offer. Home has two oversized living areas, huge master bedroom & bathroom, front & back covered patio outdoor entertaining areas, circle drive, four storage buildings, & two car garage. All sitting on a scenic 2.5 acres with mature trees. Close to several boat ramps and sandy beaches of Lake Texoma!

**25.6 ACRES on W. BOGGY DEPOT ROAD in
TUSHKA, OK - \$250,000**

GREAT TRACT OF LAND WITH 2 BEAUTIFUL PONDS FULL OF FISH. It has sandy soils & good grasses, perfect for horses or other livestock. This is a housing developer's dream or a perfect place for the right buyer who wants some room & privacy. Unrestricted with several great homesites. Fenced & gated.

**7842 RESTFUL LANE, KINGSTON - \$225,000
WASHITA POINT**

PRETTY PLACE WITH TREMENDOUS POTENTIAL. As an escape from the city or a permanent residence, this checks all the boxes. Carport, 30x40 garage, 20x31 garage, and 14x16x39 RV carport. She-shed in the backyard with electric. Nice large deck plus a covered screened-in porch for year-round entertaining.

7913 RESTFUL LANE, KINGSTON - \$200,000

BEAUTIFUL HOME ON WASHITA POINT. Minutes away from Alberta Creek Marina. 3 Bedroom/2 bath with large add-on study and sunroom. 28x40 Garage/shop. Site-built 8x12 storm cellar. Covered breezeway and covered concrete patio. Nice asphalt drive. This one's a "must see"!

**NICE HOME & SHOP/PARTY BARN at
BUNCOMBE CREEK - \$199,000**

1996 DOUBLE WIDE with 3 bedrooms, 2 baths, bonus room, & great insulated shop with a restroom and H&A. Shop has its own septic. 1.17 acre lot in Earl's Lakeside Estates joins a pond & is just minutes from Buncombe Creek Marina.

**11530 HWY 78 S. MILBURN HOME ON
9.26 ACRES - \$199,000**

LOCATED NEAR THE BLUE RIVER is this 2002 double wide home with RV carport, storage container & storage building. Place has a water well, septic & new metal roof. Great place for kids & animals.

3943 SURF ROAD, KINGSTON - \$192,000

LOCATION...LOCATION! This beautiful well-maintained home is just a short golf cart ride to Buncombe Creek Marina, boat ramp, and Anchor 'N Restaurant. Home boasts a large covered front patio great for entertaining, spacious open floor plan, and shop building. Perfect set up for living at the lake!

**SOLITAIRE HOME & SHOP/CARPORT NEAR
OAKVIEW BEACH - \$191,000**

NICE DOUBLEWIDE on a beautiful lot with mature shade trees. Entire home & porches are covered by a metal roof. Home has 3 bedrooms, 2 baths, formal dining room, large open kitchen/living area with a fireplace. Nice shop/garage & carport. Located just minutes from sandy beaches & boat ramps.

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!

**NEW ALL STEEL BARND0 in THE SUNSET @
WASHITA POINT - \$175,000**

THIS BUILDING IS 72X40 with 20' WALLS. It was planned for 2 bedroom, 1 bath downstairs & 3 bedrooms, 2 baths upstairs, with open kitchen/dining & living area downstairs. Plenty of room left for boat & lake toys storage. The new buyer can choose this or his own layout. Windows & their framing materials are inside the building. No framing inside has been done.



Crystal Pierce
Owner/Broker
(580) 564-5636



Kenny Wheeler
Broker
(580) 230-2200



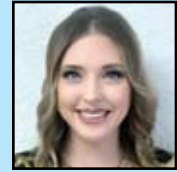
Francis Nelson
Sales Associate
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Jessica Tipton
Sales Associate
(580) 564-5888



Rick Hargis
Sales Associate
(405) 509-4983



Bailey Miller
Sales Associate
(405) 923-7875

9223 LEE RD., KINGSTON - \$173,000



CUTE HOME IN THE COUNTRY ON 5 ACRES with a pond. The property has an extra building for storing toys and tools. Large trees border the property line and is fenced all the way around. This is a must see and won't last long!

