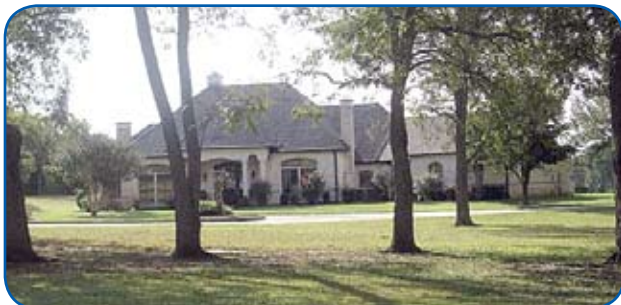


**FREE
COPY**

Real Estate For Sale



HOME ON 16+ ACRES (MOL) - \$1,200,000
CUSTOM ELEGANT HOME WITH GATED ENTRY.
AMERICAN DREAM REALTY - SEE PAGE 2 FOR MORE DETAILS



13145 STATE RD. 22, BOKCHITO - \$397,000
SUPER NICE 46+ ACRES W/PIPE FENCE AND ELECTRIC GATE.
AMERICAN DREAM REALTY - SEE PAGE 3 FOR MORE DETAILS



5216 ALBERTA CREEK, KINGSTON - \$399,000
SITTING ON 3+ ACRES AND MINUTES FROM LAKE TEXOMA.
AMERICAN DREAM REALTY - SEE PAGE 5 FOR MORE DETAILS



4126 LOOKOUT DRIVE, KINGSTON - \$245,000
HOME IN WASHITA POINT SELLING MOSTLY FURNISHED.
AMERICAN DREAM REALTY - SEE PAGE 2 FOR MORE DETAILS

**Southeastern
Oklahoma
JANUARY 2022**



Visit Our Website @ www.previewoklahoma.com
These Properties Offered By
AMERICAN DREAM REALTY

PREVIEW "The Real Estate Magazine" is published monthly. Copies are distributed FREE each month throughout OKLAHOMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING. The purpose of PREVIEW is to make you Real Estate shopping easier and more pleasant with its unique pictorial format. Neither the publisher nor the publisher's agents are responsible for any other publication or advertisement. The use of its standards for distribution of any other publication. All real estate advertising in this magazine is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or age, or any combination of these factors. This magazine will not knowingly accept any advertising for real estate which is a violation of the law. Our readers are hereby informed that all advertising placed in this magazine is subject to the law. The magazine is published by American Dream Realty, Inc. as an equal opportunity basis.
PREVIEW of Oklahoma
841 CR 4244, Bonham, Texas 75418
PHONE: 803-583-2493
Email: nancyhunch40@gmail.com



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.



Terry Brooks
Cell: 580-916-0055



Melissa Cathey
Cell: 580-920-6024



Jeanie Hazell
Broker Associate
Cell: 580-775-3063



Debbie Noahubi
Cell: 580-230-9571



Noah Cochran
Cell: 580-565-2558



Joni Aldridge
Cell: 580-920-5774



Fred Booth
Broker Associate
Cell: 580-916-5491



Amber Foster
Cell: 580-920-3854



Michael Losawyer
Cell: 580-740-5041



Kacy Cass
Cell: 580-564-5478



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.



RV PARK (COMMERCIAL LISTING)

456 CROWDER ROAD, MEAD - \$419,000

INVEST & BECOME AN ENTREPRENEUR in this quaint RV Park located in Mead OK. Lake Texoma has 89,000 acres of sparkling blue water with more than six million annual visitors. It currently has 10 RV spots with room to expand. The rent is \$375 per month. The grounds and landscaping are immaculate. There is room for 8 vehicles and water toys under the carparks. There are 2 garages, office/mancave. Also, a move in ready 3/2 manufactured home built 2019. There is an efficiency apartment completely furnished. MLS#2136481.



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.



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.



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.



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.



