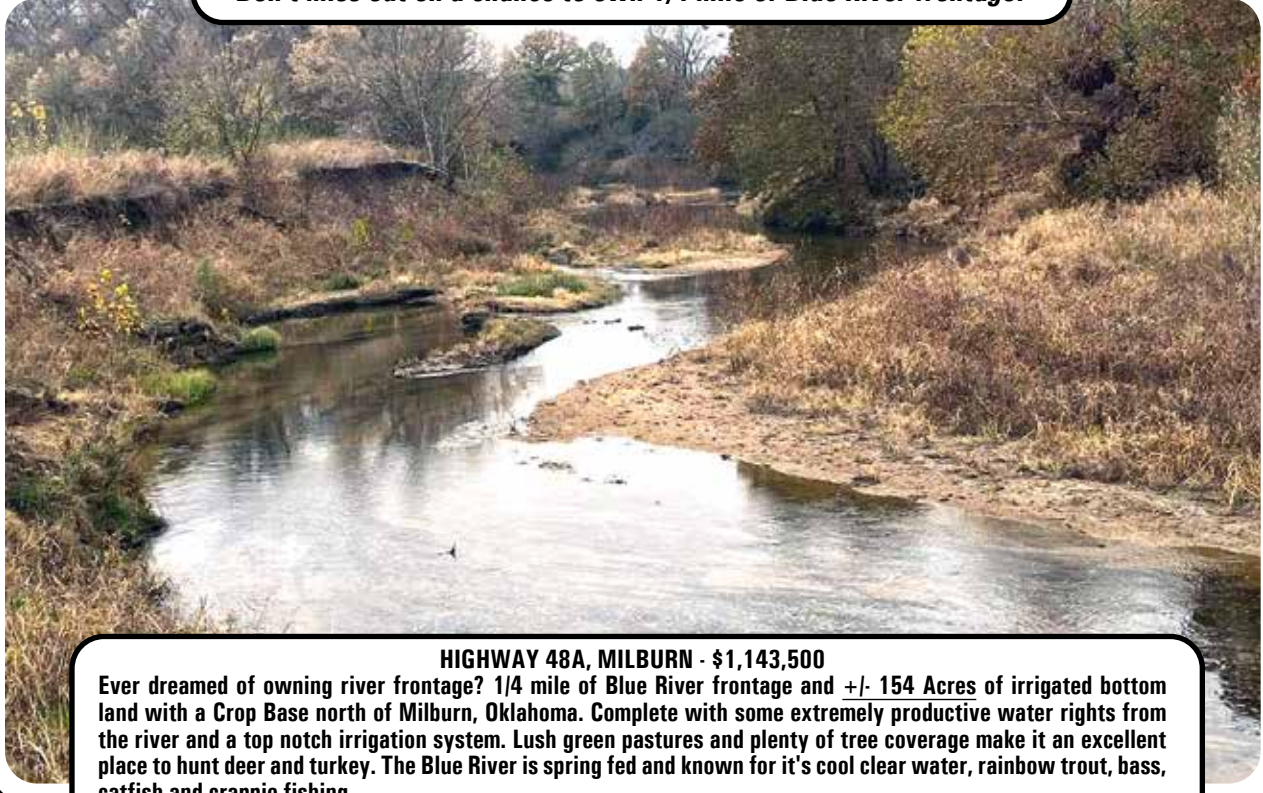


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# Real Estate For Sale

*Don't miss out on a chance to own 1/4 mile of Blue River frontage!*



**HIGHWAY 48A, MILBURN - \$1,143,500**  
Ever dreamed of owning river frontage? 1/4 mile of Blue River frontage and +/- 154 Acres of irrigated bottom land with a Crop Base north of Milburn, Oklahoma. 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 it's cool clear water, rainbow trout, bass, catfish and crappie fishing.  
*See page 2 for more information on this property and others. Courtney Realty • (580) 795-2608*

## Southeastern Oklahoma APRIL 2026



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**Brenda Courtney**  
Broker  
580-263-0050



**Shannon Talkington**  
580-677-1597



**Josh Cain**  
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14110 Gary Rd, Madill, OK 73446  
**(580) 795-2608**

