

**FREE
COPY**

Real Estate For Sale



400 ACRES, HUGO - \$1,600,000

Sprawling 400-acre improved pastures perfectly blending it's natural beauty with great investment potential with creeks, large ponds, scattered trees, and hunting areas.



72.5 ACRES, HAYNIE ROAD - \$545,000

Located on DeVault Lane one-half mile west of Haynie Road in northern Bryan County with a gently-sloping landscape of pastures, trees, ponds, and prairie views.



140 ACRES, ALBERT PIKE ROAD - \$945,000

140 acres of improved pastures with excellent fences, cross-fencing, ponds, trees, and pens on Albert Pike Road just two miles north of OK Highway 78 in Bryan County.



60 ACRES HUNT FORT TOWSON - \$264,000

Excellent hunting property just a few miles north of U.S. Highway 70 in Ft. Towson with trails, creeks, plots, and plenty of wildlife all with utilities and on paved Red Road (753 N. 4360).

See page 2 for more properties offered by David Norman Land Company. • 580-745-8015

Southeastern Oklahoma SEPTEMBER 2024



Visit Our Website @
www.previewoklahoma.com

**These Properties Offered By
David Norman Land Co.**

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David Norman
Broker/Owner
903-815-2872



817 W Evergreen Street - Durant
David Norman
Land Company

Your Land Specialist in Texas and Oklahoma

Durant Office: (580) 745-8015 • davidnormanlandco.com



Beryl Sears
Broker/Owner
903-271-2439



Shane Ballard
Sales Agent
903-285-5487



Toby Isenberg
Sales Agent
580-367-5331



**210 N. 4th, ST.,
ACHILLE - \$224,750**

3 Bedroom/2 Bath
Large Manicured Lot/Outbuildings.



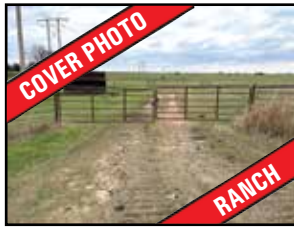
**206 MAIN ST.,
KEMP - \$198,000**

3 Bedroom/2 Bath
Large Lot.



**753 RED ROAD,
FT. TOWSON - \$264,000**

60 Acres - Hunting Property.



140 ACRES - DURANT - \$945,000
Just 10 minutes north of Durant on Albert Pike Road. Three ponds, great pastures, trees, good fences.



**518 N. Mt. CALVARY RD.
\$325,000**

Complete Bucking Arena and Facilities on 5 Acres in Hendrix.



**941 SR 78, YUBA
\$195,000**

3.7 Acres/Large Metal Building.

FEATURED LISTING



3081 STATE ROAD 91, COLBERT - \$384,900

5 Gently sloping acres of landscaped grounds with live stream and mature trees. 3 Bedrooms, 2.5 baths, large game room, approximately 3,000 square foot.



25 ACRES - CUMBERLAND - \$199,900

Just minutes from Lake Texoma. Pastures, trees, utilities, RV hookups.

LAND FOR SALE

.38 Acre, Atoka Lake.....	\$19,500
9 Acres, Hendrix Road, Hendrix.....	\$129,750
43.21 Acres, Lake Eufaula.....	\$196,500
15.8 Acres, Peanut Trail, Kemp.....	\$225,000
2.5 Acres, Hwy 70 West, Durant.....	\$450,000
80 Acres, Church St., Kemp.....	\$550,000
8.36 Acres, Hwy 69/75, Calera.....	\$2,225,000
4.8 Acres, Hwy 69/75, Calera.....	\$2,500,000

MEET OUR OTHER AGENTS



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David Norman
Land Company

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Why Choose First United?

First United Mortgage Group has built a strong reputation as an outstanding mortgage company, serving the lending needs of real estate professionals, builders and individual homebuyers.

Ranked as the number one lender in Oklahoma and a top five lender in Texas, our commitment to helping others spend life wisely sets us apart.¹



- **Comprehensive Financing Options:** Discover our range of mortgage financing options which provide flexibility and choice.
- **Streamlined Process:** Our in-house processing, underwriting, closing, and funding departments are dedicated to simplifying and accelerating the loan process.
- **Expertise and Service:** Our team's expertise, knowledge, and outstanding customer service distinguish us among other lenders, ensuring that you receive personalized attention and support at every step of the way.
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- **Quick Closing:** Our process is designed to close loans on a 30-day contract, but we can expedite closing to accommodate your needs.²
- **Tailored Solutions:** We invest time to understand your circumstances and provide mortgage solutions that are specifically tailored to you.

1. Ranking verified from Corelogic and includes retail purchase, refinance, and construction volume originated in 2023. First United Mortgage Group is ranked #1 in the state of Oklahoma for units and volume and #5 in the state of Texas for volume. 2. Current close times are averaging 25 calendar days from application to closing. Revised 3/24.



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



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405 Hwy 32
KINGSTON, OK



LAKE TEXOMA REAL ESTATE

CALL FOR ALL YOUR REAL ESTATE NEEDS

580-564-6216

www.HomesOnTexoma.com



Kenny Wheeler
Branch Broker
580-230-2200



54 ACRES ADJOINING WALMART in MADILL - \$945,000

GREAT COMMERCIAL PROPERTY for almost any business or can be residential development. Road on 2 sides, Hwy 70 & Smiley Rd.



BEAUTIFUL HOME on 1 ACRE - \$579,000
IN THE BUNCOMBE CREEK AREA OF LAKE TEXOMA. This 3128 sq. ft. 3 bedroom, 2.5 bath home comes furnished and sleeps up to 18. Lovely view from the balcony. Comes with a 6-seater gas golf cart.



COMMERCIAL WELDING & BOATHOUSE CONSTRUCTION & REPAIRS BUSINESS - \$650,000

ESTABLISHED BUSINESS IN CONSTRUCTION & REPAIRS OF BOAT HOUSES.

Also sells & installs boat lifts. Tool, barges & equipment stays with the business. Will sell building & .8 acre without the business for \$289,000.



BEAUTIFUL NEW HOME IN KINGSTON WITH A LARGE SHOP BUILDING WITH AN OFFICE & LIVING QUARTERS - \$570,000

THIS HOME IS ON THE SW SIDE OF KINGSTON just minutes from Lake Texoma. It has 4 bedrooms/2 baths, open floor plan, all the upgrades with granite countertops-lighting & fixtures, gas tankless water heaters, fireplace, top of the line H&A units. Has a privacy fence plus a chain link fenced back yard for kids & pets. It has a 2 car garage & indoor safe room. Furniture & appliances stay. Plus it has the greatest shop building ever that has an office & living quarters. It's 40x50 with 600 sq. ft. living/office space with H&A & a full bath. It has a 20x40 carport.





Frances Nelson
Sales Associate
580-795-6388

LAKE TEXOMA REAL ESTATE

580-564-6216
www.HomesOnTexoma.com



Teresa Winters
Sales Associate
580-775-2635



Rick Hargis
Broker/Associate
405-509-4983



HOUSE & LARGE BARN/SHOP on 15 ACRES (M/L)
NEAR LAKE TEXOMA - \$549,000

NICE HOME WITH 3 BEDROOMS/2 BATH on 15 acres (m/l). The barn/shop is all steel and divided into 3 sections. This property is located less than 5 miles to the lake in 3 directions.



GREAT BARN DOMINIUM HOME on 13.61 ACRES - \$539,000

LOCATED LESS THAN 1 MILE TO LAKE TEXOMA & BRIDGEVIEW RESORT & MARINA. Home has 3 bedrooms downstairs & 2 bathrooms, an open living room-kitchen-dining area and upstairs there are 2 bunk beds & 2 queen beds plus an extra large living area. There is 1600 sq. ft. of open shop/garage and some storage above the living room. It has a safe room, beautiful pond with fish, and all the land is mowed & looks like a park. Land has frontage on Bridgeview Rd. and Purnell Lane. Great for large family or VRBO. Home is in like new condition. Unrestricted, can be an RV park or any commercial venture.



HOME ON 5 ACRES IN THE BUNCOMBE CREEK AREA - \$499,900

BEAUTIFUL 5 ACRES of privacy with a brick home that has 3 bedrooms, 2 baths, open floor plan, kitchen with granite, an office space, hand scraped wood floors, large windows for great views, 2 car garage, 25x35 shop building, 19x38 RV carport and has a pond full of fish. This is a beautiful place in a great location near the marina, boat ramps and restaurant.



2 LARGE WAREHOUSE BUILDINGS in MADILL - \$425,000

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 with plenty of parking spaces. Could be any type of warehouse storage. Railway is nearby. The asking price of \$425,000 is only \$11.67 per sq.ft. for buildings and the land.



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BEAUTIFUL MODULAR HOME on LARGE LOT in the SUNSET AREA of WASHITA POINT - \$364,900

THIS 4 BEDROOM, 2 BATH comes furnished and includes a zero-turn mower and a small ATV. Everything stays!



WOW, WHAT A PLACE! CURRENTLY a VRBO - \$349,000

3 BEDROOM/2BATH HOME on 1.68 ACRES. Currently sleeps 14 people and has an open kitchen-dining-living area, fireplace, laundry room, hot tub, fire pit, green house, shop/garage for your lake toys, carport, outdoor kitchen & seating area, covered deck & too much more to mention. There is a fenced area for kids & pets, playground equipment, volleyball court and large grassy lawn. Located just minutes from sandy beaches, several restaurants, and Buncombe Creek Marina. Home comes furnished, just bring food & clothes. Can continue to be a VRBO or just your personal paradise.



LAKE VIEW LOT in CANEY CREEK - \$335,000

SOLDIER/CANEY CREEK LAKE LOT that is .48 acre mol. that is just across the road from Corps. Lake Texoma property. The lot has some Summertime lake view and great Wintertime lake view. Lot is unrestricted, site-built homes, barn homes and mobile homes are allowed. Located just minutes away from Caney Creek Resort, Beer Garden, Marina Del Rey, Belly Flop restaurant, BarBay & boat ramps. Water & electric are on the lot.



NEW CONSTRUCTION IN OAK RIDGE NEAR CATFISH BAY - \$349,000

NEW BRICK HOME with 3 bedrooms, 2 baths, 2 car garage on 2 lots in Oak Ridge gated community near Catfish Bay Marina, Chickasaw Point Golf Course, the new West Bay Casino & Lake Texoma. Finish date is March 2024. Oak Ridge has 2 pools, tennis court, RV parks & storage for its lot owners.



GREAT HOME on 1.8 ACRES with DISTANT LAKE VIEW - \$329,000

THIS HOME HAS BEEN COMPLETELY REMODELED. It has 4 bedroom/3 full baths, great kitchen & dining room, fireplace, large master & master bath has a great walk-in shower. It has a carport, 20x20 deck, 10x12 cellar that is accessed from inside the house, storage building. Just minutes from beautiful sandy beaches. Most furniture remains.



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NEW LISTING



NICE HOME in MADILL in a GREAT AREA - \$240,000

LOCATED ON A CORNER LOT with a bunch of mature oak trees. Home has 3 bedrooms/1.5 baths and has a large open living-dining-kitchen area. It has a 1 car garage, a large fenced back yard for kids or pets, storm cellar & washer/dryer are located in the garage.



TWO 5 ACRE TRACTS JUST NORTH of BUNCOMBE CREEK - \$125,000 EACH or \$235,000 FOR BOTH
5 ACRE (M/L) on Palomino Lane just North of Buncombe Creek & Marina, heavily wooded, lots of wildlife, 2 seasonal creeks for a pond location. No restrictions. Both tracts have the underbrush cleared and new gravel on the road & a new driveway. Looks like a park with beautiful trees. Great for homesite or a new development or an RV park.



FARM HOUSE on 2 ACRES On Hwy 70 B going to Soldier/Caney Creek - \$180,000

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.



10 ACRES on ENOS ROAD - \$179,000

GREAT LAND with a distant lake view & countryside views. Great homesites for site built or mobile homes, no restrictions. Rural water meter installed & elect available.



2 LOTS on ENOS ROAD - \$150,000/EACH EACH 8.16 ACRES. 235 ft. wide and 1512 ft. deep. All cleared and ready for your project!



NEWLY CONSTRUCTED HOME in LEBANON - \$135,000

CUTE LITTLE CABIN less than 1 mile to Lake Texoma & a Corps Camp Ground with boat ramp. It has metal siding & roof & has 900 sq. ft. with 1 bedroom/1 bath, open living area, bedroom is large-has 2 beds in it, washer/dryer hook ups. It has a shop/storage building. It's built where it can be easily added onto.



BOAT SLIP IN ONE OF THE NICER BOATHOUSES ON CANEY CREEK - \$150,000

12x42 AND WILL ACCOMMODATE A 12x35 BOAT.



NEW LISTING

20 ACRES NE of FOX & JUST NORTH of GRAHAM, OK - \$60,000

20 ACRES of GREAT DEER HUNTING. Land is covered with mature Oak trees & Pecan trees. It has a seasonal creek that runs through it. There is access to the property on both East & West sides. Electricity is available on the land. This is oil country and there are 2 oil wells on the land. No minerals with the land.



20 ACRES



NEW LISTING

2 LOTS in KINGSTON - \$40,000

THESE 2 LOTS are near the high school. They are level. City allows site built homes or mobile homes if approved.