Melissa Cathey
Associate
Cell: 580-920-6024



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



Jeanie Hazell
Broker Associate
Cell: 580-775-3063



5896 KICKAPOO, KINGSTON - \$150,000
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.



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.



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.



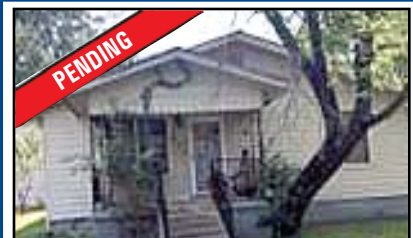
13145 SR 22 BOKCHITO, OK - Reduced to \$397,000
HOME AND 46+ ACRES (M/L). Super nice 46+ acre tract (m/l) with pipe fencing and electric gate. The home has numerous upgrades to include: metal roof, metal skirting, granite countertops throughout, and has an open concept floor plan to boot. There is a 3 car detached metal garage with concrete flooring, a shop with electric, a metal office with electric, and several loafing sheds. MLS#2132747.



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.



31 ROLLING WOOD HILLS DRIVE, DURANT - \$385,000
GORGEOUS HOUSE on an extra large corner lot with an immaculate yard. Large kitchen, loads of beautiful cabinets, breakfast bar, dining area, massive living room, fireplace, built-in bookcases, large bedrooms and bathrooms, office with a roll top desk surrounded by more bookcases. This house has plenty of storage, foyer, and oversized hallway, pantry, and laundry room. There is a covered front porch, shed, pecan trees and 2 storm shelters. There is a super nice efficiency apartment for rental income. MLS#2134023.



124 N. McCLEAN, DURANT - \$169,900
3 BEDROOM, 2 BATH HOME on approximately 2.5 acres (m/l) with trees, shop building and shed. MLS#2126300.



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



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



Kacy Cass
Associate
Cell: 580-564-5478



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



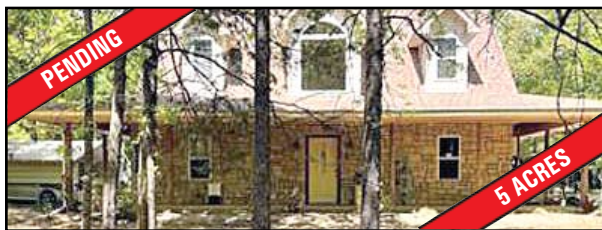
502 S. DONEHOO ST., KINGSTON - \$89,000
NICE 3 BEDROOM, 2 BATHROOM HOUSE just inside the city limits of Kingston. The home has a new central air conditioning unit, a metal roof, and a large covered front porch. There is a shed and two carports on the property that will not be included in the purchase. 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.



150 BLAKE, DURANT - \$614,900
BEAUTIFUL EXECUTIVE HOME. 4 BR/4 bath, office, media room, custom plantation shutters, 20' ceilings, crown molding throughout home, has been repainted inside and out, new carpet and a Chef's kitchen. Enjoy your private oasis with a stunning pool w/hot tub, waterfalls, cabana with grill and fireplace. Professionally landscaped with sprinkler system and decorative fencing. MLS#2136659.



2500 W. MOCKINGBIRD, SILO - \$374,800
THIS HOME IS SITTING ON 5 PRIME ACRES nestled in mature trees. This 2 story with a wrap around porch, corner stone fireplace, 3 bedroom, 2.5 bath master offers french doors, custom shower, vessel sinks, large walk-in closet, bay window for natural light. 24x30 Shop with bath, 2 car carport, covered RV, plus open air shop. MLS#2111026.