Proudly Serving Southern Oklahoma since 1987



### 13547 LOWERY ROAD, MADILL

MUST-SEE 15-ACRE PROPERTY ideal for country living, homesteading, or recreation! 2.5-acre pond with fishing ramp, sandy loam soil, and abundant wildlife. Large shop with overhangs and RV hookup, greenhouse, chicken houses, storm cellar, and fenced on 3 sides. 3 Bedroom, 2 bath home with granite countertops, geothermal HVAC, and covered patio. **\$699,990.**



### 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.**



### 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 1-30x65 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.**



### 101 S. 7th ST., MADILL

2019 14x60 CLAYTON MOBILE HOME, perfectly nestled on a spacious 1/2-acre corner lot that offers both privacy and charm. Shaded by five large, producing pecan trees, large front deck, detached two-car carport with an attached storage area and a safe room, covered back porch, and long gravel driveway. Inside, you'll find all the comforts of modern living with the efficiency and quality Clayton Homes are known for. This move-in ready home offers the perfect mix of rural feel and city convenience—just minutes from local ball fields and the square. **\$110,000.**



### 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.**

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817 W Evergreen Street - Durant

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**Beryl Sears, ALC**  
Broker/Owner  
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**5804 SAMUEL RD., KINGSTON - \$850,000**

Check out this beautiful 66.31 Acres, with a great country style home. Located just 5 miles from Lake Texoma.



**725 CARPENTERS BLUFF \$395,000**

HISTORIC SILVER DOLLAR CAFE AND GROCERY  
Approx. 5,800 SF of inside space with 6.8 Acres and plenty of parking.



**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 - \$362,500**

61 Acre  
Wooded Retreat, with Abundant wildlife.



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

45 Acres of country living, creeks and hilltop views.



**108 W. BRYAN AVE., CALERA - \$199,000**

This 3 bed/1.5 bath home has a lot to offer including a very spacious 0.32 Acre lot and a newly remodeled kitchen.



**FEATURED LISTING**

**311 JACK RABBIT ALY, CALERA - \$2,890,000**

Prime 170 - Acre Calera tract: 3,300' road frontage, close to Hwy 69 and Choctaw Casino.



**N. McLEAN RD., DURANT - \$1,360,000**

160 Acres, less than 2.5 miles from downtown Durant. Great investment potential with big pastures, ponds, creeks, and many more development possibilities.

**LAND/HOUSES FOR SALE**

.24 Lot, 108 W. Beech St., Achille.....	\$22,500
1.05 Acres, S. Lone Oak, Durant.....	\$38,000
1.05 Acres, S. Lone Oak, Durant.....	\$38,000
2.41 Acres, S. Lone Oak, Durant.....	\$78,000
3.2 Acres/Building, Yuba.....	\$175,000
43.21 Acres, Lake Eufaula.....	\$196,500
80 Acres, E. Hwy 70, Durant.....	\$1,950,000
4.8 Acres, Hwy 69/75, Calera.....	\$2,500,000

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**LANE WORTHINGTON**  
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(903) 815-1824

# House Hunting Checklist

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

## House:

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

How many bedrooms? \_\_\_\_\_ How many bathrooms? \_\_\_\_\_ Size of master bedroom? \_\_\_\_\_

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

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

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

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

Appliances: \_\_\_\_\_ Type of fixtures: \_\_\_\_\_

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

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

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

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

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

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

Gutters/downspouts: \_\_\_\_\_ Is the yard landscaped? \_\_\_\_\_ Is there a fence?:  Yes  No

What do you think of the home's exterior? \_\_\_\_\_

## Neighborhood:

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

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

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

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

School	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____	Doctor/Dentist	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____
Child Care	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____	Shopping	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____
Parks	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____	Restaurants	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____
Fire Department	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____	Places of worship	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____
Police Station	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____	Public Transportation	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____
Hospital	<input type="checkbox"/> Yes <input type="checkbox"/> No	Proximity: _____			



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 In-House Mortgage Representative | NMLS# 468577  
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**Quality Realty**

BROKER,  
**STEVE REEVES**  
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Durant, OK 74701



**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**

**COMMERCIAL LEASE SPACE AVAILABLE!**

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.

