

**FREE
COPY**

Real Estate For Sale



MLS#2218441 - 3080 SILO ROAD
This 3 Bedroom 2 bath home sits on 4 acres.
Quality Realty 580-920-1644 • See page 2 for more details.



MLS#2228460 - 1108 SPRINGFIELD COURT
Beautiful custom home in Remington Hills.
Quality Realty 580-920-1644 • See page 2 for more details.



MLS#2217211 - 3716 JOHN JUNCTION
This beautiful one of a kind estate sits
nestled in an executive gated community.
Quality Realty 580-920-1644 • See page 3 for more details.



MLS#2229844 - 10950 WASHITA DRIVE
This home sits in a gated community near Lake Texoma
with beautiful views of the scenic water behind!
Quality Realty 580-920-1644 • See page 3 for more details.

Southeastern Oklahoma

FEBRUARY 2023



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QUALITY REALTY

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Quality Realty

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



580-920-1644

FOR PROPERTY DETAILS
VISIT
www.qualityrealtyok.com



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



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



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



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



MLS#2233851
415 Westside Dr., Durant
Commercial Building with term lease for rental income!
CALL or EMAIL VINCE FOR ALL THE DETAILS!
580-513-7701/vhaney123@yahoo.com



COVER PHOTO

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#2234952
7 Fairway, Durant
Beautiful home in sought after quiet neighborhood, perfect for raising kids or entertaining grandkids.
4 BR, 2 bath home that has been meticulously maintained.
CONTACT JOHN HOFFPAUR 580-677-1819



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



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



COVER PHOTO

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



PENDING

MLS#2239576
34386 Hwy 70, Bennington
Great 4 bedroom, 1 bath home sits in a prime location on Hwy 70 in Bennington.
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 Hoffpaur
580-677-1819



Jona Pierce
580-916-0407



Quality Realty
580-920-1644

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



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VINCE HANEY

TEXOMA'S TOP PRODUCER

(580) 513-7701

vhaney123@yahoo.com



COVER PHOTO

MLS#2217211

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



Owner Finance

MLS#2213619

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



COVER PHOTO

MLS#2229844

10950 Washita Dr., Kingston

This executive home sits in a gated community near Lake Texoma with beautiful views of the scenic water behind! The home boasts character and all the upgrades you would expect, large master suite, a bonus detached garage and a bonus room upstairs!
CONTACT VINCE 580-513-7701



PENDING

MLS#2229835

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



PENDING

MLS#2233862

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



MLS#2241355

Cale Switch,
Calera
10 Acres
vacant land,
located across
from
Choctaw Casino/
Event Center.
CALL VINCE 580-513-7701



NEW LISTING

MLS#22302465

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



MLS#2229846

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



MLS#2233889

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



WE HAVE MANY MORE PROPERTIES ONLINE

Please visit our website:

www.redriverrealtyandauction.com

DURANT OFFICE - 580-924-9595

TALIHINA OFFICE - 918-567-3960

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

Terry Humphreys, Managing Broker 918-839-2106

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

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



ADORABLE MOVE IN READY HOME
WELL TAKEN CARE OF 4BR/2BA HOME
on corner lot in Caddo, OK. Many updates have been done, including on demand hot water heater and new plumbing! Storage shed, storm shelter, privacy fence, carport and nice gravel driveway. Beautiful natural gas FP. Tall mature oak trees. **Call Dawn @ 989-287-4580 to see this awesome place!** #2399.
CADDO • \$208,900



17 ACRES IN POTATO HILLS..
OF SOUTHEASTERN OKLAHOMA with county road access and electric on NE side of the property. Already has a spot cleared for your dream home or weekend cabin. Abundant wildlife and seclusion here. **Call Denny @ 918-504-9246 for your walkover.** #2400.
ALBION • \$137,000



6BR/4BA HOME ON CORNER LOT..
CLOSE TO POTEAU SCHOOLS. This 3380 SF home's exterior has been renovated and interior is ready to be finished to your personal tastes. This home is being sold AS IS. **Call Summer @ 918-917-7134 for more renovation details and your showing.** #2401.
POTEAU • \$137,500



71.2 AC LITTLE RIVER FRONTAGE..
WITH ELECTRIC AND RURAL WATER AVAILABLE. Beautiful property with approximately .6 mile of the Little River for all of your water recreation. Property is 50/50 woods to meadows of lush Bermuda and native grasses. Hay production is about 80 round bales a year. Plenty of nice building sites. **Call Chuck @ 580-380-7093 for your walk over this awesome property!** #2405.
NASHOBA • \$469,920



38 ACRES WITH LIVE CREEK
PAVED ROAD FRONTAGE. Electric, rural water and septic system. Fenced and nice pond. Orchard with irrigation system. 31' Jayco camp trailer on site. Approx. 50/50 woods to meadow. Just a beautiful place! **Call Chuck @ 580-380-7093 for your personal tour!** #2408.
BENNINGTON • \$189,900



4/2 BRICK HOME ON 22 ACRES
JUST BRING YOUR FURNITURE, KIDS AND FAMILY DOG and come on down! This house was updated from head to toe in 2016 and is just waiting for you to make it your home! Property is fenced. There is a storm cellar, 2 ponds, butane tank, city & well water plus a shed and detached carport! What more do you need to know? **Call Judy @ 580-372-4178 or 580-326-7800 for your showing.** #2357.
BOSWELL • \$275,000



5/3 DOUBLEWIDE MH ON 1 ACRE
LOCATED ON THE OUTSKIRTS OF HENDRIX, OK. Easy commute to work in Texas or Oklahoma. 2000 sf area w/privacy fence. Inside of home is clean and has all appliances and HVAC. Rural water & septic. WB fireplace. 10x20 utility shed. **Call The Gann Team @ 580-271-0449 or 580-298-7277.** #2388.
HENDRIX • \$195,000