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/ACREAGE/COMMERCIAL

- **FLORIDA STREET, DURANT** - Lot on Florida Street in Durant. MLS#2135649. \$17,500
- **3129 MEGAN AVE., DURANT** - 1/2 acre lot (m/l). MLS#2131442. \$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. \$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



Noah Cochran
Associate
Cell: 580-565-2558



AMERICAN DREAM REALTY

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



Michael Losawyer
Associate
Cell: 580-740-5041



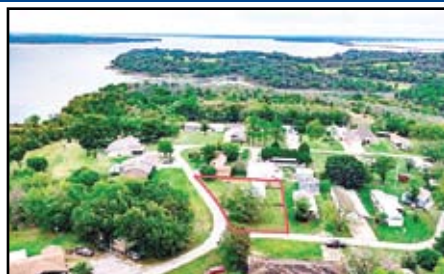
Amber Foster
Associate
Cell: 580-920-3854



5216 ALBERTA CREEK, KINGSTON - \$399,000
MINUTES FROM LAKE TEXOMA & BOAT RAMPS. This home sits on 3 plus acres with large mature trees. It is a 2 bedroom, 2 bath, open floor plan, lots of windows for natural light and to watch the deer and turkey, and great 40x60 shop. MLS#2136747.



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.



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.



275 RANCHETTE ROAD, MEAD - \$159,000
QUIET COUNTRY SETTING ON OVERSIZED LOT. Great starter or investment property. Scored and stained concrete floors throughout the entire house. Custom cabinetry, freshly painted. Storage shed in the back yard. New mini blinds throughout the home. Home sits on 1.25 acres (m/l) with another home currently on the market. Lot size will be determined by survey. Pipe fence across the front of the property. Barbed wire down the N. side of the property. MLS#2139391.



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.



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



202 E. FLORIDA, DURANT - \$79,000
CUTE 1 BEDROOM BUNGALOW. Large fenced in yard, front and back, with mature trees. Corner lot. 1 Storage building. Has been a rental property for many years. Great investment potential. MLS#2134667.



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.



Brenda Courtney
Broker
580-263-0050



Shannon Talkington
580-677-1597



Josh Cain
580-677-0410



Courtney Realty

Brenda Courtney - Broker

14110 Gary Rd, Madill, OK 73446

(580) 795-2608

Proudly Serving Southern Oklahoma since 1987



1530 W. MAIN ST., TISHOMINGO

THIS PROPERTY HAS EVERYTHING YOU NEED for any business including 4500' of office space (6 offices, 3 baths, showroom floor w/upstairs area, kitchen and storage), 25,500' warehouse equipped with 3 phase electric, 2 roll-up doors and truck dock, 6000' shop building with 4 shops, 2 baths, roll-up doors and floor drains and 1856' service garage, all with highway frontage on 10 acres of land. Property has pipe fencing with wide gates for entry, located in Tishomingo, OK near Lake Texoma and the Blue River. **\$1,200,000.**



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. Tree-house, 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.**



601 E. MAIN ST., MADILL
FORMER MARIJUANA DISPENSARY in a highly visible location at the Y just across the tracks in Madill. Building has an open porch, big display windows in the front and a large roof sign area w/lighting. The inside is mostly open except bathroom and small storage area, and is equipped with a mini split a/c and heating system. Approved location for dispensary but would be great for any retail business looking for a place with lots of traffic! (Small storage building is NOT included). **\$75,000.**



801 N. HICKORY ST., ROFF

COUNTRY LIVIN' CLOSE TO TOWN! This beautiful 24 acre ranch just outside of Roff, OK has everything you need including a very nice 3BR, 2BA home, a 260x130 roping arena, open land w/improved grasses, cross fenced for livestock, piped entrance, new fencing, 2 loafing sheds plus a bigger barn w/concrete floors & electricity (unfinished bunkhouse), mature trees including producing paper shell pecan trees, and did I mention that the crystal clear water of Blue River runs right through it? **\$275,000.**



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.**



303 DOTSON, ROFF

3/2 BRICK HOME IN THE CITY OF ROFF, OK. This home has a covered porch, carport, and a good sized back yard. Would make a great starter home. **\$94,000.**



2322 E. CEDAR RIDGE RD., TISHOMINGO

BRAND NEW COUNTRY HOME on a beautiful 10 acre tract with 2 ponds only 3 miles from the Blue River. Completed in Feb. 2020, this 3/2 brick home features granite countertops throughout, tiled showers, a 25x30 attached carport, and a big open covered patio in the back to sit and watch the deer and turkey, 2 shops (32x40, 18x28) one w/spray insulation, bathroom and heat. Property is on a dead end road with nothing but nature all around. Near Lake Texoma and Blake Shelton's Ole Red. **\$595,000.**



www.courtneyrealty.net

Rent vs. Buy What's right for you?