2832 - W. University Blvd., #132.....1,904 Sq. Ft.

**CALL 580-920-1644 FOR DETAILS!**



**MLS#2547767**

17500 County Road 3762, Coalgate  
Experience the ultimate outdoor adventure with this stunning 275-acre vacant tract, perfectly suited for hunting enthusiasts. Located in a prime location, this expansive property boasts diverse terrain, including wooded areas and open wheat fields creating an ideal habitat for a variety of game.  
**CONTACT JENNIFER CAVENDER 580-920-9686**



**MLS#2600988**

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#2413210 - Criswell Dr., Durant - Prime Commercial Lots Available.**



**NEW LISTING**

**MLS# 2610069**  
699 Cox Ln., Bennington

Relax in the peaceful surroundings of this country side home, nestled on nearly 3.5 wooded acres. This home features 3 bedrooms and 2 bathrooms.

**CONTACT JONA DELOZIER 580-916-0407**



**MLS#2523397**

2311 N. 1st, Durant

**Business Opportunity! PRIME LOCATION!**

**CONTACT VINCE HANEY 580-513-7701**



**MLS#2522315**

State Highway 199, Durant  
98.32 Cleared acres (M/L) located on the corner OK-199 and OK-78. There is approximately 1,186 ft. of frontage on Hwy 199 and 3,267 ft. of frontage on Hwy 78. Owner is willing to subdivide into small tracks (terms apply).  
**CONTACT MELISSA YOUNG 580-272-4243**



**NEW LISTING**

**MLS#2605773**  
221 E. Elm St., Durant

New Construction featuring 3 bedrooms, 2 full baths, and open floor plan! Located in Durant School District. Short drive to Choctaw Casino and Resorts and the Oklahoma, Texas line. Perfect for first time home buyers!  
**CONTACT MELISSA YOUNG 580-272-4243**



**CLOSED**

**MLS#2546603**

11515 Leavenworth Trail, Mead  
This 4-bedroom, 2-bath home sits on 3.12 acres.

**CONTACT MELISSA YOUNG 580-272-4243**



**CLOSED**

**MLS#2539728**  
19 Skylark Lane, Caddo

Experience modern living in this stunning new construction home situated perfectly on a corner lot in a small quiet addition located in Silo School District. Enjoy the convenience of easy access to Hwy 69/75, making your commute a breeze. Less than a 10-minute drive to Choctaw Casino and Resorts.  
**CONTACT MELISSA YOUNG 580-272-4243**



**CLOSED**

**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 & Hers walk-in closets, a large office (with built-ins), 3.5 bathrooms, & a large bonus room.  
**CONTACT JOHN HAISLIP 580-380-9869**



**Kathy Anderson**  
580-230-1002



**Vince Haney**  
580-513-7701



**Broker Assoc. Melissa Young**  
580-272-4243



**Jona Delozier**  
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**John Haislip**  
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**NEW LISTING**  
**BEAUTIFUL CABIN w/MOUNTAIN VIEWS**  
**TWO STORY** new built cabin on 2.53 Ac in the Kiamichi Wilderness of SE Oklahoma. Trails, creeks and beautiful mountain scenery here. Cabin is 1800 sf and fully furnished. 560 sf wrap around porch and 20x40 storage container w/ electric. Much to see and appreciate here so call Dawn @ 989-287-4580 for your tour!  
**MOYERS • \$335,000**



**REDUCED**  
**GREAT CABIN ON 7.9 AC IN KIAMICHI WILDERNESS**  
**772 SF PROFESSIONALLY BUILT** cabin with breathtaking views. Two covered decks with panoramic views, electric meter and RV hookup in place. Off grid at present. Well would need drilled for water. Lots of trees and privacy. Call Ernie @ 580-980-2900 for your tour.  
**MOYERS • \$122,000**



**REDUCED**  
**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 • \$255,995**



**80 ACRES AND 750 SF STEEL CABIN**  
**THIS IS A HUNTING PARADISE.** Fall will be here before we know so get in on this honey of a deal now! Utilities are close by. Property fenced on 3 sides. Trails for hunting, hiking and exploring already established. What are you waiting for, call Chuck @ 580-380-7093 for your tour! You'll be glad you did!  
**BENGAL • \$279,995**