RESTAURANT AND HOME
1320 SF METAL BUILDING BUILT 2015. Most recently used as a restaurant. Parking and drive thru. Beautiful interior. Equipment sold separately. 3/2 Home main door is currently rented for \$600 per month. **Call Dale @ 580-980-0995 for details and showing.** #2387.
CALERA • \$399,000



WONDERFUL OASIS ON 10 ACRES..
WITH ELECTRIC, RURAL WATER, paved road frontage and all fenced for your horses. Perfect mix of grass pasture and woods. Spring fed pond/swimming hole that is surrounded by woods. 2 Cabins on property, 12x30 and 16x20. One or both could be rented for extra income. Just a beautiful location. **Call Terry @ 918-839-2106 for more details and your tour.** #2367.
TALIHINA • \$199,900



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 • \$714,000



NICE HOME IN THE COUNTRY
JUST 3 MILES FROM TALIHINA you'll find this 3/1.5 home in a quiet neighborhood. Some renovating has been done. Great place for a first time home buyer or someone who wants to get out of town and enjoy the quiet country life. **Call Lara @ 918-839-1305.** #2297.
TALIHINA • \$139,000



RARE FIND IN LATIMER COUNTY
3BR/2BA MOBILE HOME ON 14.46 ACRES. Home has 1456 sf and has been nicely updated and remodeled. (New owner will have to install their dream tub tho). The property looks like a state park with mature pine trees, oak and other varieties. Room for horses or livestock here. 2 nice ponds and rich soil. 16x32 shop. **Call Terry @ 918-839-2106.** #2365.
TALIHINA • \$298,500



2 ACRES JOINING CORPS LAND...
AT SARDIS LAKE. Beautiful views here and electric and rural water just up the road. If you like to fish, kayak, boat or swim, this could be the place for you! **Call Lara @ 918-839-1305 for more details and your tour.** #2368.
YANUSH • \$70,000



OWN YOUR OWN CITY BLOCK
IN CLAYTON, OK. Unique & beautiful property in town, with shade and fruit trees around the home. Home is traditional modern with 2BR/2BA and 1711 sf of lovely living space. 1700 SF metal garage too. Lots of possibilities with this property so **call Gary @ 972-965-3223 for all the details and your showing.** #2291.
CLAYTON • \$525,000



THE PRESERVE AT BOKTUKLO MTN.
GET YOUR PIECE OF THIS SUBDIVISION of over 800 acres before it's all gone! With mountain views all around, hunting and recreation in every direction, there's surely something that will make you happy. Pricing varies so please **call Lara @ 918-839-1305 for all the details and your tour.** #2289.
HONOBIA • Call for pricing



PRISTINE FOREST LAND IN SE OK...
OFF INDIAN HWY. These two parcels, 44 & 41 acres, are part of a 325 ac tract being offered that have creeks, mountain vista views & secluded canopies. Easy access from hwy. Gated entrance, gravel roads, electric & deed easements in place. This is an Investor/Builder opportunity before being divided into smaller tracts. **Call Deborah @ 903-521-2020 for more info and your tour.** #2289.
ALBION • \$9,500 PER ACRE

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

CHECK OUT THESE AMAZING PROPERTIES!



7454 WHISPERING WAY, KINGSTON - \$700,000
See page 16 for more details.
Offered by American Dream Realty. 580-931-8888.



8267 TEXOMA HILLS RD., KINGSTON - \$155,000
See page 21 for more details.
Offered by Courtney Realty. 580-795-2608



10587 W. VOCA, CANEY - \$650,000
See page 24 for more details.
Offered by Heartbeat Realty. 580-924-6206.



695 W. SAND POINT RD., MEAD
See page 3 for more details.
Offered by Quality Realty. 580-920-1644.



LITTLE RIVER FRONTAGE, NASHOBA - \$469,920
See page 4 for more details.
Red River Realty & Auction. 580-924-9595



N. 1st STREET, DURANT - \$500,000
See page 6 for more details.
Offered by Sparlin Realty. 580-725-7253.



7134 ENOS RD., KINGSTON - \$410,000
See page 8 for more details.
Offered by Texoma Agency. 580-564-2346.



8973 BIRCH STREET - \$950,000
See page 13 for more details.
Offered by Texoma Realty Group. 580-564-7821.



606 McCARLEY ST., COLBERT - \$260,000
See page 7 for more details.
Offered by Sparlin Realty. 580-725-7253.



4147 CROOKED BRIDGE, BOSWELL - \$588,000
See page 17 for more details.
Offered by American Dream Realty. 580-931-8888



150 LONG BED, DURANT - \$289,000
See page 14 for more details.
Offered by VanMeter Realty (Durant). 580-924-8404.



TAYLOR'S ISLAND HOME - \$600,000
See page 10 for more details.
Offered by Texoma Agency - 580-230-2200



Durant Office: 402 N 3rd, Durant 580-745-1055
Madill Office: 14776 W Hwy 70, Madill 580-725-7253



Patti Sparlin
Owner/Broker
580-795-4155



Bart Granger
Broker
580-380-2837



Brandi Ward
Broker/Assoc.
580-634-1315



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



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

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



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

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



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

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



22786 STATE ROAD 78, DURANT - \$1,500,000

THIS SPRAWLING 49.889 ACRES (M/L) PROPERTY LOCATED IN DURANT is ready for you and your family. Bring your horses and cattle. 2 Bedroom, 2 bath metal home with 60x60 horse barn with 8 stalls. Fenced with good pasture. Located just south of town on Hwy 78. **MLS#2229894.**



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

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



4295 SHAY, KINGSTON - \$350,000

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



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

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



229 FOREST, DURANT - \$199,000

WALK OUT THE BACK DOOR AND THROUGH YOUR YARD to your own private fishing river that runs year around, full of large bass and catfish! Singlewide 3/2 on 2.28 acres. So clean that it still smells new. Kitchen appliances stay. Carport. New aerobic system. Covered patio that is handicap accessible that allows you to pull right up to the back door. All this on 2.28 acres. Fantastic neighborhood. Very peaceful. **MLS#2300046.**