Renting	Buying
There are no interest payment deductions	Deductions for the mortgage interest you pay
The rental amount may increase at any time	Your mortgage payments could be fixed
You need to get landlord approval for any changes	Decorate, make any changes, and enjoy the possibility of making those changes without any prior approval.
You have no capitalization; your money disappears forever	The money that you capitalize on your property is like having a savings account with a high interest rate; the value of your property may increase
Your rental is temporary and subject to 30 days notice if you decide to move	Your house will become a home, it will not be a temporary living situation; you are not at the mercy of a landlord

Do you think...

- You need a lot of cash to buy a home?
- Your monthly payment would be more than you could afford?
- Today's housing market is the wrong time to purchase?

Keep in mind...

- Low cash required options are available
- There are loan choices that offer lower payments & qualifying for a mortgage is easier than ever
- Today's housing market has made great opportunities available, making it a better time than ever to purchase
- Interest rates are still at an all time low



Shyla Whitlock

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

1400 W. Main Street
Durant, OK 74701

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

First United
Mortgage Group
SPEND LIFE WISELY®

First United Bank (NMLS# 400025) is a licensed lender in Oklahoma and Texas. This is not an offer for extension of credit or commitment to lend. All loans subject to program guidelines and final underwriting approval. Not all applicants qualify. Information and pricing are subject to change at any time and without notice. The content in this advertisement is for informational purposes only. Copyright 2021 First United Bank. All Rights Reserved.





Angela Sullivan
Owner/Broker
580-775-4925



Peggy Mitchell
Broker/Assoc.
580-920-6955



Alvie Nelson
Broker/Assoc.
580-775-4664



Lynn Richards
Broker/Assoc.
580-920-6955



Jordan Sullivan
Owner/Assoc.
580-916-5840



Natalie Blackburn
Realtor/Assoc.
580-916-6223



Gene Fruth
Realtor/Assoc.
940-231-3450



Leah Henderson
Realtor/Assoc.
580-920-8627



Bud Lowrance
Realtor/Assoc.
580-920-6084



JoAnn Stuckey-Rogers
Realtor/Assoc.
580-920-3872



Amanda Cooper
Realtor/Assoc.
903-279-4597

Office: 580-924-6206
www.heartbeatrealty.com
e-mail: heartbeatrealtyok@gmail.com



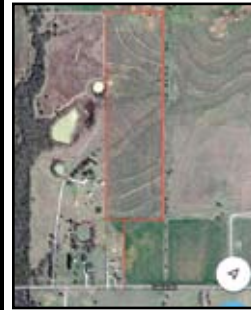
HEARTBEAT REALTY
2902 W. University,
Durant



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.



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.



116 S. RANCHETTE, MEAD - \$319,900
RECENTLY UPDATED 4 BEDROOM, 3 BATH HOME sitting on almost 1 acre in Silo School District close to Lake Texoma. Features include, wood burning stove, tall ceilings, large master suite, detached garage, chicken coop, large concrete patio, new gutters, flooring, and much more. Property is Broker owned. MLS#2136676.



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



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.



1519 ARNETT ROAD, BENNINGTON - \$3,000,000

PROPERTY CONSISTS OF 400 ACRES, with a 1968 2057 sq. ft. home, a 36x72 barn with estimated 1100 sq. ft. living quarters (3 bedroom, 1.5 bath), a 76x80 barn, 30x52 shop, 20x40 pole shed covering cattle working facilities and storm shelter. Improvements are older and fair condition. There is an estimated 300 acres open rolling to flat pasture, 100 acres moderate to thick timber and 6 larger ponds. Pastures consists of mostly good bermuda and native grasses, with an excellent 40 acre bermuda hay meadow. MLS#2123324.