THE WOODLANDS at LAKE TEXOMA - LOTS \$60,000 EACH

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



1.25 ACRE LOT on BERKELEY RD., NEAR BUNCOMBE CREEK - \$30,000

THIS LOT IS HEAVILY WOODED with mature oak trees. Water & electric are located at the road in front of the lot. Unrestricted. Located less than 5 miles to Buncombe Creek Marina.

Quality Realty

BROKER,
STEVE REEVES

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



580-920-1644

FOR PROPERTY DETAILS
VISIT

www.qualityrealtyok.com



MLS#2418295
25 Wright Way, Durant
Property is for sale or lease!
CONTACT MELISSA YOUNG 580-272-4243



105 N. 5th, Madill
This office building has over 5300 square feet and sits in a great location in Madill making it the perfect place for your business or as an income property. It is currently 100 percent occupied by tenants, financial details available upon request.
CALL QUALITY REALTY 580-920-1644



3401 Overland, Durant
Don't miss out on this beautiful home in Heritage Crossing. It's a 3 bedroom, 2 bath, 2 car garage.
CALL KATHY 580-230-1002 or
MELISSA 580-272-4243



MLS#2331810
79 River Bend Ave., Calera
This beautiful 4 BR, 2 bath home is located minutes from the Texas border and minutes away from Choctaw Casino Resort. The home has lots of upgrades and the additional half acre can be purchased with the home in this addition.
CALL VINCE 580-513-7701



MLS#2405950
2708 Little John, Durant
This 2 story home sits in an established neighborhood in Silo School District. Open concept, 4 bedrooms, 2 full baths, lots of storage and a large walk in master closet. New flooring recently installed throughout & fresh paint! 2 Car garage, storm cellar, small storage shed, and fenced in back yard.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2411735
124 - 128 Buffalo, Caddo
Located in Downtown Caddo, OK these buildings combined are approximately 3,318 sq. ft. The buildings have both street and rear parking.
CALL JONA PIERCE 580-916-0407

*"Call Us for
Commercial
Lease Spaces"*



MLS#2418287
3731 Old Hwy 70, Durant
3 bedroom, 1 bath home sitting on 3 acres MOL just off Old Hwy 70E in Bryan County. Located on a paved road with a large storage shed, fenced in yard, with newer HVAC system and roof installed. Original hardwood floors, dining room, mud room.
CONTACT MELISSA YOUNG 580-272-4243

*"Call Us for
Property
Management"*



MLS#2426292
615 N. 8th, Durant
Location, Location, Location just around the corner from Washington Irving grade school, this home has lots of potential, with some updates is plenty large for a family. Needs some TLC.
CALL KATHY ANDERSON 580-230-1002



MLS#2329873
704 W. 13th Street, Atoka
CONTACT VINCE HANEY 580-513-7701



MLS# 2422170
27 Wilderness Road N., Calera
Experience the ultimate in luxury living with this custom-built 3,553 sq. ft. home, set within a prestigious gated community, mere minutes away from the Choctaw Casino and Resort and the Texas State line. This residence boasts of five bedrooms, three full baths, a powder bath, and two expansive living areas.
CONTACT MELISSA YOUNG 580-272-4243



Kathy
Anderson
580-230-1002



Vince
Haney
580-513-7701



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Harcrow
580-371-1023



Broker Assoc.
Melissa Young
580-272-4243



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Pierce
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WE HAVE MANY MORE PROPERTIES ONLINE



Please visit our website:



www.redriverrealtyandauction.com



DURANT OFFICE - 580-924-9595
Chuck Clark - Owner/Broker - 580-380-7093

TALIHINA OFFICE - 918-567-3960
Terry Humphreys, Managing Broker 918-839-2106



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



NEW
BEAUTIFUL HOME IN HEART OF BYNG, OK 4BR/2BA ON 1.24 AC that has been beautifully renovated. 2530 sf of lovely living space. Much to see here so **call Karen @ 580-465-3015 for your personal tour.** #2560.
BYNG • \$386,000



NEW
240 ACRES OF BEAUTIFUL MOUNTAIN PROPERTY OFF GRID ACREAGE with Buck Creek running alongside part of the property. No restrictions here. Abundant wildlife and natural beauty for your enjoyment. Lots of mature trees. **Call Dawn @ 989-287-4580 for your personal tour over this awesome land!** #2583.
DAISY • \$440,000



NEW
TWO HOMES IN COLBERT, OK CORNER HOME AND 2ND HOME. That's right, two homes! Both will need major remodeling but the potential for two really nice places is there. Lots are each approximately 95' wide x 140' deep. Property sells AS IS. **Please call Dale @ 580-980-0995 for all the details.** #2585.
COLBERT • \$228,000



NEW
2824 SF COMMERCIAL OFC BLDG LOCATED NEAR DOWNTOWN DURANT in high traffic area. Remodeled most recently in 2020. Building has 12 offices (1 w/separate entrance), reception area, conference area, 2 bathrooms and full kitchen. Plenty of parking. Lots of possibilities and much to see here so **call Chuck (Owner/Agent) @ 580-380-7093 for more information.**
DURANT • \$425,000



REDUCED
WELCOME HOME! SPACIOUS 4BR/3BA HOME IN DESIRABLE RICHLAND HILLS SUBDIVISION. Mature trees all around and tons of privacy here. Durant School District. Home was built in 1991 and has approximately 2764 sf of living space - WOW! Home sits on a little over 2 acres and boasts an in ground pool. For your personal tour, **call Kevin @ 517-403-2982 or 580-798-7528.** #2577.
DURANT • \$435,000



RV PARK w/17 FULL SERVICE HOOKUPS 98 MINI STORAGE UNITS
WOW! If you want your own business, this is it! We're offering this beautiful RV park plus several steel buildings that provide rental income, mini storage units and rental house on 5 acres! There's a lot to see so **call Judy @ 580-372-4178 for more information and your personal tour!** #2564.
ANTLERS • \$1,400,000



NEARLY NEW HOME IN QUIET RURAL SETTING
3/2 BRICK HOME ON .76 AC with 1650 sf of lovely living space. Cathedral ceilings, granite counter tops, vinyl flooring and open floor plan. Attached 2 car garage and 2nd 20x24 garage. Covered patio for outdoor enjoyment overlooking large back yard. This beautiful home was done right and is ready to make your own! **Call Dawn @ 989-287-4580 for your personal showing!** #2566.
CALERA • \$364,500



CLOSE TO THE OUACHITA NAT'L FOREST
YOU'LL FIND THIS CHARMING CABIN ON 5 ACRES. New built 12x28 cabin near the Forest, Holson Creek and Goats Bluff. Perfectly wooded property with mature oaks. Cabin sits atop a hill. Heated/cooled by mini-split ran by electric. Septic tank & rain catchment for water. Property has been surveyed. Much to see here so **call Dawn @ 989-287-4580 and make it yours!** #2573.
WISTER • \$129,000



NEW
PINE CREEK LAKE HAVEN 4BR HOME ON 13.62 AC joining the Pine Creek Wildlife Management Area with its 21,000 Acres of public hunting and recreation. The home is 2027 sf. Huge oak trees and lush Bermuda grass adorn this beautiful acreage. Older 20x40 shop and 14x30 metal building with cement slab floor. Much to see here so **call Chuck @ 580-380-7093 for all the details!** #2527.
RUFE • \$349,995



NEW
MOVE-IN READY HOME... IN NORBURY ADDITION OF TALIHINA. This lovely home is nestled on 4 lots so plenty of room for kids and pets to stretch their legs! 1576 sf home has 3BR/2BA. Poured in place storm cellar that is built right and comfortable size. 24x40 concrete slab in yard ready for a new shop or garage. Treated 20x20 deck on back of home. Lots to see here so **call Terry @ 918-839-2106 right away before it's gone!** #2522.
TALIHINA • \$189,000



NEW
OFF GRID HOME ON 10 ACRES... IN KIAMICHI WILDERNESS DEVELOPMENT. Solid built 1360 sf home with septic tank and lateral lines in place, solar panels for electric and back up generator and 1200 gallon holding tank for water under the house. This cabin is hurricane strapped and lag bolted so is solid. Home is well insulated. **Call Chuck for all the details @ 580-380-7093.** #2518.
MOYERS • \$225,000



REDUCED
5 AC OFF GRID RETREAT LAKEFRONT HUNTER & FISHERMAN PARADISE! This retreat offers a 2124 sf generator powered furnished cabin that can accommodate 14 guests! Close to Pine Creek Lake and Little River, ensuring fantastic fishing and outdoor activities at your doorstep! **Wendy has all the details so give her a shout @ 903-517-5609, she'll be happy to help you!** #2512.
RATTAN • \$269,000



HUNTING LAND
IT'S ABOUT THAT TIME! This 100 ACRES would be perfect for you! This is a great getaway, whether you're hunting or just recreating in beautiful Eastern Oklahoma. Utilities are close by. Abundant wildlife here. James Collins Wildlife Management Area is close and Lake Eufaula about 5 miles away. For more details, **call Terry @ 918-839-2106.** #2510.
QUINTON • \$448,000



COUNTRY HOME ON 5.46 ACRES NEAR OUACHITA NAT'L FOREST. Beautiful 3/1.5 brick home that has been very well cared for & maintained. Just 14 miles to Talihina, the Gateway to the Ouachita NF. Winding Stair Mountains and the Forest to the north and Kiamichi Mtns/River to the south so you're surrounded by beauty here! Home is all electric and all appliances stay. **Call Terry @ 918-839-2106 for more details and your showing.** #2513.
MUSE • \$195,000



COZY COUNTRY HOME 3BR/2BA 1.5 STORY HOME ON 10 ACRES at the end of a dead end road with few neighbors. Front yard is fenced. The 10 Acres has lots of hardwood, pine and cedar trees. Stocked pond at back of property. Much to see here so **call Lara @ 918-839-1305 for more information and your tour!** #2520.
TALIHINA • \$249,500



PEACE AT LAST! CHARMING CABIN ON 3.7 ACRES. The centerpiece of this retreat is the 480 sf cabin that was crafted by Pete Hefflin, renowned for his wood-working artistry. Built in 2004, this abode is fully furnished, with all appliances included so it's move in ready! There is also a 640 sf detached living space built 2018. This is located int he Sardis Acres Development. **Call Summer @ 918-917-7134 for all the details and your appt!** #2519.
TUSKAHOMA • \$359,000



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





Angel Titsworth
Broker/Owner
580-579-2891



Weichert

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Office: 903-583-4900



14 Agents Serving
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LOTS at BOIS D'ARC LAKE

LOT 104 - Shores Drive, Honey Grove.

1.460 Acres.....\$598,900.

LOT 102 - Wildflower Way, Dodd City. 1.130

Acres.....**Reduced to** \$110,000.

LOT 108 - Wildflower Way, Dodd City.

2.080 Acres.....\$379,900.



**TBD FM HWY 1743,
HONEY GROVE, TX - \$2,800,000**
NEAR BOIS D' ARC LAKE the newest lake in Texas. This property contains 284.349 acres of land, with scattered trees and pond located off FM 1743. MLS#20236137.



1579 COUNTY ROAD 3365, LADONIA, TX - \$1,100,000
59.556 ACRES. Property has 4 ponds with a well maintained 3 bedroom and 2 bath home. MLS#20697467.



1608 CEDAR STREET BONHAM, TX - \$260,000
THIS 3 BEDROOM, 2 BATHROOM is located in the heart of Bonham close to shopping centers. MLS#20706717.



224 LYLA LANE, WHITEWRIGHT, TX - \$570,000
4 ACRES, 2 bedroom, 2 bath, 2 story elegant home with an open floor plan. MLS#20706356.



414 & 412 MAIN STREET, WINDOM, TX - \$895,000
TWO BEAUTIFULLY RENOVATED BUILDINGS & a thriving business with a loyal customer base. MLS#20669919.



800 COUNTY ROAD 2600, BONHAM, TX - \$643,280
EXPANSIVE 58.48 ACRE PROPERTY. Ideal for grazing or hay production. MLS#20552462.



**1802 N. HIGHLAND AVENUE,
SHERMAN TX - \$272,000**
.238 ACRE. Plenty of room with 2 living areas, 4 bedrooms and 3 bathrooms with a large yard fully fenced. MLS#20599453.



HOTEL ROAD, BOKCHITO, OK - \$240,000
31.36 ACRES, south of Bokchito. Partially wooded with some large hardwoods. No restrictions on this property. MLS#2406877.



827 COUNTY RD. 2000, RAVENNA, TX - \$805,000
PROPERTY IS 49 ACRES and 400 feet of Red River Frontage. It has primitive campgrounds on Sycamore Creek and the Red River. MLS#20642413.



19423 E. HIGHWAY 3, ATOKA, OK - \$190,000
NO RESTRICTIONS! 21.06 Acres. The McGee Creek Lake & State Park is only 5 minutes away. Electric and well water are already on the property. MLS#2341268.



318 N. MAIN STREET, BONHAM, TX - \$415,000
COMMERCIAL BUILDING offers significant potential. Two stories, with 2500 sq. ft. on each floor. The building functions as a restaurant. MLS#20634387.

