

**FREE
COPY**

Real Estate For Sale



589 Three Mile Rd., Durant - MLS#2522116
Spectacular 80 Acre hilltop property in the heart of Bryan Co. with luxury, privacy and great views. See page 2 for more info.
CONTACT MELISSA YOUNG 580-272-4243



431 Platter Cutoff, Calera - MLS#2532526
This 4 BR/1.5 bath barndo sits on 6 acres and features a stocked pond, inground pool and covered RV parking with a dump station.
CONTACT JOHN HAISLIP 580-380-9869



111 Hickory, Durant - MLS#2523930
Located close to Lake Texoma, this metal home features 3 BR/2 baths, wood burning stove, 2 car carport, fenced front & back yards, covered patio and storage building in the back.
CONTACT JONA PIERCE 580-916-0407



8773 Lake View Drive, Kingston - MLS#2525762
Three bedrooms, 2.5 bathrooms. Located close to Lake Texoma.
CONTACT VINCE HANEY 580-513-7701

See page 2 for more information on these properties and others offered by Quality Realty • (580) 920-1644

Southeastern Oklahoma SEPTEMBER 2025



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These Properties Offered By
Quality Realty

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841 CR 4244, Bonham, Texas 75418
PHONE: 503-583-2493
Email: nancyhutch40@gmail.com

Quality Realty

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



580-920-1644

FOR PROPERTY DETAILS
VISIT

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MLS# 2526201
8653 Lake View Dr., Kingston
5 bedrooms, 3 bath. Located close to Lake Texoma.
CONTACT VINCE HANEY 580-513-7701



MLS#2503679
3715 Lionel Lane, Durant
Located in the prestigious Camelot Forest Estates development in Durant, this custom-built home occupies over 2 acres, providing a tranquil atmosphere while remaining conveniently situated. This luxury property offers an unparalleled opportunity to experience the ultimate in upscale living.
CONTACT MELISSA YOUNG 580-272-4243



MLS# 2507469
423 S. 10th Avenue, Durant
Are you a first time home buyer or looking for an investment? This 1,440 sq. ft. new build is situated on a city lot in Durant School District. This home features an open floor plan, 3 bedrooms, 2 full baths, laundry room with side entrance, tile flooring throughout, and stainless steel appliances.
CONTACT MELISSA YOUNG 580-272-4243



NEW LISTING
COVER PHOTO
MLS# 2532526
431 Platter Cutoff, Calera
This 4 bedroom, 1.5 bath barndos sits on 6 acres and features a stocked pond, inground pool, covered RV parking with a dump station.
CONTACT JOHN HAISLIP 580-380-9869



COVER PHOTO
MLS#2522116
589 Three Mile Road, Durant
Welcome to your dream retreat in the heart of Bryan County. This spectacular 80-acre hilltop property offers the perfect balance of luxury, privacy, and outdoor living-with unmatched views that stretch for miles.
CONTACT MELISSA YOUNG 580-272-4243



MLS#2439282
105 N. 5th, Madill
Considering a new investment? Thinking about relocating or expanding your business? This 5,332 sq. ft. property is located in a convenient spot in Madill, OK. The building has been updated with a new roof, fresh paint, and some new flooring. Owner Financing is available!
CONTACT MELISSA YOUNG 580-272-4243



MLS#2530614
2355 Bryan, Durant
Just minutes from Durant, Choctaw Casino and Lake Texoma, this 3 BR, 2 bath home has it all, including an open concept with a wrap-around kitchen, a Huge pantry, an oversized Master BR with sitting area, and it's own fireplace. Both of the closets in the Master BR are massive walk-ins and will hold all the clothes and shoes you could imagine. All sitting on over 3 acres with a 30x40 shop.
CONTACT JOHN HAISLIP 580-380-9869



COVER PHOTO
MLS#2523930
111 Hickory, Durant
Located close to Lake Texoma, this metal home features 3 bedrooms, 2 bathrooms, wood burning stove, a 2 car carport, a fenced front & back yard, a covered patio, and has a storage building in the back.
CONTACT JONA PIERCE 580-916-0407



MLS#2518273
6735 Wilson, Durant
Sitting on approximately 5 acres, this 2600 square foot (plus huge bonus room) home has it all. Inside the home, you will find 12-foot ceilings, an open floor plan, 3 bedrooms, His and Hers walk-in closets, a large office (with built-ins), 3.5 bathrooms, and a large bonus room.
CONTACT JOHN HAISLIP 580-380-9869



COVER PHOTO
MLS#2525762
8773 Lake View Dr., Kingston
3 Bedrooms, 2.5 bath. Located close to Lake Texoma.
CONTACT VINCE HANEY 580-513-7701



MLS#2413210
Criswell Dr., Durant
Prime Commercial Lots Available.

COMMERCIAL LEASE SPACE AVAILABLE!

2801 - W. University Blvd, Durant.....1,750 Sq. Ft.
1344 - W. Evergreen.....1,000 Sq. Ft.
2836 - W. University Blvd., #124.....1,245 Sq. Ft.
3010 - W. University Blvd., #134.....1,200 Sq. Ft.
2807 - W. University Blvd.....750 Sq. Ft.
2832 - W. University Blvd., #132.....1,904 Sq. Ft.
CALL 580-920-1644 FOR DETAILS!



Kathy
Anderson
580-230-1002



Vince
Haney
580-513-7701



Broker Assoc.
Melissa Young
580-272-4243



Jona
Pierce
580-916-0407



John
Haislip
580-380-9869



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

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



TALIHINA OFFICE - 918-567-3960

Terry Humphreys, Managing Broker 918-839-2106



NEW
LOG STYLE HOME in ANTLERS, OK
THIS IS A UNIQUE HOME nestled on 1.14 acres in town. Property is chain link fenced and home is surrounded by endless porches, some screened in, some open. Large mature trees and pretty yard. Two storage buildings, storm shelter and carport. And just wait til you see the inside, you'll love it too! **Call Judy @ 580-372-4178 to see it for yourself!**
ANTLERS • \$295,000



NEW
BEAUTIFUL HOME ON LARGE CORNER LOT
3BR/2BA 1846 sf BRICK HOME with several mature trees. 6x7 storm shelter, 10x16 storage building, large covered patio & oversized garage with shelves. New floors in BRs & new ceiling fans w/remote. All appliances stay, including w/d. Very pretty place close to town & everything you might need. **Call Dale @ 580-980-0995 for more info and your tour.**
DURANT • \$269,000



NEW
WELCOME TO MOONLIGHT LOUNGE!
BEAUTIFUL 750 sf LOG CABIN ON 80 ACRES! Property sits atop Horsehead Mountain in the Kiamichi Wilderness of SE OK. Tall trees cover this property & Shorty Creek meanders about through for about 1300'. Black bear & other critters such as hogs, turkey & deer hang out around here so you'll have a good time come huntin' season! Cabin sells fully furnished & is just a great little place to weekend or live forever! **Call Dawn @ 989-287-4580 for your tour.**
MOYERS • \$399,000



NEW
3.24 AC LOT WITH POND VIEW
IN CEDAR CREEK COMMUNITY. Enjoy tranquility here with convenience of modern amenities such as high speed internet and municipal water. You'll find an excellent local school system and good small town living here. **Call Ernie @ 580-980-2900 for info then gather your loved ones, hop in the car & head out to see this great place!**
ACHILLE • \$70,000



NEW
FOUR ONE ACRE LOTS
NEAR CADDO, OK. These lots can be purchased single or multiple, your choice, \$35,000 each. Good building lots and easy access. **Call Ernie @ 580-980-2900 for your appointment to see, you'll be glad you did!**
CADDO • \$35,000 each.