4110 DERRICK ST., KINGSTON - \$169,900



COME TAKE A LOOK at this well maintained home close to Cardinal Cove on Lake Texoma! Home is 3 bedroom, 2 full baths, covered carport, metal shop building, built in fire pit, and partial privacy fence. Sitting on 2 secluded lots with large shade trees. Just blocks to boat ramps, restaurants, and sandy beaches of Texoma!

12141 DREW AVE., KINGSTON - \$155,000



SANDER'S ISLAND VIEW AREA! Beautiful 1 acre lot with large shade trees. Home needs some TLC but location is great. Golf cart friendly area and just a few blocks from the boat ramp and sandy shoreline!

TEXOMA HILLS on 2 LOTS - \$150,000



NICE, CLEAN & READY TO MOVE INTO. This 2 bedroom, 1 bath is located near Alberta Creek Marina, boat ramps & restaurant. Has a metal roof, RV carport, cellar, & storage buildings.

COMMERCIAL LOT on HWY 70 E, KINGSTON - \$150,000



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.

5453 RANCH RD., KINGSTON - \$150,000



HOME ON SMALL ACREAGE. Open floor plan with a master suite on each end of the house. Large 2-car detached garage with covered breezeway. 30x40 Shop with 2 large overhead doors. Plenty of room for all your toys. Has circle drive with a deck/porch on the front. Large storm cellar. You're going to want to see this one!

**SMALL ACREAGE NEAR LAKE TEXOMA
OO KANEY, KINGSTON - \$75,000**



MOTIVATED SELLER!!!
Great piece of property that's close to Cardinal Cove, Sanders Island view, Oakview and approximately seven miles from Burncombe Creek Marina.

Large trees border the east side of the land and the west side of the driveway. You can build your dream home or set a mobile home. Acreage to the north can be leased for horses. You can enjoy the beautiful sunrise over Lake Texoma. Don't miss out on this one it won't last long.

SANDER'S ISLAND VIEW LAKE LOT - \$70,000



NICE CORNER LAKE LOT just a few blocks to sandy beaches of Texoma! Vacant lot making the possibilities endless. Located in golf car friendly Sander's Island View community. Property has pecan and fruit trees. Come take a look!

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.

426 FRIEDA LANE, KINGSTON - \$65,000



CLEARED AND READY FOR YOUR BEAUTIFUL SITE-BUILT HOME. This quiet neighborhood will be a great place to spend a weekend, raise a family or retire to on the hill. Lots are restricted.

SAND POINT LOT!! MEAD - \$25,000



THIS LOT SITS in the BEAUTIFUL SAND POINT ADDITION. It is cleared and ready to start building your dream home. This is a great golf cart community and it's just a short drive to the nearest boat ramp. Don't miss the chance to live in this beautiful community.

2 LOTS on ELIZABETH BLVD. in OAKLAND - \$17,000



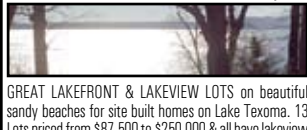
2 NICE CITY LOTS selling together, can be site built homes or mobile home. Level lots with city utilities available.

**OVERTON CREEK LOTS on TEXOMA
LOTS FROM - \$30,000 to \$35,000**



2 LOTS BACK UP TO A BEAUTIFUL POND, some have trees & some are open. Restricted to site built homes or new doublewides. Rural water & electric are available. Just minutes from Golf Course, new Chickasaw Casino, Durant & Kingston.

**LAKEFRONT & LAKEVIEW LOTS at
TEXOMA TRAILS STARTING at \$86,500**



GREAT LAKEFRONT & LAKEVIEW LOTS on beautiful sandy beaches for site built homes on Lake Texoma. 13 Lots priced from \$87,500 to \$250,000 & all have lakeview & access, great building sites for site built homes, sandy soils. Utilities are in place. Beautiful sandy beaches below the lots. Cheaper lots are at higher elevations & will have lakeview even when homes are built on lakefront lots below them. Best lots 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.