RESIDENTIAL, COMMERCIAL, FARM, RANCH AND LAKE HOMES

A REALTOR'S[®] VALUE

1

Negotiation skills:

Purchasing a home is probably the biggest financial decision you'll ever make-- don't blow it by coming on too strong or too soft. Realtors[®] are skilled negotiators who can help you get into your next home on time and on budget.

2

Local market knowledge:

Location, location, location. We've all heard it before-- because every market is different, you need a Realtor[®] who knows the local market inside and out.

3

Access to a network of lenders, appraisers and other industry professionals:

Realtors[®] have worked with dozens of local professionals, from financing to landscaping and everything in between--skip the online searches and tap into your Realtor[®]'s rolodex.

4

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Pricing is critical--an overpriced home may languish on the market for months, disappointing sellers. On the other hand, no buyer wants to fork over more than a property's worth. Whether you're the seller or the buyer, a Realtor[®] can advise you on a property's best price.

8

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Listing a house is more than just placing a yard sign--a Realtor[®] can get your property seen by thousands of potential buyers using a variety of online and in-person marketing techniques.

7

Paperwork know-how:

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6

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Realtors[®] will be there for you even after the sale--whether you need advice on a plumber or you're not sure what color to paint your new living room.

5

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Because your friends may not tell you the truth about your, um, interesting taste in home decor, a Realtor[®] will advise you on how to prep your home to appeal to a wide range of buyers.





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Celeste Casa
580-504-5728



Twyla Williams
214-684-0940



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

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



8803 WILDLIFE, ATOKA - \$332,500

PRICE IMPROVEMENT!! Stunning home with 13 acres (m/l) in Lane! Home was completely remodeled in 2023. Features new flooring, subfloor, windows, doors, metal roof, covered porch, plumbing, electrical, and rear deck. Nothing untouched. Beautiful kitchen, large living room. Fenced with 70x100 barn with 2-10x10 horse stalls, RV cover 24x32 with 16' legs, RV connections, and pond! Call today! **MLS#2427697.**



407 S. 2nd, MADILL - \$139,000

PRICE REDUCED!! Newly updated and painted 2 bedroom, 1 bath home with one car garage. Close to churches, schools and stores in Madill. It has carpet in the bedrooms and laminate on the other floors. Great first home, single owner or investment property. The home has a large fenced back yard with a 5x6 storage available. Both the front and back entries have porch space. The neighborhood is very quiet and friendly. **MLS#2426036.**



590 PINE STREET, ATOKA - \$137,900

ADORABLE, completely remodeled, and affordable home in Atoka! 3 Bedroom, 2 bath just on the north side of town. Home features metal roof, new interior and exterior paint, new windows, appliances, flooring and so much more! Move in ready! Call today for your showing! **MLS#2405546.**



594 HAT POWELL, CADDO - \$549,000

3BR/2 BATH HOME with a pool and pool house, large kitchen, large bedrooms. The garage was closed in and CHA was added. There is a fenced yard, the entire 5 acres is fenced as well with a privacy fence around parts of it, 3 car garage, & barn. The roof on the house is 5 years old, and solar panels on the pool house which makes the electric bill around \$100/month. There is a propane tank. The gunite pool has a spa on one end. The pool house is amazing! Spray foam insulation, central heat and air, hot water heater, bathroom, & kitchen. The stove & refrigerator will stay in the pool house as well. Great home with great location that has easy access to Highway 69/75. **MLS#2419599.**



1722 HWY 70 E, KINGSTON - \$475,000

GREAT PLACE TO CALL HOME! Home with 2 bedrooms and 2 bathrooms on 5 ACRES. Beautiful property with a pond. There is a 40x30 shop that was a welding shop. It has 6" concrete floors and LED lights. There is an office and a bathroom and lots of storage. The other garage/shop has lots of storage as well. The pond is full of fish. Pier to sit out and fish or just enjoy the views. Excellent location for a business with the 208' of highway frontage. The property behind the home and pond would be a great place to build a home or put in an RV park. Let your imagination lead you. **MLS#2417841.**



7140 C STREET, KINGSTON - \$524,900

EXPERIENCE THE BEST OF TEXOMA at this fully furnished property featuring updated appliances, spacious layout for family or guests. Prime location near boat launches, marina, live music venues & charming neighborhood store. Adjoining Corp land provides a natural habitat for viewing deer, foxes, and native birds from the private 12x12 deck. **MLS#2411871.**



22nd STREET, DURANT - \$2,500,000

WELCOME TO YOUR OPPORTUNITY OF A LIFETIME in Durant, OK! This expansive 63.2-acre property is perfectly positioned just off the Highway 75 Durant Main St. exit, offering prime real estate for a developer. With city water and sewer access, the land has been mapped to re-plat to accommodate 130 homes and 144 apartment units. Don't miss out on this chance to make your mark in Durant's booming real estate market - schedule a showing today! This is a rare opportunity to be a part of Durant's exciting real estate landscape - seize it before it's too late! **MLS#2422789.**



502 S. 1st STREET, MADILL - \$780,000

FANTASTIC OPPORTUNITY! Right on Highway 70, one of the busiest and most successful restaurants in Madill is needing a new owner. All appliances and furnishings will stay. There is plenty of seating, it is very clean, salad bar and a hot buffet, walk-in refrigerator, walk-in freezer, two storage containers. The driveway has just had new concrete poured, with plenty of room for parking. It is also large enough for trucks to drive around back. This commercial building could be any type of business. Great location! There is a 4/2 doublewide home that could be purchased with the restaurant. If the home is not purchased with the restaurant, the land would be surveyed out. **MLS#2425744.**



3923 EZ STREET, KINGSTON - \$244,000

2 BEDROOM, 2 BATH MANUFACTURED HOME on 0.22 acres. Home has 2 garage spaces, central heat and air. **MLS#2421371.**



11327 OAKVIEW, KINGSTON

\$465,000

OAKVIEW RV PARK FOR SALE!

MLS#2415189.



1815 W. EVERGREEN, DURANT - \$255,000

A TREASURE IN THE HEART OF DURANT! It has space plus it is cozy. It would make a great starter home, family home or great investment property. Located on the beloved Evergreen Street which showcases many mature Magnolia trees and is one street over from Main Street. Two living areas with all BR's being on the bigger size. Covered parking in the front and in the back, alley access and a spacious backyard. The kitchen has been updated and has double ovens, lots of counter space and open to the second living area. The main bathroom has also been updated with new tile and granite. This is a solid home that has been well maintained. Call today to schedule a showing. **MLS#2424028.**



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



1791 PONDEROSA, ARDMORE - \$999,500
3 Bedroom, 2 bath manufactured home, 1856 sq. ft. Sitting on 29.63 acres. Has a workshop.
MLS#2427618.



3110 LITTLE JOHN, DURANT - \$375,000
BEAUTIFUL, WELL MAINTAINED, immaculate home in Madison Ridge in Durant which offers 2284 sq. ft., 4BR, 2.5BA and a 3 car garage. It sits on .43 of an acre. This lovely home was built in 2005 and has so many extras. Open floor plan with beautiful custom cabinetry, granite countertops, gas fireplace and lots of storage space. Beautiful back yard with sprinkler system and decorative metal fencing. A covered back porch with extended patio area and storm cellar. Seller has paid off balance of recently installed solar panels. 30 Yr. warranty on solar panels. 33 Panels. System size is 13.36 KW, production is 1857 KWH. Electric bill runs between \$30.00 - \$50.00 per month. Water softener and security system are leased. Call to schedule a showing today! **MLS#2423513.**



2294 W. COCKLEBUR RD., ATOKA - \$299,500

The wait is over! Well maintained 3 BR/2 bath home with 9.5 acres (m/l) in Tushka. 4th room can possibly be made into a bedroom. Parklike setting overlooking a beautiful pond stocked with bass, catfish, crappie and more just waiting to be caught. Exterior features a nice rear deck, rural and well water, 24x32 shop with 120 and 220v electrical. Owned by a retired carpenter so everything has been taken care of. Call today! **MLS#2422695.**



109 ASHLEY, MADILL - \$375,000
GREAT HOUSE IN A GREAT NEIGHBORHOOD. Walking distance to the walking trail. This house features totally open concept. When you walk in the front door it is very large and welcoming. Kitchen has lots of storage and an eating area that has been custom built. There is an outdoor kitchen which is great for entertaining. It even has a pass-through window from the indoor kitchen to the outdoor kitchen. A bonus room that could be used as additional storage, eating area or a recreation area. There is an office. It has an underground electric dog fence that goes all the way down to the back of the property. There are solar panels on the roof, which means no electric bill. Great for a growing family. All on 1/2 acre (m/l). The square footage is off. The office and recreation room are not included. **MLS#2413273.**

2.93 ACRES

**3109 W. ARKANSAS ST.,
DURANT - \$250,000**

2 COMMERCIAL TRACTS approximately 2.93 acres (m/l) located in Durant City Limits. Near the heart of the industrial area of town. Close to Hwy 69/75 and easy access. Unlimited potential.

MLS#2415477.



19108 11th, MADILL - \$169,999
LIKE NEW, move-in ready fabulous barndominium! Easy access to Hwy 70. Sit on the patio while you enjoy your morning coffee. Beautifully decorated with lots of potential to make it your own. This is a place that is worth checking out. Come and take a look. **MLS#2410285.**

19.23 ACRES

COLEMAN ROAD, MADILL - \$249,900

GREAT FARM, RANCH or BUILDING SITE land off Highway 377, Old Willis Rd. and Coleman Rd. Clear land, with some mature trees, parts of the land could be used for hunting. Creek running through property. 19.23 Acre parcel. An additional .76 acres may be sold if buyer is interested. Near Lake Texoma, Texas Border, Mega Star Casino, and Madill.

MLS#2408301.



322 3rd ST., DURANT - \$350,000
SPACIOUS COMMERCIAL PROPERTY located just 2 blocks north of downtown Durant, OK. Multiple offices, a reception area, and multiple bathrooms, making it perfect for a variety of businesses. 3680 Sq. ft. is plenty of room to accommodate your needs. Within walking distance from downtown, access to a variety of amenities such as restaurants, shopping, doctor's offices, and lawyer offices. This property offers a prime location and ample space. Don't miss out on this opportunity to own a commercial property in the heart of Durant. Contact us today to schedule a viewing and see the potential this property has to offer. **MLS#2410726.**



614 N. 3rd, CALERA - \$229,000
BEAUTIFUL BRICK HOME with 3BR, 2BA. Built in 1981 with 1793 sq. ft. This quality home offers solid wood cabinetry throughout with tons of storage. Spacious living room with a gas fireplace. Large kitchen with bar and open to dining room. Laundry room has a sink and a nice walk-in closet. 2 Car garage has extra space. Fenced backyard with storage building. Fresh interior paint and new carpet in 2024. New CHA in 2023. Minutes from Durant and Choctaw Casino and walking distance to one of the best schools in Bryan County. Schedule a showing today. **MLS#2424853.**



**623 N.E. 2nd AVE., DURANT
\$22,500**
BUILDING LOT AVAILABLE in Durant city limits. .13 Acre cleared and ready to build!
MLS#2418151.



6134 WEESIE ST., KINGSTON - \$139,000
SUPER CLEAN! Beautiful property! If you want a lake home for a weekend getaway or an investment property, here it is! Everything you need is here! All furniture, appliances, dishes, towels, rugs, curtains, yes, it all stays. Great location for an Airbnb! Close to Catfish Bay. Two lots with covered decks on the front and the back. Carport built onto home. Asphalt shingles. AC was replaced in 2021. Come take a look today! **MLS#2417065.**



**S. 34th STREET, DURANT
\$30,000**
GREAT PIECE OF LAND
Located in Durant City Limits.
MLS#2426556.



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Kingston, OK. 73439www.TexomaAgency.comCrystal Pierce
Owner/Broker
(580) 564-5636Ashley Higgs
Sales Associate
(580) 624-0309**3487 EDGE ROAD - \$1,750,000**

HILLTOP RANCH-STYLE HOME ON 72.75 ACRES! This beautiful newly remodeled 5 bedroom, 3 bath home has way too many features to list! It sits on 72.75 rolling acres with a shop, horse barn, hay barn, livestock barn, pond, cross fenced and is perfect for a large or growing family. This property could be a farmer's or developer's dream!

**1409 WOODLAND CIRCLE, KINGSTON - \$760,000**

BRAND NEW LUXURIOUS CUSTOM LAKE TEXOMA HOME just blocks to the water! This home sits on an oversized .85 acre lot and has all the accommodations you will need. Beautiful accents throughout the home, 4 bedrooms, 4 bathrooms, open floor plan with high vaulted ceilings, fireplace, covered wrap around patio, and all lower-level bedrooms have patio access. Large 30x50 shop building with 14 ft. overhead doors, sidewalks and landscaping nestled with shade trees. The Woodlands addition boasts two lake access areas and paved roads. Boat ramp available just south of the property in Sander's Island View. Interior photos coming soon!