NEW
CROOKED BRIDGE HOMESTEAD
4BR/4BA 2504 sf HOME ON 20 ACRES with beautiful views, that was remodeled with a new addition added in 2000. Besides the lovely home, you'll find a 10,000 gallon pool in backyard with deck, large pond, several fenced in pastures and fenced yard, 50x24 pole barn, 2-13x24 sheds, goat shed. Another perk is a 500 sf tiny home for guests. Too much to list here so **call Dawn @ 989-287-4580 for more info and your tour.**
BOSWELL • \$515,000



REDUCED
RV PARK AND APARTMENTS
PERFECT OPPORTUNITY FOR ENTREPRENEUR! RV park w/3 apartment rental units on 1 acre off paved road. Currently apartments are rented. The 6 RV spots have water, septic and electric. Total possible yearly income is \$29,400. **Call Dawn @ 989-287-4580 for more information and your tour.**
COLBERT • \$270,000



ESTABLISHED BUSINESS IN ANTLERS, OK
SITUATED ON BUSY MAIN ST, you can't go wrong with the Burger Barn! All equipment is included so just come in and start living your fast food dream! **Call Judy @ 580-372-4178 for your showing and more information.**
ANTLERS • \$425,000



NEW
40 ACRE PARADISE
FULLY FENCED WITH A STOCKED POND with 1BR/1BA 800 sf cabin plus two 30x14 buildings with water/septic. These extra buildings have been set up for airbnb & overlook the stocked pond. Large deer & other wildlife frequent this little acreage. Located in the Albion city limits, just a short walk to Albion school. 3 to 4 cuts of hay can be done on this property as well so there's money to be made here. **Call Denny @ 918-504-9426 for your personal tour.**
ALBION • \$475,000



NEW
9.26 ACRES ON BUCK CREEK
CREEK RUNS ON WEST SIDE OF THE PROPERTY deep in the Kiamichi Wilderness of SE Oklahoma. This is an OFF GRID property. Property has been surveyed and has legal recorded easement. This would be a great hunting/camping or off grid homeplace. This is a rare find so **call Denny @ 918-504-9426 and chat about it!**
DAISY • \$49,900



NEW
WHISPERING PINES
2/2 1280 sf CABIN ON 1.6 WOODED ACRES. Tucked away for peace & privacy but close to the area's attractions. Beautiful home comes with furnishings included. Get into the short term rental market or keep it for yourself! No HOA fees here. Wildlife, peace and convenience make this a rare find. **Call Wendy at 903-517-5609 for your tour.**
BROKEN BOW • \$399,000



42.89 WOODED ACRES WITH SPRING
LEGAL ACCESS AND GOOD HUNTING. Views are stunning from this property, to say the least! Located in LeFlore County, one the 4 in Oklahoma that has black bear hunting season! What are you waiting for??? **Call Terry @ 918-839-2106 for your tour and grab it before hunting season arrives! Property is off-grid.**
TALIHINA • \$140,800



HOLY TRINITY CHURCH/LODGE
IN CLAYTON has a lot of potential. 2600 sf building and large parking lot. The building has a large auditorium and there is a full kitchen and 1 bath. **Call Denny @ 918-504-9426 to schedule your appointment.**
CLAYTON • \$141,900



35 ACRES ON FLAGPOLE MOUNTAIN
FULLY WOODED with a couple of meadows. Sardis Lake could be seen from a 2 story structure. Property is OFF GRID so Solar, Rain Catch/Well systems would be needed for electric and water. Abundant wildlife here, including elk. **Call Denny @ 918-504-9426 for your personal tour.**
CLAYTON • \$280,000



BIG CEDAR 10 ACRES
THIS WOODED 10 ACRES has a private drive & electric on the property. Rural water available at the county road. 3 ponds on the property & it is mostly fenced with a gate for your privacy. Ouachita N.F. just down the road. Close to Talimena Scenic Drive as well. This would be a great getaway so **call Denny @ 918-504-9426 for more info!**
HODGEN • \$145,000



HUNTER'S PARADISE
MEETS LAKESIDE COMFORT! 5 Beautiful off-grid acres with fully furnished generator powered cabin. 4 spacious bedrooms, can sleep 14 comfortably. Pine Creek Lake and Little River are close, with prime hunting land near a wildlife management area and game preserve. Much to see here so **call Wendy @ 903-517-5609 for more info and your tour.**
RINGOLD • \$225,000



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





Patti Sparlin
Owner/Broker
580-795-4155



Bart Granger
Broker
580-380-2837



Brandi Ward
Broker/Assoc.
580-634-1315



John Ward
469-835-5812



Celeste Casa
580-504-5728



Twyla Williams
214-684-0940



Lana Hobbs
580-931-7604



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

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



398 CHICKASAW RD., CALERA - \$499,000

HOME WITH MASSIVE SHOP! Meticulously maintained 4BR, 2BA home on 2.3 partially fenced acres. Features a cozy den and a spacious living room, warmed by a propane fireplace, delightful sunroom, generous utility room, master bathroom equipped with a jacuzzi walk-in tub. Large kitchen boasts gleaming granite countertops and a suite of included appliances. Large patio, private backyard. Huge 52x40 shop equipped with water, electricity, a full bathroom, office space, and ample storage upstairs. A large metal storage container for extra storage space. A storm shelter is included. Central heat and air with a humidifier, and the washer and dryer stay. A large safe will remain in the shop. This home is a must see! It is being sold "as is". **MLS#2532321.**



192188 N. 4205, ANTLERS - \$315,000

****CHARMING RETREAT in Antlers, OK - Your Dream Home Awaits!****
This beautifully maintained 4BR, 2BA home offers the perfect blend of tranquility and comfort on an expansive **2-acre lot**. Inviting living space with a delightful view of your picturesque surroundings. Spacious layout connects the cozy living area to a well-appointed kitchen. Stunning out door space! Absolutely beautiful pine trees surrounding the property. Just a short driving distance from Hochatown where you find rafting, or fishing down the river or drive on up into the mountains for hiking. This is a perfect spot for the weekend getaways or make it your forever home!! **MLS#2534962.**



4125 SE 3rd AVE., DURANT - \$355,000

CHARMING BRICK RANCH with basement nestled in serene countryside. Just stone's throw from the Choctaw Casino and Resort, only a 15-minute drive to Lake Texoma. Bright and open family room with a large sunroom, spacious kitchen, basement that can easily be used as a large third bedroom. The entire property is fenced and cross-fenced. RV parking spot equipped with a water faucet and 50-amp power outlet, a large shop with LED lighting, and a 4-stall 30x45 barn that offers ample storage. This property could make a wonderful horse ranch. **MLS#2526845.**



11870 XANDER LANE, KINGSTON - \$534,500

THIS STUNNING PROPERTY FEATURES 3 bedrooms, 2 bathrooms, and a dedicated laundry room. Equipped with programmable lighting, heating, and air conditioning. Only 2 years old, it offers everything needed to enjoy the amenities of Lake Texoma. Open floor plan, sold with the kitchen appliances, gorgeous granite countertops, high end cabinets, luxurious wood flooring, electric fireplace. Concrete driveway leads up to the carport. The back of the house boasts a full-length covered porch. Sprinkler system & thoughtfully designed flower beds. Additional features include a greenhouse and a 30x50 spray foam insulated shop with a 30x30 covered parking. The shop has heat and air. There is a heated outdoor shower. The property is enclosed by a fence with an automatic gate. The boat dock is just 3/4 of a mile away. There is also a trail to the beach. Schedule your viewing today. **MLS#2531278.**



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. Within walking distance from downtown, access to a variety of amenities such as restaurants, shopping, doctor's offices, and lawyer offices. 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. **MLS#2516959.**



205 E. WASHINGTON AVE., RAVIA - \$80,000

CHARMING RECENTLY REMODELED 2-bedroom, 1-bath manufactured home with an open kitchen and living area. Originally used as an office, it has been transformed into a cozy living space. The year of manufacture is unknown. It's plumbed for a stackable washer and dryer, making it convenient despite its compact size, ideal for one or two people. The seller is open to considering owner financing. **MLS#2529224.**