**THE BIG 30**  
**JUST EAST OF SARDIS LAKE** and the Potato Hills Campground, located on a dead end road. This will be a great place to build your weekend getaway or forever home. Paved road access and water, electric and land line telephone in place. Two ponds on property, one is spring fed, the other run off. Good hunting here. Call Chuck for your personal tour at 580-380-7093, you'll be glad you did!  
**CLAYTON • \$417,000**



**HOME AND 80 ACRES**  
**IN COMMUNITY OF FALFA.** Log sided home is 1517 sf with 3BR/2.5BA. Lots of extras in the home. Plus 14x20 she shed, two car carport garage w/10x12 man cave, game processing room, 25x50 hay barn, working corrals, dog kennel, shop building, 12x12 log hunter's cabin, storm shelter, two stocked ponds and nice little orchard! There's lots more so let Chuck show you around! Call him @ 580-380-7093.  
**TALIHINA • \$549,995**



**14.29 AC w/49X146X19 STEEL BUILDING ON CONCRETE SLAB FLOOR.** There is also an old 30x80 shed/open sided pavilion. If you only want land, you can purchase 9.38 Ac for \$150,000 OR 4.91 Ac with the metal shop building. Call Chuck @ 580-380-7093 to look the property over and decide how much you want to purchase!  
**BROKEN BOW • \$399,995**



**1.16 AC LOT AT TIMBER RIDGE ESTATES NEAR BROKEN BOW LAKE** in Southeast Oklahoma. Located at the end of a cul-de-sac so you won't have through traffic. Close to Beavers Bend State Park in a beautiful area. There is rural water, electric and land line telephone already available and this property is on paved roads. Call Chuck @ 580-380-7093 for more info and your tour.  
**BROKEN BOW • \$65,000**



**NEW LISTING**  
**AFFORDABLE FULLY FURNISHED STR IN HOUCHTOWN**  
**TURNKEY INVESTMENT** in prime location! Adorable 3/2 manufactured home on 1.5 unrestricted acres. Above ground pool with deck, playground and multiple spaces to relax and entertain. Flexibility here to expand. Close to Hochtatown and all the attractions it has to offer! Call Wendy @ 903-517-5609 for your tour!  
**BROKEN BOW • \$379,000**



**NEW LISTING**  
**4.32 ACRES OF WOODED MOUNTAIN VIEW LAND ON ANDERSTON CREEK** near Sardis Lake. Hunt, hike, build or simply use the land for recreation. Entire area offers recreation options - State and Federal parks with off-roading, fishing or hiking at Robbers Cave State Park. Clayton, OK is close for your grocery and other needs. A must see listing! Call Gary @ 972-965-3223 for your personal tour, you will be glad you did!  
**TUSKAHOMA • \$79,000**



**NEW LISTING**  
**STUNNING 3BR/2BA HOME ON 40 ACRES WITH MOUNTAIN VIEWS** nestled in the heart of nature just minutes from Lake Carl Albert and a short drive to State and National Forests. Breathtaking views, mature trees and natural stone. Plenty of room for fruit trees, garden or hobby farming. Also on site is a 30x50 gravel pad ready for your personal touch. Great place to retire or live year round. Call Dale @ 817-629-1100.  
**TALIHINA • \$349,995**



**K-TRAIL CABIN WITH VIEW - 41.16 ACRES**  
**THIS 1BR/1BA 24X24 OFF GRID CABIN** plus 11x19 addition sits at east entry of K-Trail right off Indian Hwy. There is solar power, wind turbine for electric and well w/rain catchment for your water needs. RV site in place w/septic and generator. Also, there is a fully finished 34x14 guest house that is move in ready. Call Denny @ 918-504-9246 for more info and your tour.  
**TALIHINA • \$420,000**



**POTATO HILLS 114 AC w/HOME GATED DRIVEWAY TAKES YOU TO 1908 sf** 3/2 home with 2nd 200 sf building that could be converted to 2nd home or workshop. 4 outbuildings and 3 detached garage for equipment. Dry Creek is on this property and also 2 ponds full of fish! Abundant wildlife. Close to Sardis Lake. Call Denny @ 918-504-9246 for more info and tour.  
**TUSKAHOMA • \$859,000**