2140 BOGGY DEPOT, ATOKA - \$219,000

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

**Durant Office: 580 - 745 - 1055****Madill Office: 580 - 725 - 7253****606 McCARLEY STREET, COLBERT - \$260,000**

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

**6134 WEESIE STREET, KINGSTON - \$209,000**

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

**NEW LISTING****18878 J H NANCE, OAKLAND \$139,000**

OLDER WELL MAINTAINED 3 BEDROOM, 1.5 bath home, sitting on a large corner lot. The home has 9-foot

ceilings to give a spacious atmosphere. There are two large pecan trees. A storage building that could easily be converted to additional living quarters. This home has been updated with new electric wiring, plumbing, a new roof in 2017, vinyl windows and central heat and air. This home has a ton of potential and is just waiting for you to make it your own! **MLS#2300873.**

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

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

**117 MISSISSIPPI, DURANT - \$69,000**

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

**NEW LISTING****327 PINE STREET, MEAD - \$65,000**

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

**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#2231395, #2231404, #2231411, #2231416.**

**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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or sell your home.**



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 1105 Hwy. 70 North,
 Kingston, OK. 73439

**FOR A COMPLETE LIST OF
 OUR CURRENT LISTINGS
 AND ADDITIONAL PICTURES,
 PLEASE VISIT OUR WEB SITE AT
www.TexomaAgency.com**
Thinking of Selling your home? Call for a free market analysis.

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


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

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


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

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


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

**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.

**COMMERCIAL WELDING & BOATHOUSE CON-
 STRUCTION & REPAIRS BUSINESS - \$450,000**


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

7134 ENOS RD., KINGSTON - \$410,000


CHECK OUT THIS ADORABLE FARMHOUSE designed home sitting on 10 acres! This property is surrounded by large acre tracts of land with an abundance of wildlife and near several hundred acres of Corp of Engineer Public Hunting land. Home has front and back covered patios, barn, storage buildings, and storm shelter. Already producing income as a vacation rental. Close to Lake Texoma!

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


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

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


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

BEAUTIFUL 15 ACRES - \$281,900


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

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


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

**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.

**COMMERCIAL LARGE OFFICE BUILDING
 on the SQUARE in MADILL - \$195,000**


2 STORY OFFICE BUILDING with over 4352 sq. ft. It has been a law office building for years. Has a large reception area, 5 offices, 2 conference rooms, break room, 3 restrooms, library room, closets & utility room. Parking in front & behind.

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


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

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


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

**TWO 5 ACRE TRACTS on PALOMINO RD. Just North
 of Buncombe Creek & Marina - \$150,000 Each**


TWO 5 ACRE TRACTS just North of Buncombe Creek & Marina. Heavily wooded, lots of wildlife, 2 seasonal creeks for a pond location. No restrictions.



Crystal Pierce
Owner/Broker
(580) 564-5636



Kenny Wheeler
Broker
(580) 230-2200



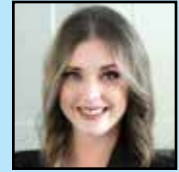
Francis Nelson
Sales Associate
(580) 795-6388



Jessica Tipton
Sales Associate
(580) 564-5888



Rick Hargis
Sales Associate
(405) 509-4983



Bailey Miller
Sales Associate
(405) 923-7875

5 ACRES on CROW RD. OFF HWY 70 B - \$150,000



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

10 ACRES in SE ARDMORE - \$120,000



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

COMMERCIAL LOT on HWY 70 E, KINGSTON - \$120,000



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.

13254 CARDINAL LANE, KINGSTON - \$119,500



INVESTMENT OPPORTUNITY! Cardinal Hills home currently operating and producing income as a VRBO. Property is turnkey, comes fully furnished with all appliances. Completely fenced, patio and deck, outdoor fire pit, storage utility building, and 24x24 metal shop building already set up as an entertainment area. Located in a lake community with two boat ramps, fishing piers, and sandy beaches!

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



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

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



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

16048 DONNA LANE, MADILL - \$110,000



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

NICE 5.61 ACRES of LAND at LAKE TEXOMA - \$100,000



THIS SMALL ACRE TRACT is close to the lake. Property boasts scenic views and wildlife. Perfect building site nestled privately behind a beautiful tree line.

COMMERCIAL LAND on HWY 70 in MEAD - \$70,000



THIS IS A GREAT CORNER on HWY 70. It has a building that can be an office or shop. There is an old house on the land that adds no value.

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.

3947 CHEYENNE DRIVE, KINGSTON - \$69,900



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

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



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

COMMERCIAL PROPERTY NEAR LAKE TEXOMA - \$52,500



COMMERCIAL OPPORTUNITY near Lake Texoma! Completely fenced with 6 ft security fence. Corner 1.26 acres of land. Perfect for storage buildings and RV parking space rental income.

SMALL ACRE TRACTS CLOSE TO TEXOMA



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

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



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

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



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

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



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

For Additional Properties Visit our Website www.TexomaAgency.com



Kenny Wheeler - Broker

Buying or Selling - Call Me

(580) 230-2200

Crystal Pierce, Owner/Broker



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



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

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



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

MILLION DOLLAR VIEW from this 2 story home on
stilts that has 3 bedrooms, 2 baths with a .5 bath
downstairs, an outdoor lift-elevator, sprinkler system,
30x40 shop building with 2-14x40 overhangs, 24x24
garage, 2 large carports, water well for outside water-
ing, 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.



Kenny Wheeler - Broker
(580) 230-2200

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

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



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

TWO 5 ACRE TRACTS on PALOMINO RD., JUST NORTH OF BUNCOMBE CREEK & MARINA - \$150,000 Each.



TWO 5 ACRE TRACTS just North of Buncombe Creek & Marina. Heavily wooded, lots of wildlife, 2 seasonal creeks for a pond location. No restrictions.