MAJESTIC OAKS LAKE LOTS - \$60,000



NEW DEVELOPMENT in the Sander's Island View golf cart friendly area! Lots are over 1/2 acre in size. Restricted to new double-wide mobile home, barndominiums, and site built homes. Give us a call for all the details.

For Additional Properties Visit our Website www.TexomaAgency.com



Crystal Pierce, Owner/Broker



Kenny Wheeler - Broker
Buying or Selling - Call Me
(580) 230-2200

Office: 580-564-2346 www.TexomaAgency.com**TEXOMA HILLS on 2 LOTS - \$150,000**

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

al 
Anne Lasiter
TEXOMA REALTY GROUP
580-564-7821
texomahomesearch.com

405 Hwy. 70A, Kingston, OK 73439

ANNE LASITER
ABR, CRS, GRI
OWNER/BROKER

580-564-7821



**739 W. SANDPOINT RD. - \$1,200,000
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!



**9545 TEXOMA
PARK ROAD
\$550,000**

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/carpport & 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!



5308 S. HIGHWAY 377 - \$450,000

So many opportunities with this property, with its highway 377 frontage, as well as the huge commercial building already in place! Main building was previously used as a restaurant & bar, & will sell complete with all remaining commercial restaurant equipment inside! The property also includes 2 additional buildings, with one of them partially finished out as a residential property, the other storage. All this is located very near the OK/TX border & MegaStar Casino! **Call Anne @ 580-564-7821 to schedule your time to view!**



1852 HIGHWAY 70 E - \$450,000

Don't miss this opportunity to own your own business AND live at Lake Texoma! This property consists of 58 storage units, as well as a 4 BR, 3 bath brick home with 2 car detached garage! All this is located on Highway 70, 1 mile west of Roosevelt Bridge!

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



10335 HIGHWAY 70B - \$325,000

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!



11893 E. LITTLE ROAD - \$300,000

Looking for a little farmhouse with 5.89 acres? This one has been remodeled & is located about a mile from Lake Texoma! Property features a detached garage, barn & storage building, as well as a chicken house!

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



7071 A STREET - \$299,000

This SOLDIER CREEK LAKE HOUSE is located just a short golf cart ride to Marina Del Rey & Soldier Creek Resort & Marina! Home is very well maintained & would be the perfect place to unwind & enjoy life at the lake! This one comes furnished, too!

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



11940 TAYLOR ISLAND VIEW ROAD - \$275,000

Don't miss out on this newer home that is located very close to the sandy beaches of Lake Texoma! Property features 2 nice size garage/shops, with plenty of room for storing those lake toys! Another great feature is the awesome outdoor space with the covered patio out back!

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



112 W. HIGHWAY 70 - \$275,000

Don't miss out on your opportunity to purchase this well established business, located right off of Highway 70 in the town of Kingston! This turn-key operation is being offered with all sales equipment & full inventory. Purchase now & enjoy the increased profits of the summer lake traffic!

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!



4480 SILO ROAD - \$239,000

This property is set up for farm living & living off of the land! Very well maintained home on 1 acre, fenced & cross fenced property, with barns, sheds, storm cellar & more! Don't miss out on your opportunity to own your own little farm!

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



117 LYNN HAVEN DRIVE - \$209,500

Perfect location with this one, located on the west side of Durant with easy access to Highway 69/75! Nice brick 3 bedroom, 2 bath home, with an amazing oversized fenced in back yard!