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**
- **00 Larkspur, Durant - 75 Acres.** Great for small cow/calf operation. Native pasture. MLS#2028632.....**\$525,000**
- **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**

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

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



NEW LISTING

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



SOLD

MLS#2132392
4811 Woodlawn
Cozy, comfy, relaxing is what you will find in this cute home on large lot with a perfect size pool, awesome large patio with river-birch trees as a canopy over the patio.
CALL KATHY 580-230-1002



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



SOLD

MLS#2115298
Highway 70, Durant
43.32 Acres Prime land on South East Corner of hwy 70 and bypass.
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



REDUCED

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



SOLD

MLS#2127913
8019 Chickasaw Rd., Calera
4 bedroom, 2 bath granite throughout, built in 2019.
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



Macy Bryant
580-434-2893



John Hoffpauir
580-677-1819



Quality Realty
580-920-1644

BROKER,
JOHN HAISLIP



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



VINCE HANEY recently featured in:

TOP AGENT MAGAZINE

VINCE HANEY
TEXOMA'S TOP PRODUCER
LISTED AND SOLD OVER
\$40 MILLION IN 2020

Confirmed by Tulsa MLS

Want Results 24/7? Call Vince!



**ON
CONTRACT**

MLS#2140740
46 Bear Trail, Mead
3/2 Beautiful lake property at Sandpoint.
Walking distance to the water!
CALL VINCE 580-513-7701



REDUCED

MLS#2141115
119 Swiss Trail, Calera
3/2 Immaculate home with all the upgrades,
storage building and more! **Motivated Seller!**
CALL VINCE 580-513-7701



MLS#2127648
Cemetery Road, Durant
47 Acres of prime land, easy hwy
access to 75/69, 3 ponds, city utilities,
septic tank and 2 water wells!
CALL VINCE 580-513-7701



**Shown &
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



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

HAPPY NEW YEAR



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



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



85 ACRE RANCH LAND-WATER-PASTURE-TREES and 1/2 mile of Hwy 3 frontage. Live year round Sandy Creek. 1/2 acre pond. Rural water and electric available at hwy. 50/50 pasture/wooded. Abundant wildlife here. McGee Creek Lake just minutes away. **Call Kevin @ 580-271-0449 for your showing. #2231.**

FARRIS • \$340,900



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



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



3 BEAUTIFUL SECLUDED ACRES WITH... LOVELY 4BR/3BA TWO-STORY HOME. Home was upgraded in 2018 & just got a new paint job & roof in 2021. Horse barn & shop with concrete floors. Stately pines & other trees around the home. You're gonna love it here! **Call Judy @ 580-372-4178 right away! Owner/Agent. #2214.**

SOPER • \$325,000



LOVELY HOME ON CORNER LOT NEAT LITTLE PLACE WITH 3BR/2BA, 2 car garage and 2 car carport. Fenced backyard for kids and pets. Mother-in-law quarters too! **Call Judy @ 580-372-4178 to see. #2225.**

HUGO • \$175,000



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



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. #2219.**

DURANT • \$399,900



41 ACRES WITH VIEW JUST NORTH OF TALIHINA, OK you'll find this wooded property that has a great view AND water & electric available at the road. Several building spots and abundant wildlife. **Call Denny @ 580-504-9246 to see. #2187.**

TALIHINA • \$164,000



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



2.5 ACRES NEAR SARDIS LAKE LOTS OF POTENTIAL HERE to build your getaway or forever home. Pond. **Call Lara @ 918-839-1305 for more information. #2189.**

TUSKAHOMA • \$65,000



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



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...what more do you need??? **Call Denny @ 918-504-9246 for your walk over this great land! #2185.**