5 ACRES on CROW RD. OFF HWY 70 B - \$150,000



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

**COMMERCIAL LARGE OFFICE BUILDING
on the SQUARE in MADILL - \$195,000**



2 STORY OFFICE BUILDING with over 4352 sq. ft. It has been a law office building for years. Has a large reception area, 5 offices, 2 conference rooms, break room, 3 restrooms, library room, closets & utility room. Parking in front & behind.

**COMMERCIAL LOT on HWY 70 E,
KINGSTON - \$120,000**



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.

**COMMERCIAL LAND on HWY 70 in
MEAD - \$70,000**



THIS IS A GREAT CORNER on HWY 70. It has a building that can be an office or shop. There is an old house on the land that adds no value.

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

405 Hwy. 70A, Kingston, OK 73439



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



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



14075 BALDWIN LANE - \$525,000
THIS BEAUTIFUL NEW HOME is located near Buncombe Creek Resort & Marina & comes with an oversized 3 bay garage/shop, perfect for storing all those lake toys! Property also has an oversized covered breezeway, for enjoying the outdoors, as well as a beautiful covered deck at the entry to the home. Another great feature is the concrete sidewalk that completely surrounds the home! Inside the home, the upgrades continue, w/convenient pull-out cabinet drawers, oversized pantry & so much more! So many great features with this one that you really need to see to appreciate! **Call soon!**



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!**



8973 BIRCH STREET - \$950,000
SPECTACULAR HOME located in the coveted area of Soldier Creek on Lake Texoma! This modern, solar powered home was designed with energy saving features throughout, and features not only a private outdoor oasis, with pool & waterfall, but an upper balcony with distant lake view! Beautiful decorative fencing surrounds this property, ensuring your privacy & adding to the beauty! **Shown by appointment only!**



6477 ROADS END - \$425,000
THIS ONE BACKS UP TO CORP OF ENGINEER PROPERTY ON 2 SIDES! Located in the McLaughlin Creek area of Lake Texoma, this home has had all the recent updates with newer roof, HVAC, new flooring, paint & more! Nestled among pecan trees & only steps to the water! **Call Anne @ 580-564-7821 to view!**



10335 HIGHWAY 70B - \$299,000
ENJOY A QUIET COUNTRY SETTING with this spacious 4 bedroom home, located on 3 beautiful treed acres! Home is conveniently located about 2 miles out of Kingston & about 3 miles from Soldier Creek Resort & Marina! Peaceful setting with plenty of room to expand on the unrestricted land. **Call Anne @ 580-564-7821 to schedule your time to view!**



739 W. SANDPOINT RD. - \$725,000
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!**



4770 ANGLER CIRCLE - \$350,000

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



915 S. BROADWAY AVENUE - \$285,000

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



10649 WHITE OAK - \$235,000

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



13854 COUNTRY CLUB DRIVE - \$175,000

BUNCOMBE CREEK LAKE HOME, and just a short golf cart drive to the lake! This one backs up to Corp of Engineers property too! Beautiful home, as well as a 50x80 insulated shop, which could easily be converted into a wonderful barndominium! Lots of possibilities with this one! **Call Anne @ 580-564-7821 to view!**



8211 HIGHWAY 70A - \$150,000

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



10640 WHITE OAK - \$140,000

THIS LAKE HOME is located in the Oakview addition of Lake Texoma, near those coveted sandy beaches! 3 Bedroom, 2 bath & even comes furnished! Features include a 20x16 deck, large carport, & even an additional older mobile home that is currently being used as storage. With a little work, there is a great opportunity to make 2 vacation rentals out of this one! **Call soon!**



701 N. KEMP - \$99,900

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



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

- LAKEFRONT LOT - In Sandpoint...\$249,900
- 8 ACRES - On McDuffee Rd \$144,000
- 83 PERSIMMON STREET \$55,000
- 2 LOTS - In Oakridge..... \$50,000
- RESIDENTIAL LOT - Near Lakeside..... \$45,000
- 6 CITY LOTS - In Kingston..... \$45,000
- 2 LOTS - In Colbert..... \$30,000

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



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VanMeter
580-920-8879



Carol
Atkinson
580-579-2679



Roger
Ball
580-916-8992



Barbara
Coker
580-920-5886



Kathy
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580-380-9878



Elaine
Reese
903-244-8770



Lacy
VanMeter
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Sean
Wood
817-776-3239



Martin
VanMeter, Broker
580-920-6914



VanMeter Realty
TOLL FREE: 800-324-8404

419 West Main, Durant
580.924.8404



Bill Ptomey
Broker
580-564-5150



1422 W. ELM, DURANT - \$165,000

THIS IS A PROJECT PROPERTY. The building is sound but neglected for years. The garage has an apartment above and has not been lived in for some years. To the north of the house are two buildings, one was used as a storage building and the north building is a small house. The lot is over grown and is very hard to see. The lot is almost a half block. MLS#2225712.

Call Martin VanMeter @ 580-920-6914.



NEW LISTING

**150 LONG BED,
DURANT
\$289,000
THIS 4BR, 2 BA,
1,730 SQ. FT.
HOUSE is located
in the King David
Subdivision
community of Durant.
MLS#2302406.
Call Roger Ball @
580-916-8992.**



REDUCED

**2202 KIRSEY, CALERA - \$295,000
THIS IS THE ONE YOU'VE BEEN
WAITING FOR!** Close to Durant and
Choctaw Casino but country feel. Large
home just under 2200 sq. ft. with two living
areas. New carpet just installed throughout
one living area and bedrooms. Stained con-
crete floor in large family room. Large mas-
ter bathroom and full second bath. Fenced
backyard on just under an acre lot. Large
metal storage building with concrete floor
and electric. Come take a look before this
one is gone! Agent owned. MLS#2242036.
Call Carol Atkinson @ 580-579-2679.



5 ACRES

4681 W. CLEAR BRANCH, CANEY - \$250,000
THIS IS A GREAT HOME, it needs a little TLC and is sold as is. It is a short drive to Durant or Atoka.
The house sits on 5 acres with mature trees, the possibilities are endless. It has 3 bedrooms, 2 baths, the
master is huge, walk-in closets. There is an additional building behind that could be a shop and carport
combination. MLS#2227840.