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



6108 DIXIE STREET - \$180,000

Don't miss out on your opportunity for this nice lake home, conveniently located between Catfish Bay Marina & Alberta Creek Resort & Marina! This 3 bedroom, 2 bath home has many great features & comes complete with most furniture & appliances! Enjoy your outdoor time on the beautiful deck area with relaxing pond view! Property features a large chain link fenced back yard, as well as a 30x40 shop with 2 separate carports, one on each side of the home! Call soon to schedule your time to view! **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

- 250 ACRES - In Bryan County \$750,000
 - 69 ACRES - 23719 Pettijohn \$453,180
 - SPRINGS RD \$453,180
 - LAKEFRONT LOT - In Sandpoint \$249,900
 - 10 ACRES - on Hwy 32 ... \$150,000
 - 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 **\$210,000**



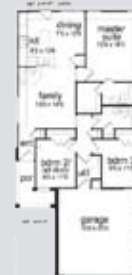
NEW HOMES UNDER CONSTRUCTION NOW!

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

\$270,000



Flooring, cabinets and granite are complete and painting starts next week. 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 master suite and living room feature vaulted ceilings. Spacious master walk-in closet, and well-appointed master bath with double vanity, tub and shower. MLS#2043836



1189 Golden Owl - 3 bed/2 bath - 1448 sq ft

\$234,000



Stylish 3/2/2 with a wonderful master suite. 9 ft ceilings, fully cased windows. Beautiful granite countertops and custom cabinets. Spacious home for it's size. MLS#2122564



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

\$227,900



Granite, cabinets and trim complete. Brick starts next week. Come see this ADORABLE 3/2/2 that was custom designed by the builder to maximize the square footage. MLS#2132483



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

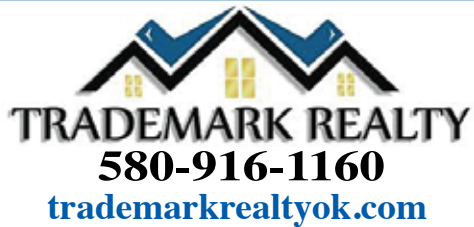
\$232,900



Adorable 3/2 with attached garage. Lots of storage for a smaller home. Open concept with a spacious kitchen and plenty of custom cabinets. Large master bedroom with walk-in closet. MLS#2135797



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



YOUR DREAM, OUR PASSION

Clifton Grider, Broker - 580-916-1160
Teresa Winters, Realtor - 580-775-2635

237 Standpipe Rd, Mead- 4 bed/2 bath - 1701 sq ft

\$345,000



Multi-generational family looking for the perfect property? Investor or developer looking for the perfect place close to Lake Texoma to build new homes? Then this is your place! 4/2/1 brick home with wood deck on wooded 2.5 acres with an additional residence 2004 single-wide mobile home, 2 bed/2 bath. Includes one storage shed, storm cellar. House has almost new roof and A/C (less than 2 years old). Mobile home has had A/C serviced this year and in good condition. All Appliances included. MLS#2133029



1030 Leavenworth Trail, Colbert - 4 bed/2 bath - 1892 sq ft

\$225,000



Custom built 4 bed/2 bath home on 1.7 acres. Large living area with beautiful custom woodwork in living area and kitchen, claw foot tubs, large master, covered porch and paved patio area in backyard. Exceptionally well-insulated home, voted 'best insulated new construction' in tri-state area when completed in 1985. Large wood framed shop building with 220 elec svc. Additional storage building with electricity that can stay with property or be moved. Being sold as-is, and needs some updating. MLS#2201084





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VanMeter
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Carol
Atkinson
580-579-2679



Jeremy
Beall
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Roger
Ball
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Barbara
Coker
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Kathy
Davis
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Ellis
Naifeh
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Martin
VanMeter, Broker
580-920-6914



**215 N. 16th,
DURANT - \$180,000**
THIS IS THE OLD DURANT HOSPITAL a place where a lot of us were born. It has been gutted and cleaned up with some new electric, plumbing and HVAC work. It is ready for your imagination as to what you would like to do. There is a detached building that was built for a storage building, it is 20x50 finished out with drywall concrete floor and heat and air. Could be converted to a house with little expense. Huge parking area in rear with large pecan trees. MLS#2121828. **Call Martin VanMeter @ 580-920-6914.**



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 Brady Wilcox @ 580-775-5161.**