19515 CROWSON, MADILL - \$389,900

THIS BEAUTIFUL HOME has had updates added throughout the years. It has 3300 sq. ft., wood floors & updated lighting, 4BR & 3 full baths & a large laundry room. Master bath has a jetted tub & large walk-in shower. Kitchen has been redone with concrete countertops & the cabinets are beautiful. The bar is large & has space for several people to eat. Back of the house has a large room that spans the entire length of the home. Above ground pool with deck, & the large patio has decorative lights. Insulated barn, complete with tack room. This home has lots of storage. Schedule your showing today. **MLS#2513294.**



5218 KIMBERLY ROAD, DURANT - \$325,000

ABSOLUTELY BEAUTIFUL BRICK HOME located in Durant School District. Home features 2 living areas, gas fireplace, beautiful kitchen, large backyard. New water heater. Close to shopping, hospital, and schools. This won't last long! **MLS#2514612.**



11940 COUNTY ROAD 3513, ADA - \$389,000

BEAUTIFUL 4 BEDROOM, 2 BATH, 2023 HOME in The Westins subdivision on .8 acre. Open floor plan with formal dining room and breakfast nook. Granite counter tops with wood veneer floors in main areas, and carpet in bedrooms. Privacy fence with large patio and pergola. House includes a survive-a-storm above ground storm shelter that holds 6 adults, located in garage. Owner related to agent. Don't miss out on this immaculate home. **MLS#2530285.**



8925 STATE ROAD 78, HENDRIX - \$299,000

ESCAPE TO THE TRANQUILITY of this charming farm house set on 11 acres of Hwy frontage land, just a stone's throw away from the Texas border. This fixer-upper is brimming with potential, offering a peaceful retreat for those seeking a slower pace of life. The property features a fenced pasture perfect for livestock, as well as a barn for all your farming needs. Located halfway between Bonham, TX and Durant, OK, this is country living at its finest. Don't miss out on this great opportunity to create your dream homestead in the heart of nature's beauty. **MLS#2530887.**



2750 HWY 48, WAPANUCKA - \$1,400,000

LARGE WAREHOUSE/MANUFACTURING FACILITY on **19 acres (m/l)** in Wapanucka. Hwy frontage and easy access to hwy 48. Has 7-25x95 partitioned rooms. Unlimited potential. Call today! **MLS#2530346.**

Skyler Tidwell
503-814-4943Greg Corbin
580-814-1718Patty Wilhite
580-564-5553Rhonda Hamil
580-775-7700Mark Williams
580-677-0428Kevin Benson
580-795-4830Kristen Chapa
580-677-1193

Patti Sparlin, BROKER

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

21317 WILDFLOWER, MADILL - Reduced to \$370,000
SUPER NICE 2023 4BR, 2BA Manufactured home on **10 acres**. The home has a bonus room which can be used as an office or additional family living area. Located on a safe, but secluded dead end road. Perfect for ATV's, hiking, horseback riding, deer hunting. The property has two storage buildings. The larger building is suitable for a "tiny home" if needed. The home is an open living concept. The 3 bedrooms are all large and the master bedroom has a spacious bathroom with both a shower and tub. The mud room off the back porch houses the washer/dryer and plenty of storage. The home has a porch on both the front and back. Come and see all the opportunities. **MLS#2532829.**



209 N. 9th, MADILL - \$295,000
GORGEOUS 3BR, 2.5BA HOME with log siding, circle drive and a two-car garage. From the moment you walk in you are greeted with the open concept. Fireplace is electric. The pantry is oversized with a ton of storage. Custom cabinets throughout. Just inside from the garage is a laundry room/mud room and just past that is the half bath. The vinyl flooring looks like wood and are the same throughout the house. The master closet is also a safe room. The back porch/deck is trex. Privacy fence all the way around the back yard. The neighborhood is quiet, easy access to highway 70. **MLS#2533394.**



606 S. 8th AVENUE, MADILL - \$215,000
THIS STUNNINGLY REMODELED CORNER-LOT HOME is in a highly desirable neighborhood and showcases a full redesign with an open floor plan. It includes a new roof, windows, updated electrical, plumbing, HVAC, and luxury vinyl flooring. The foundation has been redone and comes with a transferable warranty. Fully fenced backyard, complete with a spacious patio. Conveniently located within walking distance to schools, this home is a must see and is priced to sell! **MLS#2535017.**



3923 EZ STREET, KINGSTON - \$199,000
A GREAT LAKE HOME IN BUNCOMBE CREEK. Large deck, fenced yard and a shop. It has a handicap ramp up to the deck. It is a single wide mobile home with 2 bedrooms and 2 bathrooms. Within walking distance to the lake. Close to all that the Buncombe Creek area has to offer - boat ramp, store and Twisted Anchor Grill and Patio. Fantastic, well-established neighborhood. Large kitchen and dining area with a wood burning fireplace. Lot of built-ins, pantry space and storage. All appliances and some of the furniture will stay. **MLS#2534904.**



501 OSAGE AVENUE, CADDO - \$259,900
BEAUTIFUL NEW HOME in the desirable North Henderson Addition in Caddo, OK. Check out this quality-built home with 3 bedrooms, 2 baths with a perfect open floor plan that fits all your needs. This spacious 1680 sq. ft. home offers many upgrades such as custom cabinets with large pull-out drawers for cookware, granite countertops, pull-out cutting boards and large pantry with built in spice rack, spacious closets with shoe racks and more. R19 insulation in walls and R38 in attic. Electric CHA. 2 x 6 exterior walls and Hurricane clips add extra strength and safety. Call today for a tour and experience the feeling of coming home. **MLS#2516246.**



3109 W. ARKANSAS STREET, DURANT - \$160,000
COMMERCIAL LAND LISTING in Durant, OK city limits. **2.93 Acres (m/l)** ready to be developed. Located on busy Arkansas street. Great industrial area. **MLS#2508265.**



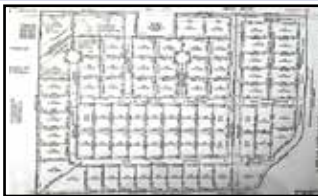
1307 CHICKASAW ROAD, CALERA - \$379,900
SUPER CLEAN AND BEAUTIFULLY MAINTAINED 2 bedroom, 2 full bath home on 2 acres. Home includes a sunroom off of the master bedroom and a 30x40 insulated shop. The view from the back yard and sunroom is so stunning and peaceful. Only minutes away from Hwy 75 and 13 minutes to Durant. The entire 2 acres is fenced so it can keep in your small pets with a chainlink fence off of the back patio. You do not want to miss out on this Beautiful/Clean home. Call me today for a showing. **MLS#2523296.**



11034 ENOS RD., KINGSTON - \$435,000
CHARMING DUAL-DWELLING OASIS. A Rare investment Opportunity! Welcome to your slice of paradise sitting on **4.8 ACRES**. A serene retreat w/ multiple income-generating possibilities. **Two Distinct Dwellings.** Main house offers a cozy yet spacious 2 BR, 1 BA layout that is built for comfort & charm. Second dwelling features a well-appointed 3 BR, 1 BA home perfect for guests or as an additional rental unit. Outside you will find a beautiful 40x60 insulated shop with water & electricity, & a stunning gazebo-perfect for entertaining family & friends or hosting summer barbecues. On the back of the property are 3 very large COVERED RV spots with all hookups including septic w/the expansion opportunity for at least 15 or more RV spots. This is a potential for very nice income producing investment. **MLS#2520525.**



1 THREE MILE ROAD, DURANT - \$525,000
BEAUTIFUL AND PRIVATE HOME built in 2006 on 40 acres. 1382 sq. ft., 2BR, 2BA brick home. Quality build with 2x6 walls, updated kitchen and baths, new flooring, fresh interior and exterior paint. 24x30 metal shop. Water well and well house with additional storage space. Home is on rural water and sits at the very end of Three Mile Rd. on 40 acres of beautiful timbered land. Escape to this quiet, tranquil setting in nature and experience the peace of country living only minutes from Durant and in Durant Fire District. Schedule a showing today! **MLS#2506906.**



McHATTION RANCH ESTATES, MADILL
MADILL'S NEWEST SUBDIVISION IS HERE! Act fast to secure the lot of your choice. Some restrictions apply to ensure this is the perfect subdivision for you. Just 3 minutes to Walmart and offering easy access to Highway 70 and Highway 199.