**1730 SCENIC VIEW ROAD, KINGSTON - \$615,000**

EXQUISITE MODERN HOME AT LAKE TEXOMA located in The Woodlands! Custom built in 2021 this farm house design offers four bedrooms, four bathrooms, and a bonus room currently an office can easily be converted into a fifth bedroom giving ample space for a large family retreat. High end features throughout the property. Tall vaulted ceilings with wooden beam accents, hardwood floors, granite and tile accents in the kitchen and bathrooms, access to the patio area from master bedroom, large master bath with his and her vanity, walk in shower, and oversized walk in closet, inviting covered front patio, custom automated screened in shades on back covered patio, tile flooring on front and back concreted patio areas, 2 car garage, sidewalks, landscaping, and paved driveway. All sitting on a large .68 acre corner lot secluded in the back of the addition near the water's edge. Neighborhood boasts two lake access trails to the sandy beaches of Texoma. Nearby boat ramp just a short golf cart stroll to Sander's Island View!

**1694 BOAT RAMP RD., KINGSTON - \$535,000**

IF YOU'RE LOOKING FOR AN OVERSIZED LAKE TEXOMA RETREAT for a large family or Vacation Rental opportunity at Sander's Island View, then this property is for you! This grand Barndominium provides 8 bedrooms, 2 bathrooms, 2 living rooms, game room, large covered patio, outdoor shower, outdoor entertaining area with firepit, and rural & well water. Property also comes with two spacious metal shop buildings an attached 30x40 with extra 10x40 storage area and detached 30x50 shop building. All of this sits just blocks to the beaches of Texoma and neighborhood boat ramp!





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7100 HERITAGE DR., KINGSTON - \$479,000

LAKEFRONT home with unobstructed tranquil views of Lake Texoma! Take a stroll right down to the sandy beach on this fully manicured lot giving a park-like setting. Bask in the beauty and serenity this rustic cabin has to offer. Home features high vaulted ceilings, a downstairs master bedroom, 4 guest rooms upstairs, sunroom overlooking the water, 2 car garage, and storage building. Located in a great secluded neighborhood with boat ramp. Nearby amenities include Soldier Creek Marina, Alberta Creek Resort, Catfish Bay Marina, West Bay Casino, and upcoming Hard Rock Resort.



12198 MICHAEL BLVD., KINGSTON - \$445,000

DON'T MISS OUT on the opportunity to own a property in Sander's Island View! Home is 2 BR's and 2 full baths. The guest house is one large bedroom and 1 bathroom. Property has several great features; 3 living room areas, front and back covered patios, pool with wrap around deck, outdoor shower, 30x40 covered carport with RV hook ups, 30x40 metal shop building, water well, and beautiful spacious completely fenced front and back yards with mature shade trees. All of this sits just blocks to sandy beaches and boat ramp!



1668 WATERS ROAD, KINGSTON - \$425,000

COME ENJOY THE LAKE TEXOMA SUNSETS in this home close to the water located in the great lake community of Sander's Island View! Recently updated this home features all the accommodations you will ever need, four bedrooms, two full bathrooms, two game rooms, 2 car garage, circle drive, front and back covered patios, 30x30 metal shop building, RV Hook-up, well and rural water, and built in firepit/horseshoe area. All of this sits on an oversized corner .80 acre lot with beautiful mature trees. This place would make a wonderful lake home or investment property as it is currently an operating VRBO.

7134 ENOS RD., KINGSTON - \$330,000



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, privacy fence, barn, storage buildings, and storm shelter. Comes fully furnished and was previously an operating vacation rental. Commercial or Residential opportunity, no restrictions. Close to Lake Texoma!

11956 XAVRI LANE, KINGSTON - \$317,500



BRAND NEW BARNDOMINIUM at Lakeside Trails. Home is 3 bedrooms, 2 bathrooms, boast open floor plan, custom tile accents, beautiful large kitchen with several cabinets and granite countertops, full length front and back covered patios, and attached 20x30 shop building. Just blocks to the sandy beaches of Lake Texoma and Sander's Island View boat ramp!

503 HWY 70 N., KINGSTON - \$240,000



COMMERCIAL OPPORTUNITY!!! This property is located in high traffic right off of Highway 70 in Kingston. Plenty of space for growth and endless opportunities on this **full 1.00 acre of highway frontage**. Live on site as property boasts a large 2048 sq. ft. 3 bedroom, 2 bathroom home that is situated at the back of the property. Features open floor plan, covered front patio, and 2 car carport.

LAKEFRONT LOT in WESTERN HERITAGE - \$239,900



SPECTACULAR WATER VIEWS from this **LAKEFRONT** lot located in Western Heritage. A rare opportunity to start with a blank canvas and build the home of your dreams. Come enjoy Lake Texoma and walk right down to the sandy beach. Located in a great secluded neighborhood with boat ramp. Just minutes to Soldier Creek Marina, Alberta Creek Resort, Catfish Bay Marina, West Bay Casino, and upcoming Hard Rock Resort.

13074 CARDINAL LN., KINGSTON - \$225,000



CARDINAL HILLS HOME just a golf cart ride to boat ramps and sandy beaches! Home was recently updated throughout the interior and exterior. New metal roof, metal underpinning, and completely hardy plank exterior siding. Updated interior has new flooring, trim light fixtures and painted and textured walls. Comes with two lots, 20x40 metal shop building and full RV hook-up. Distant water views!

LAKEVIEW LOT at SANDER'S ISLAND VIEW - \$200,000



CHECK OUT THIS LAKEVIEW LOT located right in the heart of the Sander's Island View community. Just blocks to the water, boat ramp, and sandy beaches of Texoma! Lot is .53 acre giving ample room to build the home of your dreams!

13815 MARY ANN LANE, KINGSTON - \$225,000



HERE IS YOUR CHANCE to own a Lakeview home at Lake Texoma without the big price tag! What a great opportunity. Located right in the heart of Cardinal Cove near two very efficient boat ramps. Would make a great lake home or vacation rental. Check this one out!



SANDER'S ISLAND VIEW LAKE LOT - \$165,000



ESCAPE TO THE LAKE! This corner lot at Sander's Island View is a perfect place to build the home of your dreams. Distant views of the water from a section of the lot. Property comes with 30x30 metal building and has water meter in place. Golf cart friendly community with boat ramp and sandy beaches!

For Additional Properties Visit our Website www.TexomaAgency.com



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502 NW SCRIBNER DRIVE, KINGSTON - \$150,000



LOOK AT THIS BRICK HOME in a nice, secluded area in the City of Kingston. The home features 3 bedrooms, 2 bathrooms, sits on a large .67-acre lot, has front and back patio areas, covered carport, storage sheds, above ground pool, and completely fenced yard. The backyard is very spacious with large shade trees. Close to Kingston Schools. Just waiting for the perfect family!

12260 LONGBOARD LOOP, KINGSTON - \$135,000



LAKE TEXOMA LOT near boat ramp and sandy beaches! This lake lot has been cleared but still boasts beautiful mature shade trees. Property provides a 30x40 metal shop building with an insulated 10x10 overhead door. Perfect storage for all those lake toys. Water and electric meters will be installed. This half acre lot also has plenty of space to build your dream home! Located in the new lake addition Sander's Grove near Sander's Island View.

WINDSONG LAKE LOTS FOR SALE - \$125,000



CLOSE TO THE SANDY BEACHES of LAKE TEXOMA! Great seasonal water view lake lot located in a very nice area surrounded by beautiful homes. Property is 1.25 acres giving you all the room you need to build that large dream home and shop building. Restricted to site build only with 1850 sq. ft. minimum. Nice big shade trees! Only two lots are left available.

4738 MAIN ST., MADILL - \$117,500



THIS 2 BR, 2 BATH HOME has been COMPLETELY REMODELED with some beautiful touches! Sip your morning coffee on this large, gorgeous 32x16 front patio with rod iron accents in the quiet area of Little City. This home offers all metal siding and underpinning, split a/c units, blacked out screened windows, newly updated flooring and paint, cedar beams in ceiling and so much more! Located less than 5 miles from Bridgeview Marina and Resort with boat ramps and beautiful sandy beaches...this property has the best of both worlds. Would make a great permanent home, weekend lake home or investment property. Call today and take a look!

SANDER'S GROVE LOT - \$107,000



LIVE ON LONGBOARD LOOP. This nice lot is one of the larger lots in the development and has already been cleared. Ready to build! Located in the beautiful neighborhood using conservative land plans, by creating opportunities for human connectivity, encouraging excellent home designs and ensuring quality second-to-none. Welcome to Sanders Grove on Lake Texoma!

3267 ROBIN DRIVE, KINGSTON - \$100,000



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

LAKE TEXOMA LOT in THE WOODLANDS - \$85,000



LARGE LAKE LOT in The Woodlands nestled in the shade trees located in the back of the addition. Great secluded location to build your dream home. Lot has been partially cleared. The addition provides underground utilities, paved roads, and has two access trails to the sandy beaches. Nearby boat ramp at Sander's Island View!

SANDER'S GROVE LOT 15 - \$79,995



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

SUNSHINE ESTATES LOTS FOR SALE - \$75,000



CHECK OUT ONE OF LAKE TEXOMA'S NEWEST LAKE DEVELOPMENTS Sunshine Estates. Very appealing fenced with brick accent gated entry. Several oversized .79 acre lots available in the addition. Large mature trees within. The addition adjoins the Corp of Engineers giving lake access. Close to the sandy beaches of Texoma!

MAJESTIC OAKS LOT 7 - \$75,000



MAJESTIC OAKS is located in the Sander's Island View area. Just a short golf cart ride to the boat ramp, dock, and sandy beaches. Lot has beautiful shade trees. Perfect place and area to build your dream home or lake retreat. Site built, barndominiums, and new doublewides allowed!

4964 HAWK LANE, KINGSTON - \$48,000



LOOK AT THIS GREAT OPPORTUNITY to own your own camping spot on Lake Texoma! Located south of the new West Bay Casino. Just minutes to Alberta Creek Resort and Catfish Bay Marina. This lake lot has two full RV hook-ups, includes this large 2006 Keystone Cambridge 358 RLS fifth wheel, and has a utility storage building.

10752 PIN OAK RD., KINGSTON - \$45,000



TWO CORNER LAKE LOTS close to the sandy beaches of Texoma! Fully privacy fenced, water and electric meters in place, and comes with a large Conex storage container. No restrictions MH or RV's allowed. Boat ramp available.

LAKE TEXOMA LOT on SNELL RD., KINGSTON - \$45,000



NICE CLEARED .52 ACRE LOT with large shade trees. Great decorative fence at the frontage with brick accents. No restrictions! Close to Lake Texoma.

LAKE TEXOMA LOT at TEXOMA HILLS - \$19,500



NICE WOODED LOT with mature shade trees near Alberta Creek Resort & Marina. Lightly restricted allows RV's or mobile homes. Close to restaurants & boat ramps!

COMING SOON!

SANDER'S GROVE - LOT 24



LAKESIDE TRAILS - LOT 100



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**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.



8973 BIRCH STREET - \$850,000

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 and 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!**



NEW LISTING

3557 POST OFFICE ROAD - \$849,000

EXQUISITE HOME located less than a mile from the beaches of Lake Texoma! This property has tons of extras, including a 30x60 insulated shop with full living quarters, central heat & air as well as a sprinkler system, greenhouse, safe room, water well & rural water membership! Additional recent improvements include a new roof, as well as professional landscaping! All this is located on a spacious 1.61 acres! **Call soon to schedule your time to view!**



NEW LISTING

8813 SOLDIER CREEK ROAD - \$680,000

THIS HOME IS LOCATED IN ONE OF THE MOST DESIRABLE AREAS of Lake Texoma, very near Marina Del Rey, Barbary & Caney Creek Beer Garden & Resort! This well maintained home features 2454 sq. ft. of living space, as well as an oversized shop/boat storage building, perfect for storing all your lake toys! All this sits on a huge corner lot in the perfect location! **Call soon!**



NEW LISTING

13870 SHERRY LANE - \$449,000

LAKEFRONT - LAKEVIEW! Don't miss out on your opportunity to make this great LAKEFRONT Barndominium your own! A lot of the work has been completed, while still allowing the opportunity for you to add your own personal touches! Shown by appointment only! THAT VIEW THOUGH! **Call soon!**



13849 MARY ANN LANE - \$425,000

THIS BEAUTIFUL LAKE HOME has been recently remodeled & is located in the Cardinal Cove area of Lake Texoma! Home features granite countertops, wood burning fireplace, and new tile & wood flooring throughout. Outside you will find a covered back patio, privacy fence & a huge shop/boat/RV storage building! All this is located on 2 lots, directly across the street from Corp land! **Call soon on this one!**



NEW LISTING

4770 ANGLER CIRCLE - \$399,000

THIS VERY WELL-MAINTAINED HOME is ready for your lake-time enjoyment, located in the Twin Ponds Addition of Lake Texoma, on 1/2 acre! Not only is it spacious inside, it also features a large covered patio with outdoor kitchen, oversized garage, carport & more! Home is being offered with all standing appliances & some furniture. All this is located just a short golf-cart ride to Buncombe Creek Resort & Marina!