Call Carol Atkinson @ 580-579-2679.



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

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

Call Bill Ptomey @ 580-564-5150.



1.25 ACRES

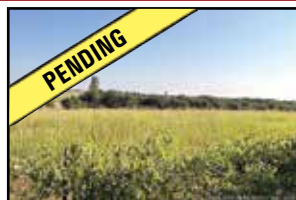
13982 BERKELEY ROAD, KINGSTON - \$201,000
3 BED, 2 BATH MFG HOME on 1.25 acres. Home sold fully furnished including all appliances, washer and
dryer (new). Home has a new roof installed this year. Also included is an outdoor safe room, 2 car carport,
fenced back yard, storage shed, back patio, circle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



503 S. 4TH, DURANT - \$160,000

LARGE LOT with trees and chain link fence. Built in 1988 and located just a few blocks
from the heart of downtown. Baseball fans will love the location just 1 block from the ball
park. MLS#2239682.

Call Martin VanMeter @ 580-920-6914.



PENDING

**HWY 70F,
MADILL - \$446,745
MLS#2220247**



PENDING

**4399 COMMERCIAL,
DURANT - \$309,000
MLS#2230661**



PENDING

**21941 HAGOOD ROAD,
LEBANON - \$110,000
MLS#2241367**



PENDING

**11845 OAK RIDGE DRIVE,
KINGSTON - \$334,000
MLS#2240104**

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



LeeAnn Calliccoat

Assistant Vice President

Mortgage Loan Officer | NMLS# 1631905

D: (580) 931-6503

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2514 University Blvd.
Durant, OK 74701



Equal Housing Lender | NMLS 402156





Renea Roberts,
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580-931-8888
AMERICANDREAMREALTYOK.COM
801 W. Main • Durant, OK



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

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

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



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Debra Portman
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Krystal Trammell
Cell: 903-422-6514



Wesley Welch
Cell: 580-565-0283



7454 WHISPERING WAY, KINGSTON - \$700,000
THIS CUSTOM-BUILT HOME lies in Washita Point inside the only area restricted to Site Built Homes. The woodwork inside the home is astonishing and abundant in every room! Custom cabinets in the kitchen, hard wood doors throughout the home. You would really have to see it to appreciate it. The garage is plenty big for vehicles, boats, and other Lake Toys! This property is just a short golf cart ride to the beach and just a mile or so from Alberta Creek Marina, campgrounds, gas docks, boat ramp and restaurant. A day room has been added to the back of the house. THIS ADDS AN APPROXIMATE 300 SQ. FT. TO WHAT HAS BEEN REPORTED! MLS#2301063.



1601 NANCE ROAD, KINGSTON - \$629,000
THIS HOME RECENTLY UNDERWENT A MASSIVE RENOVATION! Literally every other room in the house has been touched! The HVAC was replaced 5 years ago. Windows, shutters, doorknobs, fixtures, faucets all replaced during the remodel! There is an RV SHED with water and 50-amp service, a well for outside watering, a hot tub, above ground pool with deck area, and a 36x24 metal shop to store all your lake toys. *NO EXPENSE HAS BEEN SPARED* All this in the golf cart friendly neighborhood of Sander's Island View on LAKE TEXOMA!!! It also deserves mention that this home could accommodate 20+ people as a vacation rental! This one is a must see! MLS#2228680.



7818 RESTFUL LANE, KINGSTON - \$575,000
THIS BEAUTIFUL HOME IS MOVE IN READY. Minutes away from Lake Texoma. 3 BR/2 baths, large walk-in closets, beautiful plantation shutters throughout, 2 ventless fireplaces and low E windows. Kitchen features island, double ovens, large pantry, granite counter tops. Two large living areas with built in wet bar, two eating areas. Split bedroom design with a Master suite, French doors leading to

a luxury bathroom with a large designer bathtub, custom tile shower, double vanities. Property has an additional 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.



518 N. 6th, DURANT - \$160,000
THIS PROPERTY HAS ENORMOUS POTENTIAL for investment buyers or renovators. Located minutes away from downtown Durant, local schools and the college. Plenty of space on the first floor to add another room or extend the bathroom. The studio upstairs is perfect for an additional room or family area. Huge back yard with mature trees giving it a canopy of shade all day long. MLS#2234896.



21 SAND TRAP, DURANT - \$379,900
NEW CONSTRUCTION! Check out this extremely nice custom farmhouse. 3 Bedroom, 2.5 bath, 2 car oversized garage. This home is foam insulated, 17 seer 2 stage HP unit, open floor plan. Lots of windows for natural light & 10 Foot ceilings. This home features split bedroom design, oversize master bedroom with custom tile shower, double vanities, large walk-in closet. The kitchen features an island, quartz countertops, stainless steel appliances, pantry sitting on a large corner lot, covered back and front patios. MLS#2301442.



8098 HWY 70B, KINGSTON - \$850,000
THIS IS A UNIQUE COMMERCIAL OPPORTUNITY near the community of Soldier Creek and Marina Del Rey. This motel is currently being used as a fishing lodge. It has a total of 10 rentable rooms with a linen/laundry room right in the middle. Up top is a great room/common area for larger gatherings and from the deck you can see Lake Texoma! The motel sits on a 5.17 acre tract (m/l) near one of the most popular Lake Texoma Communities in Oklahoma, lending plenty of room for future expansion. MLS#2230951.





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Associate
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301 W. Main, Durant, OK



Debra Portman
Associate
Cell: 580-916-2858



Krystal Trammell
Associate
Cell: 903-422-6514



4147 CROOKED BRIDGE, BOSWELL - \$588,000
WELCOME TO YOUR NEW HOME on the farm with the rolling hills view! Creek & pond stocked with bass & channel cats, chicken coops, a barn for cows/horses with pens, a shed for goats, pig sty & raised garden beds.