904 W. TISHOMINGO, MADILL - \$159,000
COMPLETELY REMODELED 3 bedroom, 2 bathroom home featuring new paint, flooring, cabinets, lighting, and plumbing. This charming property is conveniently located near schools, shopping, the hospital, and downtown. It includes a fenced yard and a detached garage. Do not miss the opportunity to own this delightful home in the heart of Madill. **MLS#2524811.**



12497 OLD WILLIS RD., WILLIS - \$399,000
EXPERIENCE THE PINNACLE of country living! This stunning brick home sits on 10 acres and features 3 BR's/2 baths. It boasts hardwood floors, with carpeted bedrooms and tiled kitchen. Ample storage space is available in the home and an additional shop. A spacious laundry room and an office adjoin the living room. All appliances including the washer and dryer are included. There is also a safe room inside the house. Conveniently located with easy access to Highway 32. **MLS#2520803.**



804 W. TALIAFERRO, MADILL - Reduced to \$215,000
A FANTASTIC RESIDENCE located in the heart of Madill, boasting numerous upgrades throughout with 4 BR's, 2 baths. Step onto the charming porch and feel immediately at home. This house exudes warmth and cleanliness, featuring a fenced backyard. The kitchen and bathrooms were thoughtfully updated in 2020, and the appliances are included. A back patio provides an ideal space for entertaining. A clean and dry cellar ensures safety during inclement weather. From the inviting door to the spacious bonus room upstairs, this home is sure to impress. **MLS#2522200.**



417 S. 16TH AVE., DURANT - \$159,000
COME AND SEE THIS MOVE-IN-READY HOME. It is a charming 2 BR/1 bath single family home with approx. 999 sf of living space. Built in 1965, this residence has been thoughtfully remodeled to offer modern comforts while retaining its classic appeal, the lot is .26 acres with mature trees. Situated in a quiet neighborhood, this home offers easy access to local amenities, schools, and parks, making it a perfect choice for first-time homebuyers or those seeking a peaceful community setting. **MLS#2522028.**



4979 BLACKFOOT, KINGSTON - \$215,000
ACTUAL LOT SIZE IS **.44 ACRES**. Seller joined 4 lots together to create 1 larger lot. Beautiful 3BR/2 bath, 2023 Legacy mobile home on a nice corner lot. Features include a fire pit, a 12x20 storage building a 2 car carport, a covered porch, & covered deck. Completely fenced with a walk through gate, three-14ft gates, & one 12ft gate. Endless trails for 4-wheeling within a 1/4 mile of the house, & the lake & beach are just 1/2 mile away. The A/C comes with a 5-year warranty. Come check it out! **MLS#2509799.**



Durant Office: 580 - 745 - 1055

Madill Office: 580 - 725 - 7253



503 N. 13th AVE., DURANT - \$40,000

INVESTOR SPECIAL! Located in the heart of Durant! 3 Bedroom, 1 bath home ready to be refurbished. Close to schools and shopping. Call today! **MLS#2532437.**



**10615 S. HWY 377,
KINGSTON - \$145,000**

EXCELLENT PROPERTY to build your dream home. 5 Acres (m/l), 2 gates/entries. New water meter. New driveway down left side. Shed and dog pen are not included. **MLS#2512464.**



MYSTIC OAK, KINGTON - \$20,000

PARTIALLY CLEARED LOT in the gated Oak Ridge Subdivision. Close to Lake Texoma, West Bay Casino, Chickasaw Point Golf Course, along with future home of new Hard Rock Hotel. Pools, fishing ponds, tennis courts are available as well. Motivated Seller. **MLS#2529574.**



566 RABBIT CREEK RD., BENNINGTON - \$90,000

PROPERTY IS AN EXPANSIVE 8.51 acre lot. The home has no value & the property is AS-IS. There is water & electricity on the property. Multiple barns, equipment, vehicles, lawn mowers, tools & many other items are included. There are no restrictions, so the possibilities are endless. Come & take a look today! Local schools include Bennington Elementary School (grades PK-8) & Bennington High School (grades 9-12), both located about 1.7 miles away. This property offers a tranquil rural setting with ample space. **MLS#2520878.**



456 W. 7th STREET, ATOKA - \$138,000

VERY CUTE 2 BEDROOM, 1 BATH HOME in Atoka! Features vinyl siding with new gutters, large backyard, newer roof approximately 2 years old, large master bedroom and nice size bathroom. Comes with stove and refrigerator. Move in ready! Call today! **MLS#2518853.**



11327 OAKVIEW, KINGSTON - \$449,000
• OAKVIEW RV PARK FOR SALE •

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TOLL FREE: 800-324-8404


Martin VanMeter
Broker
580-920-6914



Carol Atkinson
580-579-2679



Roger Ball
580-916-8992



Barbara Coker
580-920-5886



Kathy Davis
580-380-9878



Elaine Reese
903-244-8770



Lacy VanMeter
580-380-8283



Bill Ptomey
Broker
580-564-5150



419 West Main, Durant 580.924.8404
1694 Hwy 70 E, Kingston 580.564.9000



5205 PHEASANT RUN, DURANT - \$295,000

LARGE TWO STORY with two bedrooms and bath. Open ceiling to second story balcony and door to second floor deck. Open kitchen with large bar and dining area. The quartz tops make the kitchen very modern and inviting. Out back is a large fire pit area with the patio ready for grilling and enjoying the yard. Don't worry about the dog getting out of the chain link back yard. Move in ready. MLS#2534822.

Call Martin VanMeter @ 580-920-6914.



624 SUNSHINE LANE, DURANT - \$149,500

GREAT FIXER-UPPER sitting on 2 acres in rural NW Durant. It is sold as is and could be occupied with just a little clean up. MLS#2535342.

Call Martin VanMeter @ 580-920-6914



609 LAKESHORE DRIVE, DURANT - REDUCED TO \$875,000

THIS PROPERTY IS VERY UNIQUE with all the amenities it has to offer. Built in 2007, indoor saferoom, granite countertops, decorative lighting, large screened in porch, covered patio and patio deck leading to the 20x42 foot pool and spa all overlooking Lake Durant. The barn/miniature is 1600 sf, 3 Br, 2 bath, living and 1600 sf barn. There is a private fishing dock just below the house that the family will love. There is a dog run and kennel for the dogs. A small storage building and well with well house. MLS#2528952.

Call Martin VanMeter @ 580-920-6914.



283 HIGHLAND STREET, STRINGTOWN - \$55,000

CUTE HOME IN STRINGTOWN on corner lot, close to school, 3 bedroom, 1 bath. The home has new plumbing, electric has been rewired throughout, new roof & updated insulated windows. Partially fenced with chain link. MLS#2505175.

Call Elaine Reese @ 903-244-8770



1941 HWY 70, KINGSTON - \$7,500,000

COMMERCIAL COMPLEX FOR SALE to include Liquor Store, 18 Room Motel with check in office, Vacant Metal Building (20x30), 45 Metal Storage Buildings all on Highway 70 about 1/2 mile west of Roosevelt Bridge and near West Bay Hotel and Casino and New Hardrock Hotel and Water Park. MLS#2518825.

Call Bill Ptomey @ 580-564-5150.