NEW LISTING

6532 CANADIAN DRIVE - \$385,000

LOCATED IN ONE OF THE MOST DESIRABLE SUBDIVISIONS on Lake Texoma, this gorgeous home has had many recent updates & is ready for its new owner! Some of the many updates include a new roof in 2024, a new HVAC unit, newer appliances, & so much more! Meticulously maintained, this 5 bedroom, 4 bath home provides plenty of space for the largest of families, making it the perfect property for full time living or the ideal property for excellent short-term rental opportunities! In addition, this property is located less than a mile from the West Bay Casino, Chickasaw Pointe Golf Course, & the highly anticipated Hard Rock Hotel & Resort! **Call soon, as this home is priced to sell!**



NEW LISTING

14153 BALDWIN LANE - \$350,000

THIS BEAUTIFUL HOME is located in the popular neighborhood of Twin Ponds on Lake Texoma! This 4 bedroom, 2 bath is in excellent condition & is being sold with all appliances! A special addition to this property is a separate multi-purpose room, providing an additional 360 sq. ft. of heated & cooled living space, bringing the total sq. ft. to 1928! The property features a covered breezeway between the home & the 30x30, fully insulated shop, so there is ample room for outdoor entertaining, as well as plenty of room to store your lake toys! All this is located just a short ATV ride to Buncombe Creek Resort & Marina! **Call soon on this one!**



REDUCED

10367 ALLEN ROAD - \$345,000

IF YOU ARE LOOKING FOR A PROPERTY THAT HAS IT ALL, this one is it! This 2-acre property consists of a 3 bedroom, 2 bath brick home, a 40x40 metal insulated shop with kitchenette, bathroom & loft, as well as an adorable guest house with kitchenette & bath! All this is located less than a mile from Catfish Bay Marina, West Bay Casino, as well as the planned Hard Rock Hotel & Resort! Perfect location with the perfect set-up! **Call soon to schedule a time to view!**



REDUCED

528 BLAKE DRIVE - \$332,000

DON'T MISS OUT on this beautiful brick home, conveniently located in one of the most desirable neighborhoods in Madill, The Edge! This one features 4 bedrooms, 2.5 baths, 2 car garage, nice metal shop, greenhouse/craft shed & so much more! This home is immaculate, both inside & out, & has been very well maintained! Home features granite countertops, beautiful flooring, open living area & so much more! Also, a brand new roof was installed about 5 months ago! The location is perfect, as house is nestled in the back of subdivision on 2 large lots!

TexomaHomeSearch.com**580-564-7821****405 Hwy. 70A, Kingston, OK 73439**

Anne Lasiter

TEXOMA REALTY GROUP

ANNE LASITER
OWNER/BROKER
 ABR, CRS, GRI

**10610 PARK VIEW DRIVE - \$325,000**

BEAUTIFUL, LIKE NEW, 3 bedroom, 2 bath home, located in the Catfish Bay area of Lake Texoma, very near the State Park, West Bay Casino & the highly anticipated Hard Rock Hotel & Resort! Enjoy the huge open living & dining area that this home provides, including a beautiful fireplace, large kitchen island & so much more! Outside you will find a large deck, perfect for enjoying your morning coffee or evening bar-be-que's! Property also features a fenced back yard, as well as a 24x30 insulated shop with water & electricity! This property offers so many great features, you really need to see to appreciate! **Call soon!**

**4099 DEER TRAIL - \$319,000**

BEAUTIFULLY REMODELED HOME, located in the desirable lake community of Washita Point! Just a short golf cart ride to the swimming beaches & boat ramp! So many upgrades were completed on this one & it is being sold with all appliances, including washer & dryer! Property boasts a 30x36 insulated shop & TWO oversized carports, as well as an oversized 12x30 insulated building w/electricity, that could easily be converted into a guest house! Alberta Creek Resort, West Bay Casino & the upcoming Hard Rock Hotel & Restaurant are all located just minutes away! Don't wait too long on this one! **Call Anne @ 580-564-7821.**

**4958 TWIN PONDS DRIVE - \$319,000**

THIS TASTEFULLY REMODELED HOME backs up to a gorgeous pond, offering a spectacular water view from the huge covered back deck! Three bedrooms, 2 baths, with the primary bedroom being especially oversized, along with an en suite bath with soaker tub & separate shower! Numerous updates throughout the home that you will need to see to appreciate! Property also features a circle drive & storage shed! All this is located only a short golf cart drive to Buncombe Creek Resort & Marina! **Call soon!**

**7447 SUNSET CIRCLE - \$250,000**

DON'T MISS OUT ON THIS AWESOME LAKE PROPERTY that backs up to Corp of Engineers land! Property consists of a 3 BR/2 bath Solitaire mfg. home, as well as a huge 30x40 shop that could easily be converted to additional living quarters, with plumbing already in place! Home is being sold furnished, so this one is ready to go! All this is located in the golf cart friendly area of Washita Point at Lake Texoma, with beaches & Alberta Creek Resort & Marina located nearby! **Call soon!**

**12296 PINEVIEW CIRCLE - \$249,000**

GREAT OPPORTUNITY FOR AN INVESTOR, with this 1.33 acre tract of land, completely enclosed with a 6 ft. chain link fence! An additional enhancement to the property is a 30x60 barn! Lots of possibilities here! Would make a perfect location for storage units, with it being in the heart of one of the most active communities on the lake! Rural water & electric service are already in place! Currently being used as a commercial location. **Call for additional information!**

**906 BRIARWOOD PLACE - \$225,000**

THIS 4 BEDROOM, 3 BATH HOME is located on a quiet cul-de-sac, within the city limits of Durant! Many great features with this one, including a beautiful stone fireplace, sunken tub in the master bath & so much more! Don't miss out on your opportunity to own this charming home with lots of character!

**10707 DRIFTWOOD RD. - \$225,000**

LAKE LIVING NEAR SANDY BEACHES! Don't miss your opportunity to purchase this new 2022 home, all set up & ready to enjoy! Seller has created a private lake retreat, beautifully decorated & comes with all furniture & appliances! And if that isn't enough, there is also an RV on the property too! All is included! This property would make an excellent short-term vacation rental as well! **Call soon so you don't miss out!**

**4065 WHISPERING HILLS ROAD - \$189,000**

BUNCOMBE CREEK LAKE HOUSE located in one of Lake Texoma's most popular lake destinations! Hop on your golf cart & be at the Buncombe Creek Resort & Marina or the Twisted Anchor Grill in a couple of minutes! This home sits on a nice sized lot & comes fully furnished with all appliances & furniture too! Enjoy your evenings on the large covered front deck, perfect for grilling or enjoying that morning coffee! Property also features a detached garage/shop for storing those lake toys. This home has previously served as an Airbnb, so is turnkey & ready to go! **Call soon before this one slips away!**

**4065 LAKE BEACH ROAD - \$185,000**

4065 LAKE BEACH ROAD...The address really says it all! This like new home is completely set up to enjoy the Lake Life & is located on the way to the sandiest beaches on Lake Texoma! Home is immaculate & comes completely furnished, allowing you to just jump right into the lake lifestyle, featuring multiple outdoor seating areas, firepit, circle drive & more. **Call soon on this one so you don't miss out!**

**180 TULIP DRIVE - \$175,000**

BEAUTIFUL LAKE PROPERTY, consisting of a home on 2 nice lake lots, located in the Willow Springs area of Lake Texoma! This 3 bedroom, 2 bath home features a large, covered deck on both the front & back, & is located just a short golf cart ride to Willow Springs Resort & Marina! Don't miss out on this one! **Call soon!**

**4439 McDUFFEE ROAD - \$150,000**

DON'T MISS OUT on this beautifully landscaped lake lot! Property measures out at almost a full acre with utilities already in place! There is currently a barn & a fixer-upper mobile home on the property. Sellers are not declaring any value to the mobile home. The re-model was started but is in no way complete. This unrestricted lot is located very near West Bay Casino, Catfish Bay Marina & the highly anticipated Hard Rock Hotel and Restaurant. **Call soon!**

**7637 SAND BASS LANE - \$125,000**

COME TAKE A LOOK at this little lake getaway property, located in the subdivision of Texoma Hills! Home features 3 bedrooms, 2 baths & comes complete with kitchen appliances! Alberta Creek Resort & Marina is located within a 5 minute drive! **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!**

**7624 BLACK BASS LANE - \$49,900**

DON'T MISS OUT on this cute little cabin, located in the Texoma Hills area of Lake Texoma! This one will need a little finishing up but has the potential to be a great lake cabin! Located just a short ATV ride to the shores of Texoma! **Call soon!**

**CHARTER ESTATES**

DON'T MISS OUT on your opportunity to purchase one of the 7 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

- **2 - 80 Acre Tracts in Love County**
..... \$400,000 Each
 - **Nice Lot in Twin Ponds.....** \$65,000
 - **1 Acre Tract in Madill.....** \$55,000
 - **6 City Lots - In Kingston....** \$45,000
 - **Lot on Hwy 70 - In Bennington.**
..... \$35,000
- Call Anne Lasiter @ 580-564-7821**



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580.564.9000



510 GODDARD STREET, CADDO - \$55,000

IF YOU ARE LOOKING FOR A PEACEFUL SPOT TO LIVE, this is it. It is ready for you to build your dream home, no restrictions. You watch the sun rise with your morning cup of coffee. It has young pecan trees. It's in the Caddo School District. You have access to highway 69/75 just minutes away. You will have quick access to Durant, Atoka, Lake Texoma or the Choctaw Casino. Schedule a time to look. MLS#241243. **Call Barbara Coker @ 580-920-5886.**



NEW LISTING



31 ACRES

1751 SASSAFRASS, BENNINGTON - \$659,000

YOUR LOOKING IS OVER, this 4 bedroom, 2.5 bath, 2 story is the perfect place, 20 minutes from Durant. 31 Acres of relaxing country-resort living. It has a large covered parking pavilion that doubles for outdoor entertaining. There is a beautiful 1 acre pond on the front, stocked with fish. You can paddle boat, kayak or just sit and drink your iced tea. Deer roam the pasture as well as an occasional wild turkey. The house has been completely renovated, a master suite with a large walk-in closet and bath on the first floor. Upstairs is a living area for TV, games, exercise equipment or your hobbies, 3 bedrooms and a walk-in shower. New HVAC 2022. The shop is 25x40 ft. with a concrete floor and electric including an attached shed. A 20x75 ft. barn and loafing shed combo with water and electric. A 20x25 barn with electric. It is very private. Call to schedule a viewing today. The listing agent is related to the seller. MLS#2428211.

Call Barbara Coker @ 580-920-5886.



NEW LISTING

9976 RATTLER RIDGE ST., KINGSTON - \$200,000 CITY RESIDENCE. 3 bedroom, 2 bath double wide on 2 acres. Home freshly painted inside. Nice location Includes storage shed, 2 car carport, extra covered storage, pad for RV with hookup. MLS#2430394.

Call Bill Ptomey @ 580-564-5150.



CONTINGENT

80 ACRES

7869 E. STALLINGS ROAD, MILBURN - \$425,000 80 ACRES of good prairie grass, fenced with stock ponds. Lots of room in the 2439 sf house. Barn and good cattle pens for him. MLS#2426963.

Call Martin VanMeter @ 580-920-6914.



4963 ORIOLE LANE, KINGSTON - \$155,000

LOOKING FOR A WEEKENDER OR FULL TIME RESIDENCE?

For sale a 3 bedroom, 2 bath single wide mobile home on 2 lots with large outbuilding. Home is sold fully furnished; living room furniture, all kitchen appliances, washer & dryer, all bedroom furnishings. This one will go fast so make an appointment to see it. MLS#2417815.

Call Bill Ptomey @ 580-564-5150.



69 ACRES

WILSON, DURANT - \$1,200,000 BUILDERS/INVESTORS!! Great location for a residential development. 69 (+/-) wooded acres nestled on the east side of Heritage Crossing Subdivision and north side of Sherwood Forest Subdivision. Located in the Durant School District. Within walking distance to shopping and other amenities. This property has access on the south from Wilson Street and access on the northwest from Colonial Drive. MLS#2414405.

Call Martin VanMeter @ 580-920-6914.



LAKE

117 IRIS DRIVE, MEAD - \$435,000

STUNNING HOME with 3 BR/2 baths and a 2 car garage complete with a convenient work/tool room. The home includes a cozy wood burning stove with a catalytic converter and firewall, ample storage space, multiple walk-in closets, a laundry room & mudroom. The kitchen has Corian countertops and the dining area features bridge timber shelving. 35' long porch with roll down blinds for privacy and shade. High quality Anderson doors, durable bladder roof system, triple pane windows with a lifetime warranty and marble window sills. 10x12 storm cellar, 30x40 insulated shop with 2 overhead doors, a walkthrough door, electric and water, sink, toilet and a 250 gallon propane tank. MLS#2412729.

Call Elaine Reese @ 903-244-8770.



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



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Broker
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Bill Ptomey
Broker
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1694 Hwy 70 E, Kingston
580.564.9000



698 BLANCHARD ROAD, DURANT - \$225,000
CLEAN 3 BR, 2 BATH, 2 CAR GARAGE with full concrete drive and walks. Move in ready at closing. MLS#2422647.

Call Martin VanMeter @ 580-920-6914.



700 BLANCHARD ROAD, DURANT - \$259,000
FOUR BEDROOM with open kitchen and living. Concrete drive with easy access to S. 9th street, Choctaw Casino and Resort and Headquarters. MLS#2423188.