TUSKAHOMA • \$292,000



40 ACRES ON WATER TOWER ROAD EVERYTHING'S READY for your new cabin. Electric, water, septic and building pad are already in place. There is an extra RV spot with electric too. **Call Denny @ 918-504-9246 and stake your claim to a piece of Oklahoma! #2105.**

TALIHINA • \$224,000



WINDING STAIRS #1 5.57 ACRES WITH LEGAL EASEMENT in the Bengal area. Paved county road up to a partially cut easement road. Clear with a few trees and great view to the north. There are some level areas to build a cabin. OFF GRID. **Call Denny @ 918-504-9246 for your tour! #2075.**

BENGAL • \$29,999



1.5 ACRES ON BENGAL ROAD QUIET COUNTRY HOMESITE here on this paved road that has little traffic. Old homesite that could be built on. Electric, well and septic in place, and rural water across the road if you want to connect. **Call Lara @ 918-839-1305 for more information and your appointment. #2005.**

WILBURTON • \$27,500

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



Patti Sparlin
Owner/Broker
580-795-4155



Rhonda Hamil
580-775-7700



Patty Wilhite
580-564-5553



Mark Williams
580-677-0428

Sparlin REALTY
Patti Sparlin, BROKER



Bart Granger
Broker
580-380-2837



Brandi Ward
Broker/Assoc.
580-634-1315



Greg Corbin
903-815-1718

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



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



115 CASEY, DURANT - \$549,000
3 BEDROOM, 4 BATH, 3,234 sq. ft.
MLS#2140481.

NEW LISTING!

COMMERCIAL

3815 N. 1st, DURANT - \$695,000

7,500 Sq. ft.

MLS#2142090.



3106 W. UNIVERSITY, DURANT - \$795,000

PRIME COMMERCIAL REAL ESTATE located on one of, if not the busiest streets in Durant. Sits directly behind Lowe's Home Improvement, right off of the corner of Radio Road and University Boulevard. Total of 1.5 acres with 165' of road frontage. Parking lot is 3/4 blacktopped already and has an office building with 3 offices, a kitchenette, and a reception area. This property has all the visibility you need!! OWNER FINANCING CAN BE NEGOTIATED!! **MLS#2122155.**



15226 DUFF AVENUE, OAKLAND - \$209,000
IN OAKLAND, just off of Hwy 70, a 3/1 brick home on a corner lot with a huge shop! Home could use some updating. Make it your own today. Metal roof and carport. Very large shop with an office and a restroom. Come take a look today. **MLS#2133387.**



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 - \$179,900

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.**



WEAVERTON ROAD, MADILL - \$585,000
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.**



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.**



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.**



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.**

519 W. MISSISSIPPI,

DURANT - \$24,900

BUILDING LOT AVAILABLE in DURANT!

12,024 Sq. ft. Great investment potential!

Call today.

MLS#2129623.



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#2122855.**

CHECK OUT THESE AMAZING PROPERTIES!



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

See page 2 for more details.

Offered by American Dream Realty. 580-931-8888.



1530 W. MAIN ST., TISHOMINGO - \$1,200,000

See page 7 for more details.

Offered by Courtney Realty. 580-795-2608.



3029 PRESTON WOOD, DURANT - \$550,000

See page 9 for more details.

Offered by Heartbeat Realty. 580-924-6206.



2024 JACK RABBIT, CALERA

See page 10 for more details.

Offered by Quality Realty. 580-920-1644.



85 ACRE RANCH - \$340,900

See page 13 for more details.

Offered by Red River Realty & Auction. 580-924-9595



115 CASEY, DURANT - \$549,000

See page 14 for more details.

Offered by Sparlin Realty. 580-725-7253.



5431 RANCH ROAD, KINGSTON - \$310,000

See page 16 for more details.

Offered by Texoma Agency. 580-564-2346.



10335 HIGHWAY 70B - \$325,000

See page 19 for more details.

Offered by Texoma Realty Group. 580-564-7821.