DOWN HOME, BOKCHITO - \$882,000

THIS PROPERTY IS A CATTLE PRODUCING, pecan producing, buck producing, turkey producing machine!! 210 Acres of softly rolling land ready to go to work for you as well as satisfy your recreational needs. There's multiple sites that will be perfect to build your ranch home on. If you're a cattleman, fisherman, & a hunter, this place is for you. They aren't making anymore land and places this big are becoming harder and harder to find! Call today and schedule a showing. Located just west of Bokchito. MLS#2133940. **Call Brady Wilcox @ 580-775-5161.**

924 N. 3985, BOSWELL - \$250,000

COME BUILD YOUR DREAM HOME on this nice acreage just off highway 70 west of Boswell. Open grazing land or building site near Boswell city limits. Large pond with few trees and fenced. There is an older home and barn. Home will need complete remodel to be liveable. Hurry this place won't last! MLS#2143269. **Call Carol Atkinson @ 580-579-2679.**



STATE HWY 22, KENEFIC - \$175,000

20 ACRES OF OPEN LAND, just minutes from Durant. Highway 22 frontage with easy access to highways 48 and 69/75. Build your dream home and have your livestock! Property is fenced on 3 sides. City water is available. Hurry before this rare find in Caddo School District is gone! Call today to take a look!! Agent owned. MLS#2126389. **Call Carol Atkinson @ 580-579-2679.**



3927 GERLACH, DURANT - \$519,000

ORIGINAL BUILDING BUILT IN THE EARLY 1900's as a school refurbished and added on to in 2001. It's very modern for its age. Parking lot will hold approx. 15 autos and can be expanded. The west lot line is approx. 25 feet to the west end of the building. The area to the north of the building could be used to expand if need be. The lot to the west is available price \$100,000. This building is next to the new Durant Education Complex. **THIS BUILDING CAN BE LEASED FOR 3 YEARS AT \$2,700/MONTH TRIPLE NET LEASE.** MLS#2133388. **Call Martin VanMeter @ 580-920-6914.**

TAKE A LOOK AT THIS MULTI-RESIDENCE PROPERTY! • 324 W. PLUM, DURANT - \$250,000



Well maintained home on one acre corner lot just two blocks from SOSU. Home is 4/2 with new roof, flooring, hvac, plumbing and roof! Two car detached garage with upstairs rental unit, currently rented for \$650/month. Separate structure in backyard that's currently used as a man cave with covered deck attached. Nice large fenced backyard with storm cellar. Great investment property or rental to help pay the mortgage on family home. Call today to take a look! MLS#2137780.

Call Carol Atkinson @ 580-579-2679.



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



Renea Roberts, Broker
Cell: 580-916-0157



580-931-8888

AMERICANDREAMREALTYOK.COM

801 W. Main • Durant, OK



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

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

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



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Diane Carruth
Broker Associate
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Debra Portman
Cell:
580-916-2858



7672 WINDING PATH, KINGSTON - \$159,900
THIS HOME HAS BEEN UPDATED and furnished out to make someone a PERFECT LAKE HOME/INVESTMENT PROPERTY! It does sell furnished and is TURNKEY ready. A new hot water heater and new skirting around the porches are two of the most recent improvements. There is a metal shop to store some lake toys too. This property is in the golf cart friendly community of Washita Point, less than a mile to the beach and just right at a mile to Alberta Creek Marina, Restaurant, Campgrounds, and Boat Ramp! MLS#2201694.



513 W. SOPHIA LOOP, MEAD - \$265,000
NEWER 4 BEDROOM, 2 BATH DOUBLE WIDE with granite countertops, tiled shower in master bath, 2 living areas, sitting on 3+ acres. MLS#2135961.



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.



1368 W. MOCKINGBIRD, DURANT - \$469,000
LOCATION, LOCATION, LOCATION. Check out this spacious ranch style home sitting on top of 6 lovely acres. This home has 3 bedrooms, 3 bathrooms, two living areas with a panoramic view to the south. Enjoy the features of hardwood floors, stone fireplace, craft room, dark room for photography, and lots of storage for all your hobbies and needs. There is a well and very mature trees on the land. This home is located within a 5 minute drive to medical services and shopping. MLS#2136188.