723 N. 6th, DURANT - \$269,000

IF YOU'RE LOOKING FOR A SPACIOUS HOME at an affordable price, this is it! Two story home with two living areas and upstairs area for children to play. 4/3 with nice updates. Large kitchen area with all appliances included. Home sits on corner lot with shop and privacy fence and mature trees. Durant School District.

Call today to take a look at this awesome home with something for the whole family. MLS#2523793.

Call Carol Atkinson @ 580-579-2679



180 SUNSET WAY, MEAD - \$359,000

THIS 4 BEDROOM, 2 BATH, 2,150 square foot house is located at 180 Sunset Way, Mead, OK., in the Sand Point community. MLS#2506775.

Call Roger Ball @ 580-916-8992



200 SUNSET WAY, MEAD - \$329,000

THIS 3 BEDROOM, 2 BATH, 1,950 square foot house is located at 200 Sunset Way, Mead, OK., in the Sand Point community. MLS#2433073.

Call Roger Ball @ 580-916-8992



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580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439www.TexomaAgency.com**Crystal Pierce**
Owner/Broker
(580) 564-5636**3487 EDGE ROAD - \$1,199,000**

REDUCED

40 ACRES

HILLTOP RANCH-STYLE HOME ON 40 ACRES! This beautiful newly remodeled 5 bedroom, 3 bath home has way too many features to list! It sits on 40 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!

5350 MAINSTAY - REDUCED to \$979,500
BOAT SLIP! JET SKI DOCK!

OWNER FINANCING AVAILABLE! Stunning New Construction in the gated community of Texoma Landing. Welcome to your dream home! This beautifully crafted 4 BR/3 bath residence offers luxury living in the exclusive gated community of Texoma Landing. This property includes a 13x28 boat slip with an 8,000 pound HydroHoist lift.

3357 POST OFFICE ROAD, KINGSTON - \$799,000

REDUCED

HERE IS THE LAKE HOUSE YOU'VE ALWAYS DREAMED OF! Spacious home with beautiful high ceilings inside and tall fireplace giving a cabin feel. This property has several accommodations oversized shop building with living quarters, 4 bay covered parking carport, guest cabin, storage buildings, tall covered barn, asphalt circle drive, small fenced area for animals, landscaping, sprinkler system, and rural and well water. Positioned on 1.61 acres giving plenty of privacy. Less than a mile to Cardinal Cove Boat Ramps and the sandy beaches of Lake Texoma!

5255 OSBORN RD., KINGSTON - \$558,000

REDUCED

BEAUTIFUL LAKEVIEW BRICK HOME at Lake Texoma! Several recent upgrades throughout the homes interior & exterior. Property boasts several accommodations, large open great room with living room, kitchen, formal dining, & game area. There is plenty of space & amenities as the home has 4 bedrooms, 2 full bathrooms, attached two car garage with storage & workshop, front & back covered patio, completely fenced yard, storm cellar, & storage building. Currently operating as a vacation rental potential for income production. Kids will love the outdoor space that provides a tree house & basketball area. Walk right down to the water & sandy beach!

11743 XANDER LN., KINGSTON - \$525,000

NEW LISTING

HUGE BRAND NEW BARNDOMINIUM at Lakeside Trails. This beautiful home is 5 bedrooms, 3 baths, boast open floor plan, custom tile accents, beautiful large kitchen with oversized island several cabinets and granite countertops, full length front and back covered patios, and attached 20x30 shop building. Perfect place for a large family to enjoy the lake or great investment opportunity as a vacation rental. Just blocks to the sandy beaches of Lake Texoma and Sander's Island View boat ramp!

1694 BOAT RAMP RD., KINGSTON - \$475,000

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!

12443 LONGBOARD LOOP, KINGSTON - \$450,000

STUNNING BRAND-NEW CUSTOM HOME in Sander's Grove. Just blocks to Lake Texoma & Sander's Island View boat ramp! Come view this beautiful home nestled in the shade trees with the perfect floor plan. Home is greatly designed with a bright ambiance of custom details. The kitchen has a large walk-in pantry, coffee nook, nice accents, & is spacious as opens to the living room. All of the 3 bedrooms provide walk-in closets. Natural lighting throughout the home. Huge laundry room w/ample storage. Covered front & back patios to sit & enjoy the abundance of wildlife the area has to offer. Addition is very desirable has paved roads w/underground utilities & a golf cart trail that leads you to Lake Texoma!

1908 RHYNES CHILDRESS LOOP, KINGSTON - \$405,000

BEAUTIFULLY MAINTAINED HOME with large metal shop building at Lake Texoma. This home has several features to enjoy lake life! Features are 3 bedrooms, 2 bathrooms, open living room kitchen floor plan, formal dining, great outdoor covered back patio area, circle front drive, and built in fire pit ideal for entertaining guests or relaxing after a day on the lake. The shop building has drive through doors and covered carport area in the front and back of shop. Situated on a .57 acre lot just a short golf cart ride to the boat ramp and sandy beaches in Sander's Island View.

12198 MICHAEL BLVD., KINGSTON - \$400,000

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 - \$399,000

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.

1700 NANCE RD., KINGSTON - \$385,000

BEAUTIFULLY MAINTAINED HOME with 30x40 metal shop building nestled at Lake Texoma close to the beach. This home offers several features to enjoy lake life! Home has 3 bedrooms, 2 bathrooms, has an open living room, kitchen, dining floor plan, fireplace, large master bedroom, great outdoor covered patio areas, storm cellar, and gravel drive. Sitting on a .52-acre lot just a short golf cart ride to the boat ramp and sandy beaches in Sander's Island View.

4770 ANGLER CIRCLE, KINGSTON - \$375,000

REDUCED

WELCOME TO THE LAKE COMMUNITY TWIN PONDS located in Buncombe Creek! This spacious home has an open floor plan, an oversized kitchen island, formal dining area, large covered patio with outdoor kitchen area great for entertaining, attached shop with double drive through doors, covered carport, and concrete driveway. All of this is on a beautiful corner lot just minutes from Buncombe Creek Marina and Boat ramp!

13870 SHERRY LANE, KINGSTON - \$325,000

WATCH THE SUN GLISTENING OFF THE WATER from this LAKEVIEW property! The lake views are spectacular from every room in this place as the living quarters are located on the top floor. With just a few finishing touches this Barndominium would make a great lake home or provide a good potential for investment rental. The lower floor has four bay storage units, one is large enough for RV/Boat storage. Come explore all the opportunities this property has to offer!

4110 DERRICK ST., KINGSTON - \$285,000

COME TAKE A LOOK AT THIS WELL MAINTAINED HOME close to Cardinal Cove on Lake Texoma! Home is 3 bedrooms, 2 full baths boast covered carport, metal shop building, and partial privacy fence. Sitting on 2 secluded lots with large shade trees. Just blocks to boat ramps, restaurants, and sandy beaches of Texoma!

12163 SNELL RD., KINGSTON - \$265,000

LARGE NEWER HOME at LAKE TEXOMA. This home provides 4 bedrooms, 2 full bathrooms, open floor plan, formal dining, gravel circle drive, and 20x25 metal storage building. Close to several restaurants, boat ramps and sandy beaches of Texoma!

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 (580) 564-5636



Jessica Carr
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12181 DREW AVE., KINGSTON - \$260,000



RECENTLY UPDATED HOME less than one mile to the sandy shoreline of Lake Texoma. Don't miss out on this affordable home in a prime location.

Upgraded features added in 2022 include; all new mini-split HVAC system/units, luxury vinyl flooring, kitchen countertops and cabinets, light fixtures, sinks, vanity, all new appliances, fresh indoor paint, refreshed outdoor trim, and new concrete patio with built in fire-pit. Perfect place to enjoy a cozy evening. Comes fully furnished, just bring your swim suit and lake toys. Currently operating as a short term vacation rental giving great potential as an investment opportunity. Golf cart friendly neighborhood just a short ride to Sander's Island View boat ramp.