PRAIRIE RESERVE, CALERA

See page 20 for more details.

Offered by Trademark Realty. 580-916-1160.



8263 STATE RD. 22, BOKCHITO - \$425,500

See page 21 for more details.

Offered by Trademark Realty. 580-916-1160.



3927 GERLACH - \$519,000

See page 23 for more details.

Offered by VanMeter Realty (Durant). 580-924-8404.



CONTACT BILL PTOMEY - BROKER

KINGSTON OFFICE - 580-564-9000



SERVING THE LAKE AREA SINCE 1980!

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

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

**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.

5431 RANCH ROAD, KINGSTON - \$310,000

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!

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.

**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
(580) 795-6388



Rick Hargis
Sales Associate
(405) 509-4983



Jessica Tipton
Sales Associate
(580) 564-5888

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!

9223 LEE RD., KINGSTON - \$165,000



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!

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!

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 00 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 Buncombe 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 cart 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, barn-dominiums, 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

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.



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.

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.

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.

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.

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

405 Hwy. 70A, Kingston, OK 73439

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

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



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!



5308 S. HIGHWAY 377 - \$475,000

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 - \$400,000

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!



9545 TEXOMA PARK ROAD - \$380,000

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!**



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!**



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!



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!**



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 carpports, 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 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

\$262,000



Time is short to select your color palette and finishes! The open floor plan provides room definition and a convenient kitchen pass-through. A study/bedroom offers flexibility for changing needs. Plan is designed for each room to have a view of the optional gas fire-place. The master suite features a vaulted ceiling, spacious 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



Under Construction but moving quickly - reserve it today to pick the interior finishes to make it your own! Stylish 3/2/2 with a wonderful master suite. 9 ft ceilings, fully cased windows. Open concept living area with bar and dining area. Spacious home for the size. MLS#2122564



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

\$227,900



UNDER CONSTRUCTION! Frame completed and shingles are on, exterior will be full brick. ADORABLE 3/2/2, attached garage, with covered patio. You can work with our designer to pick your interior finishes and bring your vision of "home" to life! MLS#2132483



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

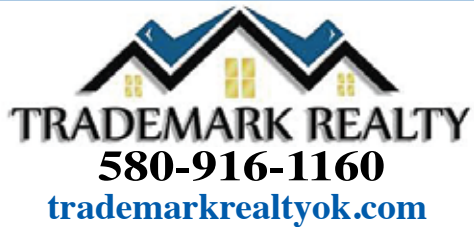
\$232,900



Frame completed and shingles are on, exterior will be brick, siding on the rear. CUTE 3/2/2, attached garage, with covered patio. Our designer is waiting for YOU to make your dreams for your new home a reality! 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



8263 State Road 22, Bokchito - 4 bed/2.5 bath - 2023 sq ft

\$425,500



Beautiful tri-level home in immaculate condition with 4 bed/2.5 baths, 2 living areas, granite countertops, cultured marble tub/shower surround in baths. Roof new this year, HVAC units less than 2 years old. Home on 5 acres with mature trees and rolling pasture, 2 carports, shop and storage close to house; 30'x60' metal shop with walk-through and roll-up doors in pasture area. Fireplace is wood-burning or use propane logs; propane tank onsite. MLS#2123616





Linda
VanMeter
580-920-8879



Carol
Atkinson
580-579-2679



Jeremy
Beall
918-859-7567



Roger
Ball
580-916-8992



Barbara
Coker
580-920-5886



Kathy
Davis
580-380-9878



Ellis
Naifeh
580-421-2374



Elaine
Reese
903-244-8770



Lacy
VanMeter
580-380-8283



Brady
Wilcox
580-775-5161



VanMeter Realty
TOLL FREE: 800-324-8404

Durant Office
419 West Main
580.924.8404

Kingston Office
1694 Hwy. 70E
580.564.9000



Martin
VanMeter, Broker
580-920-6914



888 PLEASANT LAND, CADDO - \$134,000

BIG AS A HOUSE!! Factory built home on .5 acre!! 4 Bedrooms, 2 bath, and 2,356 sq. ft.!!! Time to stop renting and find your family a "Home". This property has lots of space. Call for a showing before it's gone!!! MLS#2139126. **Call Brady Wilcox @ 580-775-5161.**



20,000 + SQ. FT. WAREHOUSE...