Orchard that produces apples, peaches, pears, cherries blackberries & raspberries. A new deck, above ground pool & a full bath just off the deck. Workshop with plenty of space for projects. Cute 1BR/1BA cabin sits to the west of the house that could serve as a rental or just extra space for family. Roof was replaced in 2021 when they also added 2 ft. of insulation, new well pump. Stone FP with pass through in the main room. Split design with 2 kitchens & a mud room that has a full bath. MLS#2242918.



5016 KIMBER, DURANT - \$389,000

THIS HOUSE HAS EVERYTHING FOR YOUR WHOLE FAMILY. 5BR, 3BA with a master suite over 1,000 sq. ft. with fireplace, built-in bookcases, beautiful hardwood floors, a large soaker tub, custom tile, shower, large walk in closet. Home features formal dining room, living area with fireplace, granite counter tops, upgraded appliances, new light fixtures, in-ground swimming pool, new windows just purchased in Dec. for \$36,000, new roof, new CH&A, outside entertainment area that is unbelievable & stretches across the whole back of the house, outside kitchen with refrig., tv, mature trees, fenced yard, basketball court, this house is made for a big family. MLS#2300278.



541 OAK HILLS, CARTWRIGHT - \$359,000

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



11266 BLACKJACK OAK, KINGSTON - \$340,000

THIS HOME IS IMMACULATE! It is a one owner home & they didn't spare any details in the build. There are 9' ceilings, crown molding, granite countertops & textured walls. It's a split design & the owners suite has a massive closet & cozy private bath/shower. The home has a very nice flow with an extra room off the kitchen that could be converted into an office. In the winter months there is a gas fireplace to enjoy and a tankless water heater.

Moving to the exterior there is a lovely covered patio that has gas hookups for a grill. The Corp. property behind you gives a peaceful scene. The bigger half acre lot feels more secluded being surrounded by trees, but it also has easy access to Hwy 70. Since the home is located in the gated community of Oak Ridge, you also get to enjoy 2 swimming pools, a tennis court, baseball field, a clubhouse and security for that extra feeling of safety. There are also a few ponds you can enjoy catch and release fishing and tons of wildlife that visit. Come check out this home that checks all the boxes! MLS#2237100.



5227 McDUFFEE, KINGSTON - \$47,000

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



1901 SCENIC, KINGSTON - \$65,000

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



305 LYNN HAVEN, DURANT - \$197,000

THIS 3 BEDROOM 2 BATH HOME has been totally remodeled. New roof, fresh paint inside and out, new flooring, new appliances, fireplace, large fenced yard with mature trees, covered patio, vaulted ceilings and custom blinds. Oversize garage with extra storage. This lovely home is move-in ready and will not last long. MLS#2231742.



210 ARCHIBALD, CARTWRIGHT - \$280,000

LOOKING TO INVEST IN A MULTI-FAMILY UNIT? This is IT! This quadplex currently has all 4 units leased for \$800/month. They all four are 1 bed/1 bath units. It's close to the TX border so that opens up the rental possibilities from that side of the river. There has been 3 new A/C units installed this year and the 4th has been serviced. There has also been numerous updates this year as well. Call for more information on this business opportunity! MLS#223735.



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

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



101 W. McKENNON STREET, CALERA - \$99,000
LOCATION! LOCATION! This 3 bedroom, 1 bath sitting on a lg. corner lot with mature trees & open floor plan. Seller is giving a \$2,500 credit to buyer for closing cost. Plus a \$500 sales bonus. MLS#2228504.



1033 HILL, DURANT - \$179,000

GREAT LOCATION! 3 Bedroom, 1 bath home features new vinyl windows, lots of storage, covered porch, mature trees, & fenced yard. Washer and dryer remain with property. MLS#2232378.



TEXOMA PARK ROAD, KINGSTON - \$267,000

THIS LITTLE CABIN is located in a perfect Lake Texoma Location! The house sits less than a mile from Catfish Bay Marina, Chickasaw Point Golf Course, and the new Casino currently under construction! You don't find many lake properties this close to so many amenities! The home has a wide open floor plan, a carport and a shop area to store those lake toys! MLS#2240156.



Joni Aldridge
Million \$\$ Producer
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801 W. Main, Durant, OK



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



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



4410 ROAD, RINGOLD - \$65,000
THERE IS A TOTAL OF 5 LOTS TO CHOOSE FROM, each lot is 3 acres! They are 2.5 miles to Turkey Creek Park and Pine Creek Lake, Hwy 3 is less than a mile away and it's just a 30 minute drive to Hochatown! If you like to hunt or enjoy wildlife there is public hunting land (corp land) within walking distance. Utilities are at the road to add to the ease of building your dream home. If you would like to add a little more acreage, sellers are willing to negotiate. Call now to get more info! MLS#2242725.



9093 BUCKALOO BEND, KINGSTON - \$420,000
NICE FARM PROPERTY located close to the Oklahoma/Texas border, Megastar Casino, and LAKE TEXOMA! The metal gated entryway provides access to a 35-acre dream. The farmhouse, round pen, storage sheds, and pond allow for numerous possibilities on this property. If you are looking for some land, and a home near the Texas border this one fits the bill! MLS#2242618.



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



1016 N. WASHINGTON, DURANT - \$650,000
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#2233992.



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



1211 E. MAIN STREET, TISHOMINGO - \$289,000
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. 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.



16149 CUMBERLAND COVE, MADILL - \$99,000
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#2239978.



148 GLENBROOK, CALERA - \$259,900
THIS BEAUTIFUL BRICK 4 BR/2 bath/2 car garage low maintenance exterior located in a very desirable neighborhood with custom features is waiting for you. Crown molding throughout, granite countertops, 10 foot ceiling, tray ceiling, 2 jacuzzi bathtubs, split bedroom layout, SS appliances, design custom rock fireplace, additional concrete for outside entertaining, large fenced yard. Home is move-in-ready. MLS#2238370.