13937 CONLEY RD., KINGSTON - \$250,000



DON'T WAIT TOO LONG TO SEE THIS ONE! This home has 3 large bedrooms with walk in closets, a large master bath that has access to the laundry room, a fireplace, a large garage area that can be used as storage or another room. The interior has been updated, and a new metal roof was put on approximately two years ago! Outside is a big, beautiful yard with plenty of room to build a large shop. The nearest boat ramp is 3.7 miles away in Buncombe Creek.

CORNER RV PARK - 5025 SHAY RD. - \$249,900



CORNER RV PARK in BUNCOMBE CREEK is now available! Fully operational RV Park is advantageously positioned on Lake Texoma near Buncombe Creek Marina, Campgrounds, several restaurants, and boat ramps! This property boasts 6 fully equipped RV sites with 50/30-amp service. Plenty of room to add additional sites. All this sits on the busy corner of Shay Rd. and Little Rd. on **1.04 acres** partially privacy fenced with circle drive through entries and large mature shade trees. Sale includes laundry mat equipment to add this accommodation on site. This property offers an established source of income in a very desirable area of Lake Texoma!

12296 PINEVIEW CIRCLE, KINGSTON - \$225,000



COMMERCIAL OPPORTUNITY NEAR LAKE TEXOMA! Completely fenced with 6 ft. security fence and covered carport. Corner **1.33 acres** of land. Perfect for storage buildings and RV parking space rental income.

5112 OAKWOOD DR., KINGSTON - \$225,000



COZY LAKE TEXOMA CABIN nestled back in the gated addition of Edgewater Heights. This well maintained home is updated and very close to the water. Home features 3 bedrooms, 2 bathrooms, has covered patio areas, covered carport, and 28x30 two car garage. Comes fully furnished! Currently a vacation rental producing income. Close to Buncombe Creek Marina, several restaurants, and casinos. Come explore all the possibilities this property has to offer!

503 HWY 70 N., KINGSTON - \$205,000



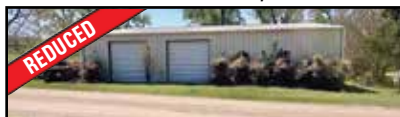
COMMERCIAL OPPORTUNITY!!! This property is located in high traffic right off of Highway 70 in Kingston. Plenty of space for growth and endless opportunities on this **full 1.00 acre of highway frontage**. Live on site as property boasts a large 2048 sq. ft. 3 bedroom, 2 bathroom home that is situated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

5813 LOUN LN., KINGSTON - \$205,000



CHARMING LAKE COTTAGE situated on **2.47 acres** just south of Catfish Bay Marina, Lake Texoma State Park, and West Bay Casino. Secluded in the shade trees this home boasts 3 bedrooms, 3 bathrooms, 2 living room areas, and formal dining. Just blocks to several boat ramps and the waters edge!

18921 STILLHOUSE FERRY RD., KINGSTON - \$189,000



LAKE CABIN just walking distance to Lake Texoma. Property boasts cute 2 bedrooms, 1 bathroom home that sits on **6 lots** in Fisherman's Lakeview Retreat. Huge 60x40 shop building with large overhead doors giving great commercial opportunity. Less than 2 miles from the OK/TX border, Corp of Engineer Campgrounds, Hiking Trails, and Mega Star Casino!

5127 OSBORN RD., KINGSTON - \$180,000



BEAUTIFUL PROPERTY NEAR LAKE TEXOMA! This property offers a 30x60 metal shop with double roll-up doors and a concrete slab-perfect for storing boats, lake toys, or working on projects. With some work, a second 30x30 building with a concrete slab provides even more space and flexibility. Located in a quiet, family-friendly neighborhood, this is ideal spot for your dream home or weekend getaway. The property also includes two water meters and a septic system already in place. No value is given to the mobile home on property.

4208 AQUA RD., KINGSTON - \$180,000



CLOSE TO THE SANDY BEACHES OF TEXOMA! Just a short walk or golf cart ride right down to Oakview beach. This recently updated home comes on three lots with beautiful shade trees. Large back patio area, nice covered front patio, particularly privacy fenced, and has a storage building. Room to add additional residence or to build shop building for all your lake toys!

7235 HWY 70B, KINGSTON - \$165,000



SOLDIER CREEK PROPERTY! Check out this 3/2 home with circle drive, covered front patio and carport, and enclosed back patio area. Beautiful back yard with large shade trees, metal shop building, and storage utility building. Home has recently been updated and would make a great lake getaway. Located just blocks to boat ramp, Marina Del Rey, and Caney Creek Resort. Here is your opportunity to own a place in Soldier Creek without the big price tag!

COMMERCIAL PROPERTY at LAKE TEXOMA - \$150,000



DISCOVER ALL THE ENDLESS OPPORTUNITIES this property has to offer. Pristine high traffic Enos Road frontage makes this space a prime Commercial possibility. Make your visions a reality on this blank 1.18 acres. Just minutes to Lake Texoma!

LAKE TEXOMA 5 ACRES OF LAND - \$125,000



VERY NICE 5 ACRE TRACT OF LAND right near Mega Star Casino, Oklahoma/Texas border, several Marinas, Campgrounds, and boat ramps. No restrictions. Build your dream home, farm, or use as a commercial opportunity. Currently a hay meadow. Rural water and electric are available at the paved road frontage.

SANDER'S ISLAND VIEW LOT - \$115,000



LAKE TEXOMA LOT located in the great neighborhood of Sander's Island View. The lot is cleared, features nice large shade trees, and is secluded at the end of the cul-de-sac. Terrific location to build a home. Close to the water in a golf cart friendly neighborhood with boat ramp and dock.

4738 MAIN ST., MADILL - \$100,000



THIS 2 BR, 2 BATH HOME has been COMPLETELY REMODELED with some beautiful touches! Sip your morning coffee on this large, gorgeous 32x16 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!

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6739 BOBBIE LITTLE RD., KINGSTON - \$70,000



NEW LISTING
 BEAUTIFUL VACANT LOT in OVERTON CREEK! Build your dream home or weekend getaway on this spacious vacant lot in the sought-after Overton Creek Addition. Located just minutes from Lake Texoma, this property offers a perfect blend of tranquility and convenience. Mature trees and natural surroundings for privacy, close to boat ramps, marinas, and recreational areas, utilities available at the road. Enjoy peaceful living near one of the region's most popular lake destinations. Whether you're looking for a full-time residence or a vacation retreat, this property is an ideal opportunity! New Doublewides Allowed!!

LAKEVIEW LOT in CARDINAL COVE - \$65,000



REDUCED
 LAKEVIEW LOT in CARDINAL COVE! This very nice level .51 acre lot is ready for the home of your dreams. Situated in a great location at Lake Texoma with two boat ramps, fishing piers, and sandy beach area just within a short golf cart ride!

**LAKE TEXOMA LOTS in OAKVIEW
 CORNER LOT PRICED at \$65,000
 ADJOINING LOT PRICED at 60,000**



NEW LISTING
 NICE PARTIALLY CLEARED CORNER LOTS with plenty of shade trees. Close to some of the sandiest beaches on Lake Texoma! Lightly restricted with no restrictions against MH or RV's. Just a short golf cart ride to the waters edge and boat ramp.

2142 EDGE ROAD, KINGSTON - \$65,000



SCENIC VIEW LAKE LOT close to Lake Texoma. Cleared ready to build nestled in the beautiful shade trees. This lightly restricted .53 acre lot provides a gravel drive, water and electric meter, retaining wall, and outstanding sunset views! Less than a mile to several boat ramps and the sandy beaches of Texoma.

O WHITLOCK - \$60,000



BEAUTIFUL HALF-ACRE (M/L) LOT in Buncombe Creek! This cleared property is ready for your new home and is located less than two miles from Buncombe Creek Marina and Jurassic Park. Enjoy a fun, family-friendly community with plenty to offer!