Call Martin VanMeter @ 580-920-6914.



85 MOCKINGBIRD STREET, DURANT - \$850,000
SELLER WILL CONSIDER DIVIDING THIS TRACT (must be 2.5 AC or more). This is served by rural water which has a volume limitation and the infrastructure is limited at this time. Estate type homes as are located across Mockingbird to the North are ideal for this property, only minutes to Hwy 69/75. MLS#2429039.

Call Martin Van Meter @ 580-920-6914.



83 W. MOCKINGBIRD, DURANT - \$425,000

SITE IS 5-6 ACRES SUBJECT TO SURVEY. Nice open horse barn 40x60 and pipe fences. Shop or storage building 30x40 with 2 overhead doors and 1 passage. The home is a large sprawling ranch style with lots of windows and views. Large Patio with access from living area, entry and Master BR, ideal for those patio gatherings. Has water well for all the outside areas. Up to approximately 21 acres additional land to the west is available to be put with house. MLS#2429029.

Call Martin VanMeter @ 580-920-6914.



1668 PATE, CALERA - \$695,000

LARGE TWO STORY FARM HOUSE STYLE with wrap around porch, with 1/2 of the porch screened in for those spring evenings with no bugs. One large living room, with the porch on all three sides, with lots of windows. Fenced yard with storm cellar just steps away. Concrete drive all the way to the road. The two large shop and RV storage building is conveniently located to the drive and house. Property like this doesn't come around very often. MLS#2413037.

Call Martin VanMeter @ 580-920-6914.



11184 MYSTIC OAK DRIVE, KINGSTON - \$310,000
LOOKING FOR A 4BR, 3BA, 2 STORY HOME? Here it is. Oak Ridge gated community. 2345 Sq. ft. home on 2 lots with a 3 car garage, covered front porch & back patio.

Home includes 2 living areas, one up & the main living area downstairs. Includes open floor plan, fireplace. The master bedroom is downstairs along with 2 other bedrooms. Kitchen is open to dining room, breakfast nook & island. Upstairs is a bedroom, bath, & living area with storage & access to attic & more storage. Property location provides easy access out of the community. Nearby is golf course, Catfish Bay Marina, West Bay Casino/bar/cafe, and of course the lake. A new development called Hardrock Entertainment will be coming soon to add to more enjoyment with Hotel, restaurant, & water park. MLS#2415850.

Call Bill Ptomey @ 580-564-5150.



1363 ORCHARD, DURANT - \$1,485,750
84.9 ACRES HAS 180' FRONTAGE on Orchard road and goes south and then bells out with approx. 80 acres. Lots of development in the area with multi family and estate homes. This tract is part of a larger tract. MLS#2344157.

Call Martin VanMeter @ 580-920-6914.



303 ACRES



STATE ROAD 70E HIGHWAY, ALBANY - \$2,112,490

ALBANY RANCH located in Bryan County Oklahoma and @ 2 hours to the DFW area, this 303 +/- acre property is currently being used as a Black Angus cattle ranch. The property is fully fenced and cross fenced with barb wire, metal T posts, and metal gates into each pasture. There are 5 ponds and 2 pastures that are being used as hay meadows. The slightly rolling terrain and scattered trees, some that are pecan trees, make this a very attractive ranch with several options for that perfect homestead. There is Hwy 70E frontage on the north, county blacktop, Hotel Rd. on the west, and a county maintained gravel road, Purkey Road on the south. The exact acres to be determined by a seller provided survey. Hop on your ATV to check this great property out, or get in those steps and do a little walking. Great location with good fences, water, and access to utilities at the road. MLS#2409924.

Call Kathleen Davis @ 580-380-9878.



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



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



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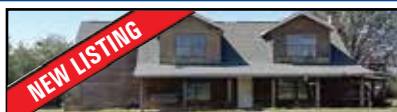
Krystal Trammell
Cell: 903-422-6514



Wesley Welch
Cell: 580-565-0283



Paizlee Bell
Cell: 580-795-4087



14569 S. BEAVER RD., KENEFIC - \$825,000
135 ACRES, 3 ponds, mature trees, a barn & fenced. Perfect for cattle. 4 BR/3Baths, 2 stories, beautiful porch, lots of extra storage. Refrigerator is included. In 2014, a new HVAC & new roof. This year, a new condenser motor was put on the outside unit and a new water heater was installed February 2024. The barn was built in 2007 and has its own septic system and has plumbing for the outside faucet. The barn has two rooms, a kitchenette, bathroom, and a tack room. MLS#2425039.



619 SILVERADO, DURANT - \$749,000
CUSTOM-BUILT TUSCAN STYLE HOME with Mediterranean influences has 2,943 sq. ft. of living space. 4 Bedrooms, 4 private bathrooms and 1 half bath. High ceilings with exposed wood beams. Custom tile and light fixtures throughout. Built in wine/coffee bar. Office has custom built in shelves. Open living area with picture windows overlooking the gorgeous pool & hot tub. The backyard has a wrought iron fence overlooking a pond. Covered backyard cabana with fireplace. MLS#2426207.



1607 KAY STREET, DURANT - \$389,000
VERY NICE 4 BEDROOM, 2 BATH HOME sitting on 1 acre with mature trees and a 25x30 detached shop. Durant schools, close to hospital, school, Walmart. Oversize living room. vaulted ceilings with fireplace, bookcases, fresh paint inside and out, custom shower, new flooring, new light fixtures and blinds. Upgraded appliances, walk-in closets, large pantry, new hot water heater & new seamless gutters with leaf guard. MLS#2426250.



7597 WINDING PATH, KINGSTON - \$235,000
3 BEDROOM, 2 BATH, 3 CAR CARPORT in the golf cart friendly neighborhood of Washita Point. Don't want to miss this one. Many updates/upgrades. Large lot and it is very well maintained. MLS#2421241.



7285 SUNSET CIRCLE, KINGSTON - \$299,500
QUAINT CABIN SITS ON HALF-ACRE LOT bordering Corp of Engineer land. Metal shop building is insulated & has electric. MLS#2416953.



180746 W. SHERMAN RD., MOYERS - \$155,000
GREAT GETAWAY in the Kiamichi Wilderness. Relax & enjoy the peaceful sounds of nature. This tiny cabin is 640 sf is total electric & fully furnished. Custom built in 2022. Two Covered porches. The interior is finished with solid white pine & vaulted ceilings. Living room has a one ton mini split & a ceiling fan. The bedroom is furnished with a queen but large enough for a king bed. Oversized walk in closet. Bathroom has a large walk-in shower with a glass door & large vanity. Living area is an open concept. All appliances are less than 3 yrs old. It has a refillable water tank that is plumbed in the home & all plumbing is done with Pex. The water system is a plus in the wilderness. MLS#2415038.



4129 LOOKOUT DR., KINGSTON - \$885,000
VERY LARGE CUSTOM BUILT HOME on a rare 1 acre+ sized lot in the "site-built homes" only portion of Washita Point. Custom built cabinets, 2 living areas, 5 bedrooms, large media room, a safe room inside the house, outdoor kitchen, concrete easy turn driveway, a sprinkler system in the front and back yard, and a 1500 sq. ft. insulated metal shop building with a bathroom and two mini-split units to heat and cool the area! MLS#2425498.



525 W. PINE, DURANT - \$205,000
3 BEDROOM, 2 BATH. Open concept in the living area and tray ceilings in both the living & primary bedroom. The galley kitchen with a bar is open to the living area. French doors in the dining area leading to a large backyard with a new privacy fence. Storage shed in backyard and covered porch. Seller will give credits for flooring and countertops. MLS#2424805.



492 CALE, CALERA - \$165,000
FOUR YEAR OLD 4 BR, 2 BA manufactured home on **2.77 acres** (m/l) in the Calera School District. Mere minutes from Lake Texoma, Choctaw Casino, and the Texas border. The home also has two living areas for those with a big family or those who simply like to entertain. This property lies at the end of the road with no through traffic. There are two parcels and both are included. The storage shed does not remain with property. MLS#2424238.



6796 WILSON ST., DURANT
REDUCED TO \$859,900
THIS 4 BEDROOM, 3.5 BATHROOM HOME sitting on 4.84 acres. Inviting open floor plan flooded with

natural light, oversized windows offer views of the pool, hot tub, and fire pit. The living area features a cozy gas fireplace, elegant hardwood floors, and a gourmet kitchen equipped with high-end appliances, a spacious island, and luxurious granite countertops. The main level primary bedroom provides a tranquil retreat with a spa-like ensuite complete with a soaker tub & separate shower. The upstairs living area includes two bedrooms, a loft, a family room, and a game room with a pool table. A shop building provides extra storage or workspace, mature trees and beautiful landscaping. Great home for entertaining or family get togethers. MLS#2416182.



7454 WHISPERING WAY, KINGSTON
\$650,000
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 SQUARE FOOT TO WHAT HAS BEEN REPORTED! MLS#2426814.



5844 McBRIDE CIR., KINGSTON - \$176,000
THIS 3 BEDROOM, 1 BATH CLASSIC LAKE HOUSE COTTAGE sits on half-acre+. This property has many upgrades & is close to Marinas and Lake. Don't miss this one! Call for a showing today! MLS#2414734.



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Krystal Trammell
Associate
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3001 KANDE, DURANT - \$310,000

3 BR/2 BATHS with extra room that offers versatility for different uses like a den, office, game room, hobby room, or even an additional bedroom. Sitting on a large corner lot with a white vinyl fence, the property offers privacy and a well-defined boundary for outdoor activities. The corner location could also provide more natural light which is great for the garden and flower enthusiast. Move-in ready. Silo School District. MLS#2426365.



7527 BLACK BASS, KINGSTON - \$250,000

3 BR, 2 BATH, spacious decks. The freshly painted kitchen features brand new stainless steel appliances. Located just a stone's throw away from Corp & steps away from the shores of Lake Texoma. This home is located a short drive to the West Bay Casino, the future home of the Hard Rock Amphitheater, Point Vista & the Chickasaw golf course. MLS#2426540.



0 TEXOMA PARK RD., KINGSTON - \$35,000

CENTRALLY LOCATED between many Texoma destinations! Alberta Creek Marina lies but a few miles to the southeast. Catfish Bay Marina, Chickasaw Point Golf Course, and numerous other boat ramps just a couple of miles to the north. Westbay Casino and all of the new development to surround it lies just a few miles from this location! MLS#2426818.



2886 W. MOCKINGBIRD, DURANT - \$385,000

SMALL ACREAGE just out side the city limits of Durant. Within the last year this home has had a new roof added, gutters, granite countertops and tile backsplash! The master bath has been updated with a new tub surround, tile, and paint. There is also a super large bonus room as you enter from the attached carport! The yard has a 3-zone water sprinkler that runs off a water well (the house has rural water), there is a large storm cellar, and a pergola with a jacuzzi! The storage building also has electricity already installed inside. MLS#2427311.



4826 BROOKHAVEN, DURANT - \$239,900

3 BEDROOM, 2 BATH, 2 CAR GARAGE with walk-in safe room. Granite countertops, split bedroom design, newer appliances, and a formal living and dining room. Also included is a den with a fireplace, and a very nice sunroom. There's extra storage in the utility room, and a new roof August 2024. It is sitting on a corner lot and has multiple mature trees. MLS#2427428.



37 N. WILDERNESS, CALERA - \$590,000
CUSTOM 3 BED-ROOMS, 2.5 BATH with an office that has an amazing view of the neighborhood lake.

Large living area, stone fireplace, built in bookshelves & an exposed wood beam. Beautiful office with large glass French doors. The Chef's kitchen offers upgraded appliances, island and a nice sized bar. The ensuite spa bathroom offers a separate soaker tub and a large spa shower. Split bedroom design, second room is extra-large with access to second bath that includes spa shower combo. Panoramic views of the neighborhood lake with 3 back patios. MLS#2424673.



2617 FOLSOM, DURANT
\$1,300,000
THIS CUSTOM, ELEGANT HOME with extraordinary property includes a very peaceful & private **16.87 acres**

which is completely fenced in with wrought iron, gated entry. Backyard is complete with your own personal driving range, and a large, covered porch with flat-stone walkways and lots of room for seating. 3 Spacious bedrooms, 3 bathrooms, plus an office with coffee bar, sink, plus 3 impressive fireplaces, with 13-ft ceilings. The oversized kitchen has all new appliances, double convection ovens, subzero refrigerator, pantry with a wine cooler and ice maker. Custom window treatments, beautiful plantation shutters, crown molding throughout. The 3-car garage is complete with built-in cabinets. 15 Pecan trees, RV hook up, surround sound. MLS#2424676.



4234 N. WASHINGTON, DURANT - \$350,000

LIVING NEAR TOWN ON 5 ACRES of land, mature trees, a fenced backyard, a barn, and a horse stable can truly offer a peaceful & convenient lifestyle. The setup seems ideal for a family interested in show animals or simply seeking a tranquil rural life while still being close to town for added convenience. With 3 bedrooms, 2 baths & an office space provides room for comfortable living & working from home. The cozy fireplace in the living room adds a nice touch. The larger family area is perfect for gatherings. The fenced backyard is great for kids and pets to play safely, & the presence of mature pecan & oak trees adds to the beauty & tranquility of the property. The barn & horse stable, along with the spacious grazing area, make it an excellent setup for those interested in keeping animals or horses. Overall, it seems like a wonderful property that offers a balance of rural living & convenience. It would likely appeal to families looking for a peaceful retreat with space for animals & outdoor activities while still being close enough to town for easy access to amenities & services. MLS#2424046.