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



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



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



4550 ENOS ROAD, KINGSTON - \$450,000
ESTABLISH OR MOVE YOUR BUSINESS TO THE LAKE! This property has multiple use potential. It really must be viewed to comprehend. Up front in the main building is the foyer, reception area, 5 offices, and two bathrooms. In the back is a 3,500 sq. ft. workspace that really could be used for anything! The possibilities on this near 10-acre property over abound! This property is priced to sell As Is. The tower in the SE corner of the property will be surveyed out. MLS#2239642.



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Michael Losawyer
Associate
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Amber Foster
Associate
Cell: 580-920-3854



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



E. US HWY 70, DURANT - \$73,500
UNRESTRICTED LAND!! 4.3 Acres with Hwy 70E frontage. Looking to live in the country but not far from town, then this is your location? Lots of trees to provide plenty of privacy. There is a home site ready to build your new home or place your manufactured home. There is a building site ready with septic tank, well, and electric pole with meter. There is also an easement to enter the property from Risner Road. MLS#2300001.



2620 SAWMILL ROAD, DURANT - \$45,000
MAKE YOUR DREAMS COME TRUE on this property that is located in the Durant School District. The property has mature trees, carport and mobile homes are welcomed, RV living is also a possibility at this location. Endless opportunities. The water is ready to hook to your home, pipes are already buried to the home site, a water shut off box and 2 frost free buried hydrants. The electric pole is in place with a 400 amp meter. MLS#2233589.



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#2227197.



RIVERBEND, CALERA \$45,000
HALF ACRE LOT in the peaceful subdivision of Pebble Brook Village. Lots 3 & 4 are both available and can be purchased separately or together. MLS#2241173.



417 CHERRY, MEAD - \$40,000
2 WOODED LOTS (1.75 acres total) close to Lake Texoma & Choctaw Casino. Can be sold together or separately. MLS#2227088.



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



15409 HWY 99C, MADILL - \$160,000
THIS TWO BEDROOM, TWO BATHROOM HOME sits on a one-acre lot outside the city limits of Madill. There is a tremendous covered front porch, a two car carport attached to the home, a six-car carport attached to the 30x40 shop building that creates a wonderful breezeway! Loads of concrete and comfort! There is also a \$5,000 flooring allowance with the property. MLS#2230337.



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.



824 N. 1st, DURANT - Commercial \$565,000
LOCATION, LOCATION! 2 commercial buildings, 5000 sq. ft. total. Buildings have separate meters. Large parking lot. Seller will consider owner financing to a qualified buyer with \$125,000 down. New CH&A on the south side, both buildings are rented until February. MLS#2238580.



5309 KIMBERLY, DURANT - \$419,000
RARE FIND! This beautiful, totally remodeled, 3BR/2 bath home sitting on 5.2 acres with all the convenience of city amenities and space for your family and farm animals. This home features new vinyl windows, new roof, new cabinets with granite countertops, SS appliances, new light fixtures, spacious open floor plan and new well pump plus rural water district 2. This home is in Durant school district and ready to move in. MLS#2240065.



6763 McDUFFEE, KINGSTON - \$149,000
THIS HOME SITS WITHIN 2 MILES OF CATFISH BAY MARINA, campgrounds and boat ramps. It's also just under five miles to Alberta Creek Marina, boat ramps and campgrounds. The home has a new roof (2021), a new fence and numerous other upgrades! MLS#2226885.



1712 MASON ST., DURANT - \$175,900
3 BR/1 BATH HOME in a nice quiet neighborhood just outside of town. House has been repainted with new shutters. The backyard has a large metal shed and a 24' above ground pool fully surrounded by a wooden deck. The back porch is covered and perfect for BBQ's! Inside the home has new countertops and backsplash, new dishwasher and garbage disposal and cabinets are being repainted white. Property is agent owned. MLS#2228580.



417 E. 16th STREET, DURANT - \$129,000
TOTALLY REMODELED, fresh paint inside and out, new light fixtures, granite countertop, new flooring, blinds, new appliances, fenced. MLS#2239723.

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13880 JOSHUA ST., KINGSTON

BUNCOMBE CREEK ESTATES - 12X53 completely furnished 2/1 mobile home and pontoon boat - package deal!! Mobile home has been updated with new pex plumbing, new water heater, recently replaced roof, more durable house windows, and CH/A unit. This home has been very well maintained! It sits on a corner lot in a nice clean park, just a short golf cart ride to the water's edge at Lake Texoma and Buncombe Creek Resort and Marina. Sale includes all furnishings including TVs, Marshall Co. water membership and 1994 Suntracker Pontoon boat, 21 ft long with Mercury 40 hp motor. **THIS DOES NOT INCLUDE LAND**, lot rent in Buncombe Creek Estates is \$270/month which includes lot and boat storage. **\$65,000.**



8267 TEXOMA HILLS RD., KINGSTON

3/2 MOBILE HOME on 10 acres, mostly wooded, storm cellar, quiet and secluded only about a mile from the water at Lake Texoma and Alberta Creek Resort and Marina. **\$155,000.**



7162 LEAVENWORTH TRAIL

THIS COZY AND CHARMING 3/2 DOUBLE WIDE MOBILE HOME overlooks a beautiful stocked pond and is surrounded by walking trails and lots of mature trees and wildlife. This property features handicap accessibility, walk-in tub, comfortable screened in porch, big back deck and firepit area, garage w/living quarters, and carport for ATV's. Located only 7 miles from Choctaw Casino and Lake Texoma, home sits off of the busy highway, tucked away on a private partially wooded 12 acres with road frontage on Leavenworth Trail. No land restrictions, livestock welcomed, partially fenced, country living not far from Durant/Calera/Texas border. You have to experience this one to appreciate it! **\$285,000.**



8907 BIRCH ST., KINGSTON - SOLDIER CREEK!!

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



16648 HWY 32, KINGSTON

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



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

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



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.**

www.courtneyrealty.net

House Hunting Checklist

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

House:

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

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

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

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

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

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

Appliances: _____ Type of fixtures: _____

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

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

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

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

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

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

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

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

Neighborhood:

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

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

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

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

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



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HEARTBEAT REALTY
2902 W. University,
Durant



NEW LISTING

2206 GERSHWIN, DURANT
\$319,900

TAKE A LOOK AT THIS GREAT HOME located in Durant School District. Features include a large living room, 2 car garage, in-ground pool, quiet neighborhood and much more. This home has 3 BR/2.5 bathrooms, 2,179 sf of living space and lots of storage. The in-ground pool is fenced separately and ready for summer. MLS#2300049. Call or text Angie @ 580-775-4925.