10730 WISTERIA LANE, KINGSTON - \$50,000



CLEARED OAKVIEW ADDITION LOT with septic, water and electric already in place, including a 30 AMP RV hookup! Property is within a short drive to lake access with beautiful sandy beaches and a boat ramp. No restrictions.

EDGE ROAD LOTS - \$47,000 EACH



SMALL ACRE TRACTS CLOSE TO SANDY BEACHES
 These small acre tracts are located near Oakview and Taylor's Island View beaches. .95 Acre and 1.26 Acre tracts.

**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.

12398 FIREHOUSE RD., KINGSTON - \$40,000



NEW LISTING
 BEAUTIFUL HALF ACRE in the Enos Community! Discover the potential of this beautiful (m/l) half-acre located in the desirable Enos area. Just under two miles from Oakview Beach and Cardinal Cove, this property offers easy access to Lake Texoma fun. With no restrictions, the possibilities are endless--build your dream home, place a mobile, or set up the perfect weekend getaway. Don't miss your chance to own a piece of paradise near the lake!

1506 PIN OAK, KINGSTON - \$38,000



REDUCED
 THIS RV LOT has easy access from Post Oak Rd. It has an RV electric hook-up, concrete pad, and is just short golf cart ride to the sandy beaches of Oakview and Taylor Island View!

**LAKE TEXOMA LOTS at
 PINEVIEW ESTATES - \$37,000**



NEW LISTING
 LAKE TEXOMA LOT in Pine View Estates! Centrally located in the heart of Enos near several restaurants and just a few miles to several boat ramps and the shoreline of Lake Texoma. Lot is cleared ready to build with North and South tree line giving great privacy. Mobile Homes allowed. Here is your chance to own budget friendly property close to the lake!

SUNSHINE LANE, KINGSTON - \$35,000 each lot.



SOLD SOLD SOLD
 WELCOME TO LITTLE ESTATES!
 Come build your dream home or park your camper for full-time living at Little Estates on Lake Texoma! Located on a private road with a cul-de-sac, a short drive to some beautiful sandy beaches and close to restaurants and Dollar General. No restrictions. Only 2 lots available. Don't miss out on these!

COMING SOON!



SANDER'S GROVE HOME - \$485,000
 4 bedrooms/3 bathrooms. 2150 sq. ft.



SANDER'S GROVE HOME - \$415,000
 3 bedrooms/2 bathrooms. 1812 sq. ft.

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ANNE LASITER
OWNER/BROKER
ABR, CRS, GRI



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



8973 BIRCH STREET
\$698,000

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, & features not only a private outdoor oasis, with pool & waterfall, but an upper balcony with distant lake view! Beautiful decorative fencing surrounds this property, ensuring your privacy & adding to the beauty! **Shown by appointment only!**



8113 SOLDIER CREEK ROAD - \$625,000

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!**



14 DEER DRIVE - \$295,000

DON'T MISS OUT on this well-maintained home, located in the golf cart friendly community of Willow Springs on Lake Texoma! This spacious 3+ bedroom, 2 bath home is located on a corner lot, featuring a large 30x40 insulated garage/shop (with heat), garden shed, storm shelter, privacy fencing, RV/boat storage area, & so much more! This one has all the desired features that make lake-living great! **Call soon to schedule your time to view!**



4718 GOLDEN WAY - \$289,900

LIKE NEW VACATION HOME that checks all the boxes! Located in the desirable area of Washita Point on Lake Texoma, this home is just minutes from Alberta Creek Resort, West Bay Casino, Chickasaw Point Golf Course & the highly anticipated Hard Rock Hotel & Resort! Home features a delightful outdoor space to enjoy your evenings, storm shelter & a 25x40 shop! A beautiful pond view from the add-on family room provides a nice water view, too! Home comes complete with all appliances, including washer & dryer! **Call soon!**



5856 S. HWY 377 - \$285,000

THIS BEAUTIFUL HOME is conveniently located right off of Highway 377, just minutes from the shores of Lake Texoma, Megastar Casino, & the Texas border! Home was recently upgraded with new paint, new carpet, new appliances & more! With this total refresh, this home is now ready for its new owner! Located on 1.5 unrestricted acres, there is more than enough room to expand & enjoy country living at its finest! **Call Anne @ 580-564-7821 to view!**



2516 STAGE COACH AVENUE - \$265,000

BEAUTIFUL 3 BEDROOM, 2 BATH BRICK HOME, located in the desirable Heritage Crossing Addition on the west side of Durant, near shopping & convenient access to Highway 70 bypass! Home features beautiful granite countertops, spacious bedrooms, beautiful fenced-in backyard, covered back patio & more! Home has had recent updates & is immaculate! **Come take a look!**



7944 RESTFUL LANE - \$259,000

THIS NICE HOME is located in the desirable lake community of Washita Point, very near Alberta Creek Marina, Chickasaw Point Golf Course, West Bay Casino & the highly anticipated Hard Rock Hotel & Resort! Home is situated on a large corner lot, with several storage areas, plus plenty of room to construct more! Home features a beautiful covered front porch, perfect for enjoying those quiet summer evenings! Located on the corner of Paradise Lane & Restful Lane, so the address speaks for itself! **Call soon to schedule your private showing!**



205 NE 1st ST - \$220,000

DON'T MISS OUT ON THIS BEAUTIFULLY REMODELED HOME, conveniently located within the city limits of Kingston! Home is immaculate & features 3 bedrooms & 2.5 baths, with tasteful updates throughout! Located on an oversized corner lot, there is plenty of room to enjoy outdoor activities, as well! **You better call soon on this one!**



906 BRIARWOOD PLACE - \$210,000

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!



401 E. 1st STREET - \$180,000

HUGE COMMERCIAL BUILDING located in downtown Atoka, just 1 block from Reba's Place! Lots of room for expansion or construction of additional office buildings! So many possibilities with this property! Priced to sell at only \$200,000! **Call soon!**



7350 SUNSET CIRCLE - \$179,000

DON'T MISS OUT on this well-maintained lake home, located in the desirable lake community of Washita Point! So many great features with this one, including a fenced-in backyard, 2 oversized carports, storm cellar, garden shed, huge covered front porch with pull down shades & so much more! All this is located just a short golf cart ride to the beaches of Lake Texoma & Alberta Creek Resort & Marina! This one is also located less than 5 miles from West Bay Casino, Chickasaw Pointe Golf Course & the highly anticipated Hard Rock Hotel & Resort! **Call soon!**



10826 POST OAK ROAD - \$155,000

DON'T MISS OUT on this great lake property, located in the Oakview area, just a short golf cart ride to the sandiest beaches on Lake Texoma! Home has been recently remodeled with new kitchen appliances, new flooring & fresh paint throughout! **Call soon on this one!**



10289 REMINGTON AVE. - \$149,900

THE PROPERTY BEING OFFERED, consists of a manufactured home, located on a beautiful lake lot, across from Corp property! Location is perfect, as it is only a short ATV ride to the shores of Lake Texoma, providing a nice boat ramp & camp sites! This beautiful corner lot would be the perfect location to build a weekend cabin/cabins, or just a great spot to park your RV & enjoy lake life! The mfg. home is currently tenant occupied. Property features 3 oversized carports/pavilions, so plenty of room to park all your lake toys. Lots of possibilities with this one! **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!**



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!**



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- One-Time-Close Renovation



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- Jumbo loan amounts up to \$2,000,000
- Super Jumbo loan amounts up to \$7,000,000



GOVERNMENT LOANS

- Veterans Administration (VA)
- Federal Housing Administration (FHA)
- U.S. Department of Agriculture (USDA)
- Office of Native American Programs - Section 184 (ONAP)¹



DOCTOR LOANS

- Medical Professionals with the following designations are eligible: MD, DO, DDS, DMD^{1,2}



SPECIALTY PROGRAMS

- Community Hero Program
- Military Appreciation Program
- State & Local Programs
- Asset Dissipation
- Manufactured Homes

1. Not available in all locations. 2. Proof of a medical license is required. Eligible doctors are those that have had their medical license for 10 years or less. Only one credit may be selected for use per mortgage transaction. Revised 7/24.