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5896 KICKAPOO, KINGSTON - \$139,000
QUAINT LITTLE HOME IN THE McBRIDE AREA with a good size metal shop building to keep all of your lake toys! This property sits just a couple of miles from the McLaughlin Creek boat ramp! MLS#2140573.



CHERRY LANE, DURANT - \$235,000
THIS HOME HAS BEEN TOTALLY REMODELED. 4 bedroom, 2 bath, new roof, new windows, new appliances including refrigerator, new cabinets, new flooring, light fixtures. Oversize yard with mature trees and large shop. All in Durant School District. MLS#2136695.



EDGE ROAD, KINGSTON - LAKE LOTS - \$85,000
SUPER CLOSE TO LAKE TEXOMA'S SANDY BEACHES!!! This lot can be sold as a 3/4 acre parcel (m/l) for \$65,000 or 1.5 acre parcel (m/l) at the listed price. Property can be accessed from Edge road or from inside the gated community of Beachview on Texoma, which has private beach access! Lots are restricted to site-built homes only, & no Barndominiums are allowed. MLS#2135912.



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.



13145 SR 22 BOKCHITO, OK - Reduced to \$349,900
HOME AND 46+ ACRES (M/L). Super nice 46+ acre tract (m/l) with pipe fencing and electric gate. The home has numerous upgrades to include: metal roof, metal skirting, granite countertops throughout, and has an open concept floor plan to boot. There is a 3 car detached metal garage with concrete flooring, a shop with electric, a metal office with electric, and several loafing sheds. MLS#2132747.



1978 HAT POWELL, CADDO, OK - COMMERCIAL LISTING NEAR HWY 75 - \$499,900
THIS PROPERTY AND ACREAGE HAVE TREMENDOUS POTENTIAL! There are 2 master bedrooms, a very large showroom, 2 more bedrooms, a large kitchen with a large pantry, and another 1/2 bath, and a separate shower area. Outside there is a covered parking area for trailers or whatever one may need. This has 7.259 acres more or less right off Hwy. 69/75 at Exit 23 just south of Caddo. The possibilities are endless! MLS#2128857.





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Multi-Million \$\$ Producer
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502 S. DONEHOO ST., KINGSTON - \$89,000

NICE 3 BEDROOM, 2 BATHROOM HOUSE just inside the city limits of Kingston. The home has a new central air conditioning unit, a metal roof, and a large covered front porch. There is a shed and two carports on the property that will not be included in the purchase. Less than 5 miles to the West Caney Corp. Campground and boat ramp! MLS#2141584.



MISSISSIPPI, DURANT - 8.94 ACRES - \$139,900

LOCATION! LOCATION! This land has no restrictions, & city water. House has no value. MLS#2139632.



9047 MORNING GLORY WAY, KINGSTON - \$195,000

NICE BRICK HOME CLOSE TO ALBERTA CREEK MARINA AND BOAT RAMP. Property goes from street to street with plenty of room to add shop. Large bedrooms are split design with bathrooms. Additional storage throughout the home with large closets in bedrooms. Covered patio with a stand up cellar, storage buildings, 2 carports, and enclosed porch which was used for sleeping quarters or could be 3rd bedroom. Home will be sold with all standing furniture and appliances. Re-plumbed and new septic within the last 3 years. MLS#2200804.



COMMERCIAL LISTING in CALERA - 4-PLEX RENTAL UNITS - \$325,000

LOOKING FOR GREAT INVESTMENT? 4 Individual properties with separate utilities. Property located minutes from the casino, faces 69/75. Properties are very maintained and have a great cash flow. Lots of parking.



LOTS IN "THE WILLOWS" ON LAKE TEXOMA, KINGSTON

BARDOMINIUMS WELCOM IN THIS LAKE SUBDIVISION. 1,400 Sq. ft. minimum living space. Within 2 miles to the Lake Texoma and Boat Dock. Underground utilities and water at road.