NEW LISTING

3500 CARRIAGE POINT, DURANT
\$349,000

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



NEW LISTING

6.5 ACRES

418616 E. 1920, ANTLERS
\$249,900

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



NEW LISTING

915 W. LIVEOAK ST., DURANT
\$235,000

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



NEW LISTING

919 W. CEDAR, DURANT
\$214,900

4 BR/2 BATH HOME located in Durant School District. Home features original hardwood floors, living, dining, kitchen and a bathroom downstairs. 4 BR's/1 bath and some extra space upstairs. This home has the charm of an older house, as well as some updates. You will also find a carport and privacy fenced back yard. MLS#2301190. Call or text Angie @ 580-775-4925 to schedule your showing.



NEW LISTING

4710 W. US 70, DURANT \$899,000

2.5 ACRES ON WEST HWY 70 with 9520 sf building. Approx 2800 sf of office space and remainder is service, storage or could be partitioned for rentals. Location is on busy Hwy 70 West. Currently being used as an automotive service center and rental. Lots of area for business, parking and storage. Building is insulated and heated with fan forced gas heating. MLS#2239101. Call or text Alvie Nelson @ 580-775-4664.



NEW LISTING - 169 CARDINAL LN., COLBERT - \$185,000
SOLD AS IS. This 1337 sf home and 20x24 detached garage sits on 1.12 acres outside the Colbert City limits. 3 BR with a 1/2 bath in the master BR and 1 full bath. A combined laundry, storage area and hot water heater are located in a breezeway attached to the house. The CH&A needs replacing. The heat source is a stand-alone wood stove and space heater. 4 window air conditioner units. New septic lateral lines, kitchen countertops and backsplash, hot water heater & new tub, sink and toilet in the full bath. Home needs various repairs. MLS#2301294. Contact Lynn Richards @ 580-920-6955.



NEW LISTING

KENEFIC STREET, KENEFIC - \$8,000

25'x140' LOT (.0803 ACRES) in the town of Kenefic. Property is open with survey stakes marking the boundaries. MLS#2242372. Contact Lynn Richards @ 580-920-6955.



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



10587 W. VOCA, CANEY - \$650,000 - NEW LISTING

SURPRISE! This is the place you have been waiting for! Colonial style home sits on 40 of the neatest and useful acres. 4 BR/2 bath's. One BR could be used for a flex space. An additional room is a wood lined spa room. Lots of storage and the floor plan is perfect for a large family. Behind the house is an 1800 sf office building complete with carpet, central heat and air, and a bathroom which could easily be turned into an additional home. 30'x40' insulated shop w/storm cellar inside, 60'x80' hay barn, 50'x125' barn and a chicken coop. A natural spring supplies water to the whole property including the large pond in the back of the property. Thick grass produces 3-4 cuttings a year. MLS#2231522. Call or text Shaina Bowen @ 580-380-9994.



981 S. FRANKLIN ST., COLBERT - \$410,760
LOTS OF POTENTIAL: The 2.18 acres is part of the Red River Manor residential subdivision and consists of four - .50 +/- acre lots, w/210' fronting S. Franklin St. on the west and 222' fronting Butterfield Trail on the east. Improvements on the west 2 lots consist of the 2555 sf Church, with a mini kitchen and two - 1/2 baths, the 1792 sf Fellowship Hall w/full kitchen and two - 3/4 baths and 30'x30' metal building. Could be converted to commercial businesses or residential. The east 2 lots could be sold for residential. The west lots are open and the east lots are timbered. Property is being sold as one parcel. MLS#2228516. Call or text Lynn Richards @ 580-920-6955.

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



1419 W. UNIVERSITY, DURANT - \$189,900
HIGH TRAFFIC COMMERCIAL LOTS in DURANT. Property includes 150 feet of road frontage to University Blvd. Make this unimproved property your own. There is also potential to purchase 4 additional connecting properties. MLS#2227020. Call or text Angie @ 580-775-4925.



205 THOUSAND OAKS, CARTWRIGHT - \$599,000
PEACEFUL VIEWS and a relaxing atmosphere are what you find with this home. Home features include 3 bedrooms, 2 bathrooms, upstairs bonus room, tall ceilings in living room and master bedroom, 2 car garage, and lots of storage space. Back porch has been rocked and includes a fireplace and view of the wooded lot behind the home. Shop includes a separate stall for boat or RV storage, 2304 square feet, plus 600 square feet of storage space on a second level. Home has been very well taken care of and is move in ready. MLS#2228840. Call or text Angie Sullivan @ 580-775-4925.



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



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



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



162 W. 1st, ATOKA - \$115,000
PRIME COMMERCIAL PROPERTY. Charming home just one block from Atoka's Court Street. Double walls throughout the home, original hardwood floors under the carpet and the original claw foot tub remains. Electrical was rewired in 2012, roof was replaced in 2015 and so much more. Come see the potential this 1917 home has to offer. MLS#2214199.

LAND

- **1400 Bryan Drive, Durant - Commercial land in excellent location** for medical, restaurant, or retail business. Sales price based on \$3.50 per sq. ft. Agent is a part Owner. MLS#2124839..... **\$259,618**
- **Bryan Drive, Durant - Price has been reduced for this Commercial property** that is in excellent location for medical, restaurant or retail business. Near off ramp on Hwy 75. MLS#2142634..... **\$379,845**
- **E. Davie Rd., Durant - 30 Acres**..... **\$320,000**
 Call or text Angie Sullivan 580-775-4925 for more details.

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.

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