**40 AC PASTURELAND CLOSE TO SARDIS LAKE.** Property is fenced and has several branches of water and a nice pond. Abundance of grasses just waiting for them cattle! Scattering of trees for wildlife. Located on a paved dead-end road. Water and electric available. Don't wait, call Terry @ 918-839-2106 right away!  
**TUSKAHOMA • \$220,000**



**60 ACRES ON KIAMICHI RIVER**  
**GOOD FISHING AND ABUNDANT WILDLIFE.** Plus all the water fun you can imagine! Electric available and just a beautiful place to build our weekend getaway or forever secluded home. Call Chuck at 580-380-7093, to take you around this great property, you won't be sorry!  
**CLAYTON • \$355,000**



**COUNTRY PROPERTY WITH A VIEW**  
**NEW 3/2 HOME** on 26.73 Ac with incredible view! This is a brand spankin' new house so you'll get to make it your own! There's a pond on the property and it's partially cleared around the home. Nice grass for livestock and partially fenced. Deer on the property and plenty of coverage for a habitat. Call Wes @ 830-570-9223 for your tour! **AGENT OWNED!**  
**McALESTER • \$369,000**

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

# WHY HIRE AN AGENT WHO IS A REALTOR®?

As experts of all things related to home buying and selling, real estate agents who are REALTORS® help consumers navigate the most complex and consequential transaction many of us will ever make.



## BUYERS:

Roughly 9 in 10 buyers work with a real estate agent who helps negotiate the best price & terms.



## SELLERS:

Without a REALTOR®, For Sale By Owner homes sell for about 26% less than agented properties.\*

## WHEN YOU USE A REAL ESTATE AGENT:

They help you with things like...



Navigate legal details including managing attorney reviews, filing required state and federal forms, and knowing contracts inside and out.



Understand financial complexities such as mortgage rates and terms, appraisals and inspections, and coordination with lenders.



Uncover community elements like property taxes, public property information, price trends and neighborhood details.

## WHEN YOU DON'T USE A REAL ESTATE AGENT:

You have to do things like...



Make sense of all the legal aspects of buying or selling a home.



Become a financial expert and learn local tax codes & policies.



Coordinate inspections and appraisals without training or knowing the best people.



Learn local negotiating trends and market.



Write your offer to outshine all buyers. As seller, evaluate all details of each offer beyond just price.



Negotiate with seller, buyer and/or agent.



Accept your home likely will sell for less.

\*NAR 2022 Profile of Home Buyers and Sellers report

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469-839-2814



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

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



**19315 COOK, MADILL - \$450,000**

TUCKED AWAY AT THE END OF A ROAD just off a busy highway is the ideal horse property. Featuring sandy loam soil, horse fencing, a barn, arena area, pond, trees, and gates, it's perfectly set up for equestrian use or simply as a peaceful place to live. The 15.25-acre property offers beautiful scenery and privacy, with all appliances and furniture in the home included. Spanning all the way to Hawkins Road, it boasts a second entrance and a convenient circular driveway. **MLS#2609774.**



**23187 WILDFLOWER, MADILL - \$340,000**

BEAUTIFUL 2023 4-BEDROOM, 2-BATH manufactured home on 10 acres. Features a bonus room. Located on a safe yet secluded dead-end road. The acreage is ideal for ATVs, hiking, horseback riding, deer hunting, & all kinds of outdoor fun. Comes with two storage buildings. Inside, the open-concept design connects the dining area, living room, & kitchen. All three bedrooms are spacious, & the master suite has a large bathroom with both a shower & tub. A mudroom off the back porch holds the washer/dryer & plenty of storage. Porches at both the front & back. The possibilities with this home & land are endless! **MLS#2603358.**