LOTS/ACREAGE/COMMERCIAL

- **3129 MEGAN AVE., DURANT** - 1/2 acre lot (m/l). MLS#2131442..... **PENDING \$42,500**
- **COMMERCIAL LISTING in CALERA** - 4-Plex rental units. Looking for great investment? 4 Individual properties with separate utilities. Property located minutes from the casino, faces 69/75. Properties are very maintained and have a great cash flow. Lots of parking..... **PENDING \$325,000**
- **CALERA, OK** - 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. MLS#2115974 **\$1,320,000**



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600 N. MISTLETOE, KINGSTON - \$149,000
GREAT STARTER HOUSE or INVESTMENT PROPERTY. 3 Bedrooms, 1.5 bath plus an attached garage and storm cellar. The home has fresh paint, new vinyl flooring and new carpet in bedrooms, freshly painted wood kitchen cabinets with black epoxy counter tops. Fenced backyard and large front yard. MLS#2201322.



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.



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.



516 S. 7th ST., DURANT - \$89,000
GREAT INVESTMENT OPPORTUNITY or 1st time home owner. Large shop or detached shop or garage. Has electric and water run to the shop. Additional large storage building on the property. MLS#2134690.



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.



4126 LOOKOUT DRIVE, KINGSTON - \$245,000

HOME IN WASHITA POINT SELLING MOSTLY FURNISHED & has numerous upgrades! The HVAC system was upgraded in 2017, new dishwasher in 2018, new garbage disposal in 2016, new roof THIS YEAR, the metal/wood porch was built this year! There's a screened-in front porch, a new pergola in the back. The 24x24 garage has been split in half to accommodate more living space. 1/2 has been finished out w/water, heat & air. The other 1/2 is used as a shop area! The sunroom addition also increases the reported sq. footage! MLS#2141908.



2473 CALE SWITCH ROAD, DURANT - \$209,000
PRIME LOCATION PROPERTY! 2896 Sq. ft. brick and vinyl siding home situated on 4 acres with no restrictions, mature trees, and a grand living room. Even comes equipped with a brand new \$8K aerobic system! 3 Bedroom, 3 bath, 2 car garage located in Calera School District and just a stone's throw from Choctaw Casino and Resorts. With a little TLC, this home could be modified to accommodate a renter with a separate entrance. So much potential here. MLS#2105079.

CHECK OUT THESE AMAZING PROPERTIES!



NORTH SIDE OF PLATTER RD., CALERA - \$1,320,000
See page 23 for more details.
Offered by American Dream Realty. 580-931-8888.



14243 COUNTY RD. 3495, ADA - \$29,500 ea.
See page 2 for more details.
Offered by Courtney Realty. 580-795-2608.



1007 N. SERVICE RD., CALERA - \$1,470,000
See page 5 for more details.
Offered by Heartbeat Realty. 580-924-6206.



MLS#2138642
See page 6 for more details.
Offered by Quality Realty. 580-920-1644.



HOME IN SMALL TOWN, ANTLERS - \$120,000
See page 8 for more details.
Offered by Red River Realty & Auction. 580-924-9595



BLAKE LANE, DURANT - \$56,000
See page 9 for more details.
Offered by Sparlin Realty. 580-725-7253.



9877 HWY 70A - \$399,000
See page 10 for more details.
Offered by Texoma Agency. 580-564-2346.



739 W. SANDPOINT RD. - \$1,200,000
See page 14 for more details.
Offered by Texoma Realty Group. 580-564-7821.



PRAIRIE RESERVE, CALERA
See page 16 for more details.
Offered by Trademark Realty. 580-916-1160.



1030 LEAVENWORTH TRAIL, COLBERT - \$225,000
See page 17 for more details.
Offered by Trademark Realty. 580-916-1160.



924 N. 3985, BOSWELL - \$250,000
See page 23 for more details.
Offered by VanMeter Realty (Durant). 580-924-8404.



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