803 N. MARSHALL, KINGSTON - \$235,000
THIS 3 BEDROOM, 3 BATH HOME sits just a couple of blocks behind the elementary school in Kingston. It features two master suites, a second living area, and a fourth room that would make a perfect home office. The roof is only 5 years old, and the privacy fence (also five years old) surrounds a very large back yard! MLS#2415710.



10 OLD HICKORY TRAIL, MOYERS - \$165,000
NESTLED IN KIAMICHI WILDERNESS, these two charming tiny cabins sit on a spacious five acre property. Each cabin, measuring approximately 16x40 and fully

furnished. Has a shop building for storing ATVs, a storage room and a well house. Embracing off grid living, the cabins are equipped with solar panels, inverters, battery banks and generators to provide electricity. Water needs are met through a well and storage tanks. This unique opportunity provides a peaceful escape and chance to make lasting memories in a picturesque mountain setting. MLS#2417434.



3046 KANDE LN., DURANT - \$299,000

THIS 3 BEDROOM, 2 BATH located in safe and excellent Durant neighborhood. This peaceful & private home includes two lots on just more than one-half acre. The brilliant pool and spacious yard are great for family and friends. Freshly painted interior with new appliances & convenient access to schools and highways, this is a must see for you and your family's future! MLS#2415868.



1210 BERETTA BLVD, DURANT - \$541,500
NESTLED IN THE SOUGHT AFTER REMINGTON HILLS SUBDIVISION, this traditional two-story home offers a

blend of comfort & elegance. Its spacious floor plan includes 5 bedrooms & 3 full baths, along with 2 convenient half baths. The attention to detail in the landscaping enhances the overall charm & curb appeal. The large backyard is an open canvas for outdoor activities, or relaxation. While the detached garage with a loft presents endless possibilities for a creative space or additional storage. Updates include new main insulated garage door, landscaping, & sprinkler system updated, water & sewer hooked up to loft above detached garage. Owners also have custom fit Christmas lights brand new for home, they will stay. MLS#2416285.



14105 WHISPERING MEADOWS, KINGSTON - \$285,000
NICE PALM HARBOR MANUFACTURED HOME sitting at the end of the road within the Twin Ponds Development. The home has a covered front porch, a covered patio in the back, covered parking on the side, and a 1500 square foot shop building to store all of your lake toys. The home is on concrete runners, helping with financing options. Twin Ponds is a golf cart friendly community. Buncombe Creek Marina, gas docks, camp ground, and boat ramp are just a short ride away. MLS#2418504.



7134 ENOS RD., KINGSTON - \$195,000

THIS CUTE CABIN checks so many boxes! It has been an existing AirBnB and will come fully furnished. It's conveniently located right outside popular lake areas like Buncombe, Taylor's Island and Sanders with great restaurant options, good fishing & sandy beaches. It's also closer to town where you can enjoy local grocery or leisure shopping. This property sits on a generous, unrestricted **1.5 acres**. The 2 covered porches, mature trees & fire pit allows you to enjoy the great outdoors. This is a must see property! There's also an option to purchase more acreage if needed. MLS#2420880.



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



Wesley Welch
Associate
Cell: 580-565-0283

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Kacy Cass
Associate
Cell: 580-564-5478



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



3505 HARMONY, DURANT - \$195,500
CUTE 4 BEDROOM, 2 BATH close to school, hospital, and shopping. Nice walk in shower, large covered front porch. MLS#2427851.



903 JUNE, KINGSTON - \$150,000
THIS PROPERTY IS A MUST SEE for first time home buyers or those wishing to downsize and move into the city limits. Just minutes from super sought after school district of Kingston, OK! MLS#2428612.



1417 WOODLAND UNIT C1, KINGSTON \$589,000
NESTLED IN THE SERENE WOODLANDS SUBDIVISION, less than a mile from the shore of beautiful Lake Texoma, this charming home offers the perfect blend of nature and convenience. The Woodlands is a restricted subdivision to insure sight built homes only. Located right outside the Sanders Island View area, this property is ideal for those who love the outdoors and enjoy easy access to water activities. The home is estimated to be completed by August this year. There's an option to add a shop for an additional cost. Schedule a viewing today. MLS#2423511.



MISSISSIPPI STREET, DURANT - \$75,000
FOUR AND A HALF ACRES (M/L) ready for a homeowner to build on or investor to develop! It's a very quiet property right in the middle of town with plenty of trees for privacy! MLS#2423807.



210 W. EVERGREEN - \$224,900
GREAT INVESTMENT OPPORTUNITY! Commercial building in Downtown Durant. Great location in Downtown Durant, close to shopping and restaurants. Currently divided into two office spaces or can make into one large office building. Current tenant in one side of office building. Real Estate only for sale. MLS#2422324.



CALE SWITCH RD., CALERA \$950,000
INVESTORS CHECK THIS ONE OUT! 10 Acres close to Choctaw Casino and Hwy 75. Set up with 3 phase electric at the road to help support all your business needs. There is a 10" water line on the east side of Cale Switch running north and south. Property could be an apartment complex, restaurant, convenient store or even a small housing development. With the property zoned both commercial and residential you can't go wrong in this location. Call for more info on this rare opportunity! MLS#2418119.



445 BUCK CREEK MOUNTAIN, MOYERS - \$75,000
THIS IS AN OFF THE GRID PROPERTY in the Kiamichi Mountains. The peaceful surroundings, beautiful mountain views, and access to outdoor activities like ATV riding and wildlife watching make it an ideal retreat for nature lovers and outdoor enthusiasts. The tiny cabin with its loft bedroom, dining area, kitchenette, and living space provides a cozy and rustic setting to relax and unwind. The outdoor kitchen, complete with a built-in pizza oven, allows you to enjoy cooking and dining al fresco while taking in the fresh mountain air and scenic views. The Kiamichi Wilderness, known for its beauty and serenity, offers a wide range of outdoor activities, from hiking and biking to hunting and wildlife observation, making it a truly special place to call home or as a getaway retreat. MLS#2419954.



0000 LITTLE RD., KINGSTON - \$100,000
TIMBERS EDGE consist of 12 lots in a gated community. All lots will have access to Corp. of Engineer Land, across are trails to the sandy beaches. Restricted to sight-built homes only. Barns & fences are allowed. Lot prices range \$100,000 to \$150,000. MLS#2428503.



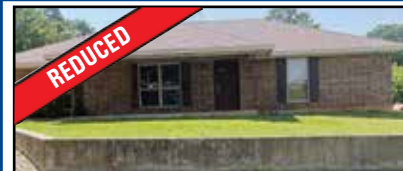
476 N. 4250, HUGO - \$137,500
NESTLED AMONGST A SERENE WOODED AREA, the property offers just the right amount of greenery without being overly dense. This property also offers the convenience of highway frontage. Additionally the property includes a storage building; it has 8 - 8x5 units, and 3 - 10x20 units. Build your dream home, start a business, or simply invest in a prime piece of real estate. Don't miss out on the unique opportunity to own your very own slice of paradise near Lake Hugo. MLS#2424660.



4578 GOLDEN WAY, KINGSTON - \$205,000
GREAT 4 BEDROOM, 2 BATH HOME with a metal roof, covered parking, storage in Washita Point. New septic installed 3 yrs ago & many other recent upgrades. Call for a showing today! MLS#2428107.



WOODLAND CIRCLE, KINGSTON - \$105,000
PRIME LOCATION near sandy beaches & Lake Texoma in The Woodlands! Looking for the perfect spot to build your dream home? Look no further! This incredible lot is less than a mile away from the stunning sandy beaches of Lake Texoma. The subdivision has 2 different access points to the lake for its residents. A convenient boat ramp nearby, making it super easy to launch your boat. The Island and High Port Marina are just across the water. This lot is a gem partially cleared & ready for your dream home. With a paved road, easy access is guaranteed. There are restrictions for site built homes only, ensuring a high-quality neighborhood & protecting your investment. Don't miss out on this incredible opportunity to own a piece of paradise near Lake Texoma. Interested? Let's chat more about this amazing lot! MLS#2401987.



221 S. SMITH, BENNINGTON - \$199,900
TAKE A LOOK AT THIS NICE 3 bedroom, 2 bath in Bennington, with a large back yard. Close to school and town. Open floor plan. MLS#2417347.



16149 CUMBERLAND COVE, MADILL - \$56,000
THIS IS A GREAT OPPORTUNITY to invest in a lake 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 4 years old and there is a nice detached garage and shed out back. Call your REALTOR to come view this in person! MLS#2420872.



2930 CEMETERY, DURANT - \$119,900
NICE 5 ACRE TRACT, convenient location, paved road. MLS#2416257.



McDUFFEE - \$50,000
ONLY TWO LAKE LOTS REMAIN NEAR LAKE TEXOMA! .70 Acre (m/l) each. All of the underbrush and small trees have been recently cleared out for you! Lot #1 has a pond view and is 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 miles drive to the boat ramps and restaurant at Alberta Creek Marina! MLS#2428110.



Office: 580-931-8888

AMERICANDREAMREALTYOK.COM**RENEA ROBERTS**
Broker/Associate**Cell: 580-916-0157***Over 35 Years Real Estate
Experience In Southeastern Oklahoma.***1607 KAY STREET, DURANT - \$369,000**

VERY NICE 4 BEDROOM, 2 BATH HOME sitting on **1 acre** with mature trees and a 25x30 detached shop. Durant schools, close to hospital, and Walmart. Oversize living room, vaulted ceilings with fireplace, bookcases, fresh paint inside and out, custom shower, new flooring, new light fixtures and blinds. Upgraded appliances, walk-in closets, large pantry, new hot water heater & new seamless gutters with leaf guard. MLS#2426250.

**619 SILVERADO, DURANT - \$749,000**

THIS LOVELY CUSTOM-BUILT TUSCAN STYLE HOME with Mediterranean influences has 2,943 sq. ft. of living space. 1 Story plan includes 4 bedrooms, 4 private bathrooms and 1 half bath. High ceilings with exposed wood beams. Custom tile and light fixtures throughout. Built in wine/coffee bar. Office has custom built in shelves. Open living area with picture windows overlooking the gorgeous pool & hot tub. The backyard has a wrought iron fence & overlooks a pond. Covered backyard cabana with fireplace. Make your appointment to see this mystical beauty today. MLS#2426207.

**6796 WILSON, DURANT - \$859,900**

THIS 4 BEDROOM, 3 1/2 BATHROOM, THREE CAR GARAGE plus a 2 car detached garage. Home sitting on **4.84 acres**. Inviting open floor plan flooded with natural light, showcasing oversized windows that offer picturesque views of the pool, hot tub, and fire pit. The living area features a cozy gas fireplace, elegant hardwood floors, and a gourmet kitchen equipped with high-end appliances, a spacious island, and luxurious granite countertops making it an entertainer's dream. The main level primary bedroom provides a tranquil retreat with a spa-like ensuite complete with a soaker tub and separate shower. The upstairs living area includes two bedrooms, a loft, a family room, and a game room with a pool table, offering versatility for relaxation and entertainment. Outside, a shop building provides extra storage or workspace, while the property is adorned with mature trees and beautiful landscaping. Great home for entertaining or family get togethers. MLS#2416182.



Diane Carruth - Bond
Owner/Broker
580.564.5839



Andrea Cusey
Associate
469.323.1831



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REDUCED

COMMERCIAL BUILDING WITH HWY 70 FRONTAGE - \$550,000

Commercial Building with almost 7000 sq. ft. Great business opportunity on 1 acre. Building has a carport, attached garage, drive up window with large drive to accommodate boats and trailers. Building has 2 restrooms, several offices, warehouse area, full kitchen with appliances, additional kitchenette and laundry hookups. Potential income with 2 other retail businesses in building who are willing to stay, PLUS extra square footage to accommodate more rental income.



NEW LISTING

NORTH OF SOLDIER CREEK - HOME ON 5 ACRES - \$549,000

4 Bedroom, 3 bath home is situated on 5 acres, allowing the buyer ample space for various uses, whether it's for personal enjoyment, potential subdivision, or commercial purposes. Add a business and live close! Features like an electric gate, fencing, and a large shop (40x45) with electric and cement floors is an added bonus for those with a specific business or hobby needs. Overall, this is a rare find that combines residential comfort with commercial or investor opportunities. Combine all this and finding yourself less than 2 miles to the sought after Soldier Creek, Lake & Marina is an added addition to this property.



1 Under Contract
2 Lots Left

3 REFLECTION POINTE LOTS AVAILABLE FROM - \$224,000 - \$424,000

Lake view lots in the newest resort development on Lake Texoma. Site built homes only with a 2,500 sq. ft. minimum. Other restrictions are available upon request. This gated community has plans for future amenities including day slips on the lake. Located just west of Roosevelt bridge and east of Chickasaw Pointe Golf Course. For more entertainment and located within a mile of the property is Catfish Bay Marina, West Bay Casino and just announced a new Hard Rock Cafe.