Shyla Whitlock

In-House Mortgage Representative | NMLS#: 468577

1400 W. Main St.
Durant, OK 74701

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Cell: 580-380-3139

shwitlock.firstunitedteam.com
shyla.whitlock@firstunitedbank.com



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Cell: 580-916-0157

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3416 Little John
1436 sq.ft. - \$231,196



3400 Little John
1448 sq.ft. - \$233,128



3324 Little John
1434 sq.ft. - \$230,874

Discover these stunning new homes located in the highly sought-after Heritage North community of Silo! Thoughtfully designed with quality craftsmanship and attention to detail, these homes are perfect for modern living.

- Beautiful granite countertops
- Split-bedroom layout for added privacy
- Open floor plans - perfect for family life & entertaining
- Concrete streets with curbs and gutters throughout the development
- Includes a 1-year builder warranty for peace of mind

Call Renea @ 580-916-0157 to schedule your private showing!



3424 Little John
1460 sq.ft. - \$235,060



3432 Little John
1448 sq.ft. - \$233,128



3332 Little John
1460 sq.ft. - \$235,060



Brenda Courtney
Broker
580-263-0050



Shannon Talkington
580-677-1597



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580-677-0410



Courtney Realty

Brenda Courtney - Broker

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RIDE TO THE LAKE FROM YOUR BACK FENCE or watch the deer play from the porch! Gorgeous 29-acre tract of land on Kinlock Rd. in Marshall County, OK, minutes from the beautiful shores of Lake Texoma & conveniently located halfway between Dallas and OKC. The Western boundary of this parcel adjoins Corps of Engineers land for direct access to the shoreline—perfect for ATV riding, fishing, swimming & wildlife watching. The property features around 660 feet of Corp frontage, a large pond surrounded by mature shade trees, fertile Durant Clay loam soil, & full barbed wire fencing with gate. Rural water runs down the side of the road and electric lines are in place. No restrictions on this land so the possibilities are endless—ideal for a dream lake home, barndominium, mobile home, or ranch. **\$260,000.**



19018 W. 11th ST. S. MADILL

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. **\$167,500.**



14856 W US HWY 70, MADILL

IN DEMAND METAL HOME, 2014 Build & Hwy 70 frontage commercial shop. Live & work from home location near Lake Texoma. Building 1-30x66 retail/office space/restaurant, 2 BA, 2 AC units, spray foam, plumbed for kitchen & potential to be divided for more leasing space. Building 1-14856 Hwy 70 Madill. Building 2-19018 11th, Madill. **\$249,500.**



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.**



6108 DIXIE STREET, KINGSTON

3 BEDROOM, 2 BATH FLEETWOOD HOME (2012) just minutes from both Catfish Bay Marina and Alberta Creek Resort on Lake Texoma. Features a bright, open layout with wood-look vinyl flooring throughout, stainless steel appliances, and a spa-like soaking tub in the spacious primary suite. Outside, you'll love the large 2-level deck and cozy firepit area, your own 150 feet of private pond frontage - part of an offshoot of Alberta Creek, a storm cellar, dual carports on each side of the home, fully fenced back yard and a massive 30x40 insulated shop with new LED lighting and three overhead doors, -- ideal for boats, ATVs, hobbies, or storage. Whether you're looking for a weekend getaway or a full-time residence with lake life perks, this property checks all the boxes. Don't miss this rare find near Lake Texoma! **\$264,750.**



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.**



6294 S. HWY 377, KINGSTON

INCOME PRODUCING PROPERTY - GROW OPERATION- 3 BEDROOM, 2 BATH HOME. This **8.35 acre** property is located on Hwy 377, just 2.5 miles from the Oklahoma/Texas state line, near Megastar Casino and Lake Texoma. It includes a modern 3-bed/2-bath home with over 2,000 sq.ft. of living space and an attached carport. The property features over 10,000 sq.ft. of metal buildings, formerly used for boat storage and now adapted for a grow operation. Additional improvements include three 3,000 sq.ft. greenhouses with air conditioning and cooling systems, water storage and irrigation equipment. The property is currently leased (month to month) offering built-in passive income. Outdoor features include mature trees, open spaces, and a small enclosure with an open shed for animals (currently ducks and chickens). This versatile property offers excellent potential for agricultural or commercial use in a prime location. The property was previously in compliance and licensed to grow marijuana, but would also be great for a hobby farm or some other type of horticulture operation. **\$395,000.**



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**822 CHURCH ST.,
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3 Bedroom, 2 Bath, large shop,
shed all on over 2.5 fenced acres.



**355 JOY LANE,
CARTWRIGHT - \$449,000**

4.99 Acres with a beautiful 2BR/2 bath
house. Bordering Corps of Engineers land.
Perfect Lake Texoma Retreat



**841 ANNAS WAY,
DURANT - \$298,000**

Split 3 Bedroom/2 Bath home with
a 2-car garage Located in Durant
School district.



**12600 GRAY HILL,
MILBURN - \$423,000**

61 Acre
Wooded Retreat, with
Abundant wildlife.

FEATURED LISTING



206 MAIN STREET, KEMP

\$225,000

Beautiful 3 bedroom, 2 bath home with a spacious 2
car garage. This half acre lot features a storm cellar.



**JIM MACK ROAD,
BOKCHITO - \$306,000**

45 Acres of country living, creeks
and hilltop views.



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Approx. 5,800 SF of inside
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5804 SAMUEL ROAD, KINGSTON - \$1,750,000

148 Beautiful Acres with a nice 3 BR/2 Bath---Perfect for country living
located just 2 miles north of Willis Bridge, with 4 ponds.

LAND/HOUSES FOR SALE

.24 Lot, 108 W. Beech St., Achille.....	\$22,500
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15.8 Acres, Peanut Trail, Kemp.....	\$225,000
10 Acres, N. Lone, Oak, Durant.....	\$250,000
2.5 Acres, Hwy 70W., Durant.....	\$325,000
2.5 Acres/Building, Calera.....	\$350,000
80 Acres, E. Hwy 70, Durant.....	\$1,950,000
4.8 Acres, Hwy 69/75, Calera.....	\$2,500,000

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CONTACT US
817 W Evergreen, Durant,
Oklahoma 74701
(580) 745-8015

David Norman
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email: Mike Bunch at
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**Call one of the Professionals
 listed above to assist you in buying,
 selling or financing your home.**



We understand keeping you informed is an essential part of the closing process. A title commitment is an important document that contains information specific to your transaction. To help you gain a better understanding of its importance, here is an overview of the basic sections commonly found in a title insurance commitment:

- 1 SCHEDULE A**
 This section contains the "Who, What, Where and How Much" details of the transaction. Schedule A sets forth the effective date, the names of the current property owner (seller) and proposed insured (buyer), the legal description of the property, the amount of insurance (sales price), and the name of the lender and loan amount if applicable and available.
- 2 SCHEDULE B-I**
 The requirements section lists the items that must be cleared-up or satisfied in order to issue a policy covering the new owner and/or the lender. Examples include: requiring approval of a bankruptcy trustee, requiring other persons - such as an heir or former spouse - to execute closing documents, or requiring the release of various types of liens.
- 3 SCHEDULE B-II**
 This section notifies the buyer and/or lender of exceptions from coverage. Examples include: restrictive covenants, mineral or water rights, or utility easements. These exceptions from coverage will not be insured on the title policy.

Delivering exceptional service is another essential part of the closing process. If you have any questions concerning the details of your commitment or transaction, please contact us.

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