WITH 8 OVERHEAD DOORS and one truck well sitting on 5 acres of highway 69/75 access frontage. Separate 1200 sq. ft. office with three offices and large reception area. **Call Martin VanMeter @ 580-920-6914.**



3927 GERLACH, DURANT - \$519,000

ORIGINAL BUILDING BUILT IN THE EARLY 1900* 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.**



502 N. McCLEAN ROAD, DURANT - \$349,000

HOME BUILT IN 1945 AND COMPLETELY REMODELED IN 2000, EVEN WITH NEW WINDOWS. Great place in the country on 4.8 +/- acres with trees and privacy. You can have a horse or club projects for the kids. The garage shop is only steps out the back door with a covered porch across the side. The best way to describe this house is to see it. **MLS#2136858. Call Martin VanMeter @ 580-920-6914.**



324 W. PLUM, DURANT - \$275,000

TAKE A LOOK AT THIS MULTI-RESIDENCE PROPERTY!

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.**



STATE HWY 22, KENEFIC - \$185,000

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.**



106 S. 3rd STREET, RAVIA - \$140,000

TWO HOMES!! Small town living gives you this 3BR, 2BA partially remodeled home. Features corner lot with enclosed screened front porch with handicap ramp, fenced back yard with storm cellar, & wood privacy fence on back property line. Also has storage area, concrete driveway, natural gas for heating & also wood stove. This property also comes with a 2BR, 1BA rent house on 2 lots next door. Fenced back yard. The rent house needs some repairs. **MLS#2121168. Call Elaine Reese @ 903-244-8770.**

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



New Year, New Home.

Call Me Today!



LeeAnn Callicoat
Mortgage Loan Officer
NMLS# 1631905
Phone: 580-931-6503
lcaliccoat@visionbank.bank
2514 W University Boulevard
Durant, OK 74701



WISHING YOU A
**GREAT
YEAR** 2022

Bryan County Abstract Company

We Lead. We Deliver. We Protect.

*Choose our knowledgeable, friendly title specialists to
help you usher in the NEW year in your NEW home.*

120 N. Third
Durant, OK

BCAC

(580) 924-0306

www.bryancountyabstract.com



A more convenient way to close

Sign on your time with eClose electronic signing

Review most closing documents at your convenience and sign securely from the comfort of your home.*



Security

Closing documents are sent in an encrypted electronic envelope, accessible only to those listed on the loan.



Convenience

With Guild's early sign option, most closing documents can be reviewed and signed ahead of time.



Ease of use

Powered by DocuSign, Guild's eClose experience is simple and intuitive to use.



Environmentally friendly

If all Guild loans closed with eClose, we would save an estimated 250 trees per year!

How do you sign up?

- Opt-in during the application process
- Available on most Guild-serviced loans**

Simplify the signing experience with eClose



David Jones

Branch Manager NMLS ID# 464144
2927 W University Blvd
Durant, OK 74701
O: 580.920.1272 | M: 580.775.4808
davidj@guildmortgage.net

Apply Online

guildmortgage.com/davidjones



I am authorized to do business in the states of Oklahoma and Texas. Guild Mortgage Company is an Equal Housing Lender; Company NMLS ID 3274 (www.nmlsconsumeraccess.org). All information, loan programs & interest rates are subject to change without notice. All loans subject to underwriter approval. Terms and conditions apply. Always consult an accountant or tax advisor for full eligibility requirements on tax deduction. *The note, deed of trust & notarized documents require wet signatures. **eClose option not available on loans involving power of attorney, closing in a trust, or three or more borrower groups.