REDUCED

HOME WITH POND ON 4.5 ACRES NEAR BUNCOMBE CREEK - \$359,000

This home sits on over 4.5 BEAUTIFUL TREED ACRES and MOVE IN READY. Home has a split bedroom design with an open living area and kitchen concept. Newer roof and carpet. Walk out your back door onto a large covered patio overlooking your own PRIVATE POND. Covered front porch, large carport, 24x36 shop, acreage fenced with gate and plenty of land for added seclusion. Acreage may be split off or will make a great opportunity for investment, cabins for VRBO or additional living quarters. Horses are welcome! Buncombe Creek Marina is within 5 miles.



LAKE CABIN CLOSE TO SANDY BEACHES - \$275,000

A charming cabin offering the perfect blend of comfort and convenience. Ideally situated near Lake Texoma, just a short golf cart ride away from sandy beaches. Property features include a fenced yard with mature trees, storage shed with room to add a larger building, RV full hook up for guests, newly updated bathroom, new painted kitchen cabinets, new

lateral lines, regularly serviced AC unit and newer water heater. Well-maintained and gently lived in, showcasing pride of ownership and attention to upkeep. This property is perfect for those seeking a serene lake retreat or considering an investment as a vacation rental (VRBO), given its desirable location and well-appointed amenities.



NEW LISTING

LAKE RETREAT - \$249,000

This 3 bedroom, 2 bathroom home sits on over 1 acre with a dual entrance off 2 streets offering greater accessibility. Side entrance 2 car oversized garage. Relax on your large covered front deck or the covered back patio with a privacy fence. Catfish Bay Marina, West Bay Casino, and the upcoming Hard Rock, as well as Alberta Creek Marina, are ideal for recreational activities and entertainment nearby. Large covered 24x28 RV carport 13'3" tall to allow for boats, RV or trailers. Attached is a 24x15 shop for storage or lake toys.



NEW LISTING

WASHITA POINT 2024 HOME - \$249,000

This 3 bedroom, 2 bath 2024 Solitaire manufactured home offers a blend of modern amenities and quality construction, suitable for enjoying lakeside living. Less than a mile from the lake, boat docks, and Alberta Creek Marina, offering easy access to recreational activities and scenic views. A screened in back deck provides a serene space for relaxation and entertainment. Large lot allows for expansion of a shop or garage for your boat or workshop.



NEW LISTING

LAKEVIEW/LAKEFRONT LOT - \$225,000

Discover the perfect lakefront retreat with stunning winter and partial summer lake views! This rare property offers prime location benefits, situated just miles from a host of amenities including Catfish Bay Marina, Alberta Creek Marina, West Bay Casino, the upcoming Hard Rock Cafe, and Chickasaw Golf Course. Enjoy the tranquility of lake living with the convenience of nearby entertainment and recreational options. Subdivision is restricted to site built homes. Don't miss this opportunity to own a piece of lakeside paradise!



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WASHITA POINT - \$219,000

This 3/2 brick home sits on 2 scenic corner lots with mature trees. Potential for building a shop or boat storage. The proximity to the lake, beach, and Alberta Creek Marina is a major selling point for water enthusiasts or lake living. Home includes furniture and all appliances. A promising opportunity, especially with the potential for updates to make it even more appealing.



CARDINAL COVE CLOSE TO LAKE AND BOAT RAMP - \$170,000

If you're looking for a lake get-a-way close to the lake and boat ramps here's the one. Located in Cardinal Cove just two blocks from boat ramps and fishing piers. Fenced, 2 car carport, small storage

building, front and back decks. Roof was installed 4 months ago, the septic is 7 years old, the hot water tank 2 yrs old and outside freshly painted. Large master bedroom with split bedroom layout, open concept living room, eating area and kitchen. Well maintained and ready for new owners.



WASHITA POINT WITH 25X30 SHOP - \$169,500

Cozy 2 BR, 2 bath home nestled on a spacious 0.64 acre lot. This Solitaire mobile home offers comfortable living. 2-car carport and a sizable storage/shop building measuring 25x30, complete with 16x81" tall door. Oversized covered front porch. Comes partially furnished. Situated in a golf cart community and just a short distance from the lake. Plus, with its proximity to Alberta Creek Marina, you'll have easy access to all the amenities and activities the area has to offer.



GREAT COMMERCIAL OPPORTUNITY TO BUILD ON MADILL SQUARE - \$150,000

ONLY AVAILABLE LOT situated on the famous downtown Square in Madill. Want your business to be seen then this is the spot that produces traffic all day. Located in the Northeast corner of the Square with a drive through to the back of the lot which is Overton Street. Imagine your new business spread out on this 13,000 square foot lot where there is plenty of area to dedicate to employee or consumer parking. Many potential opportunities await you on this piece of real estate. Formerly the old Madill Record.

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HWY 48A, MILBURN

EVER DREAMED OF OWNING RIVER FRONTAGE?? Here's your chance to own 1/4 mile of Blue River Frontage and +/- 154 acres of irrigated bottom land with a CROP BASE North of Milburn, OK! Complete with some extremely productive water rights from the river and a top notch irrigation system! Lush green pastures and plenty of tree coverage make it an excellent place to hunt deer and turkey. The Blue River is spring fed and known for its cool clear water, rainbow trout, bass, catfish and crappie fishing. Enjoy activities such as swimming, kayaking, and camping on your very own land. The crop base allows you to get paid by U.S. Dept. of Agriculture for growing wheat, oats, corn, grain sorghum or soy beans. Located about a mile North of Milburn on Hwy 48A, just a short drive to Tishomingo or Durant. **\$1,143,500.**



7692 SHAY ROAD, KINGSTON

4 BEDROOM, 3 BATH 2 STORY COUNTRY FARMHOUSE on 3.9 acres, features are a gated entry, pipe fencing, lots of big oak trees for shade, home was completely remodeled in 2020, vinyl flooring and carpet, wood burning fireplace, kitchen has quartz countertops, subway tiles, and shaker style cabinets, large ground floor master bedroom with sitting area and en suite bath, granite countertops in bathrooms, covered front porch, covered back patio with extended deck, fire pit area, 3 car detached garage, shed with electricity and water, an abundance of crepe myrtles and an operating well for outdoor watering. Located less than 5 miles from Buncombe Creek Marina. Seller is offering \$5000 towards closing costs. **\$419,000.**



BEAUTIFUL 40 ACRE TRACT of LAND in the COUNTRYSIDE NEAR STONEWALL, OK

THIS LAND FEATURES ROLLING HILLS, two excellent hay fields with rye and bermuda grasses that produce two cuttings a year, pond stocked with fish, lots of large mature trees including pecan, and is cross fenced with some pipe fencing. It is an excellent place to hunt with abundant wildlife in the area. This would make an excellent HOMEPLACE as there are several great building sites and it is 90% open land with paved road frontage located between Stonewall and Fittstown, approx. 15 miles from Ada, OK. **\$206,000.**



406 PARKVIEW COURT, MADILL

THIS VERY SPACIOUS & BEAUTIFULLY MAINTAINED BRICK HOME features 3BR and 2BA, the perfect size for your growing family. Large open-concept living area, wood-burning fireplace, ceramic tile floors, wrap-around kitchen, ample counter space, plenty of cabinetry, appliances included, built-ins, large utility room, bonus room - ideal for a man cave, office, or hobby area, privacy-fenced backyard, covered front & back porches, attached one-car garage, great curb appeal. Situated just a short walk from the city park, close to hospital, schools, restaurants and shopping. Don't miss out on this opportunity to own a charming home with prime access to the city park and all the amenities you need. **\$265,000.**



COUNTRY LIVING CLOSE TO TOWN!

2 ACRE RESIDENTIAL LOTS ready for your new house or mobile home! There are four lots available. These are good, level, cleared lots that are located on Hwy 70F/Blackland Farm Rd. only about 1/2 mile outside of Madill and 4.3 miles from Kingston for an easy commute or a quick run to town for essentials. Marshal Co. water and electricity are available at the road. Mobile homes can be 10-years old or newer and buyer will be responsible for the survey. Come an get these before they are gone!! **\$48,000 Each.**



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.**

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You will likely pay **rent, fees, and a security deposit**.



You will likely owe a **down payment and closing costs**.



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 listed above to assist you in buying,
 selling or financing your home.**

MOVING Checklist



NOTIFY OF ADDRESS CHANGE

- ☐ Post Office
- ☐ Bank
- ☐ Credit card companies
- ☐ Insurance companies – Medical, auto
- ☐ Automobile – Registration, drivers license
- ☐ Utility companies
 - ☐ Arrange for any refunds of deposits
 - ☐ Arrange for service in new location
- ☐ Home delivery subscriptions
- ☐ School(s)
- ☐ Doctor(s)
- ☐ Pharmacy – Transfer prescriptions
- ☐ Church, clubs, civic organizations

DON'T FORGET TO

- ☐ Empty freezers – Plan use of foods
- ☐ Have appliances serviced for moving
 - ☐ Stay in contact with mover and confirm: insurance coverage, packing/unpacking labor, time/date of move, details of payment

MOVING DAY

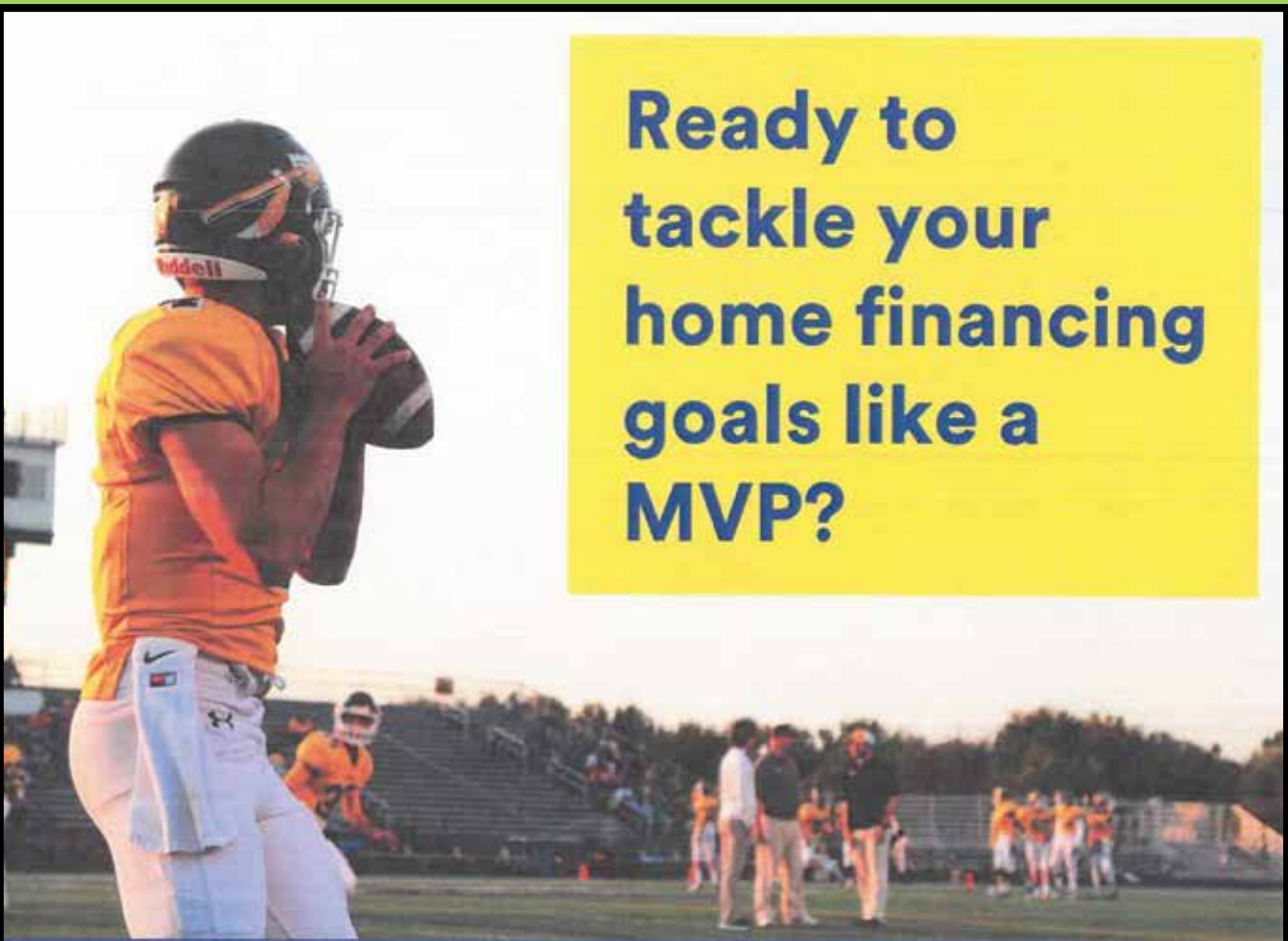
- ☐ Carry currency, jewelry, and important documents
- ☐ Let a friend or relative know route, scheduled stops and arrival estimate
- ☐ Double-check closets, attic, shed
- ☐ Leave any keys needed by new owner – garage, sheds, mailbox, etc.

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