**NEW LISTING!**  
**11034 ENOS, KINGSTON - \$365,000**  
CHARMING DUAL-DWELLING OASIS in Kingston, OK - A RARE INVESTMENT OPPORTUNITY! \*\*Welcome to your slice of paradise sitting on **4.8 acres** in Kingston, OK! This unique property is a rare gem for savvy investors or those seeking a serene retreat with multiple income generating possibilities. \*\*Two Distinct Dwellings:\*\* The main house offers a cozy yet spacious 2BR/1-bath layout that is built for comfort and charm. The second dwelling features a well-appointed 3BR/1-bath home perfect for guests or as an additional rental unit. Both homes are designed for functionality and relaxation, making them ideal living spaces or rentals. Outside you will find a beautiful 40x60 insulated shop with water and electricity. The opportunities are endless. Step outside and enjoy a stunning gazebo—perfect for entertaining family and friends or hosting summer barbecues. On the back of the property are 3 very large COVERED RV spots with all hookups including septic with the expansion opportunity for at least 15 or more RV spots. This is a potentially very nice income producing investment. With the 2 homes and the already existing RV spots, you already have 5 rental opportunities. Invest in your future with this unique property. **MLS#2609887.**



**13995 HWY 70F, MADILL - \$1,500,000**

THIS IS A GREAT PROPERTY to develop or turn into your own ranch. It features two ponds stocked with fish, plenty of trees, and full fencing. With 76.52 acres in total, the possibilities are endless. Boasting 2,624 feet of highway frontage, it's an ideal spot to build your forever home. The house sits far enough from the road to offer peace and quiet. **MLS#2604832.**



**13946 BEAR RUN, KINGSTON - \$485,000**

THIS STUNNING HOME, just off Shay Road, features a stylish gate and decorative fence. Set on 4.26 Acres of beautifully landscaped property, it welcomes you into a charming, remodeled space with 3 bedrooms and a spacious master bath. Outside, there's a cozy sitting area. Only two miles from Buncombe Creek Marina, it's easy to grab the boat and head out on the water. The 40'x60' shop boasts three 14'x21' doors, concrete floors, and 240-volt wiring. **MLS#2548888.**



**15568 S. HWY 109A, BOSWELL - \$360,000**

VERY UNIQUE PROPERTY located between Boswell and Atoka. Approximately 15 minutes from McGee Creek State Park. This property has 4 houses that are perfect for a mother-in-law house, guest house, Airbnb etc. The main house is a 3 BR/2 bath double wide manufactured home, the second home is a newer 1 BR/1 bath single wide home. The 3rd home is a 1 BR/1 bath house and the 4th house is a 3 BR/2 bath home. All of these sit on a total of 20 acres, sloping with plenty of trees, great for hunting or you can fish in the large pond. Call and schedule your showing today!! **MLS#2547476.**



**11940 COUNTY ROAD 3513, ADA - \$369,000**

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#2601455.**



**13572 KANEY, KINGSTON - \$889,000**

THE PERFECT LAKE TEXOMA PROPERTY! Beautiful 2017 custom-built home in a gated addition with a boat slip!! 3 BR, 2 BA, two-car garage, fireplace, programmable thermostat, shop, beautiful view of the pond. Granite countertops, knotty alder cabinets, updated appliances, beautiful lighting and flooring. One-of-a-kind murphy bed in one of the bedrooms. The blinds in the main living area are electronic. There is a Bugs R Gone spray system on the property, a spray foamed 40x50 shop complete with energy-efficient heat and air and a Generac system that will run the home and the shop. There is an underground 500-gallon propane tank. Just a short side-by-side drive to the boat. **MLS#2544782.**



**398 CHICKASAW RD., CALERA - \$450,000**

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#2604380.**



**311 E. A STREET, ATOKA - \$499,000**

EXTRAORDINARY 8 BR/7 BATH residence with 2 rentable apartments. Located directly behind Reba's Place restaurant with Atoka's outdoor music venue directly across the street. Move-in ready and can be effortlessly transformed into 5 separate independent living units. Spacious lot with mature trees. Each room is generously sized. The main kitchen is perfect for family gatherings or catering to tenants' culinary needs. Plenty of parking and easy access to schools, shopping and recreational facilities. This property stands as a rare find promising limitless potential. **MLS#2545176.**



**401 W. H AVE., MILBURN - \$225,000**

THIS BEAUTIFULLY UPDATED HOME sits on three lots at a corner location, offering three bedrooms, two baths, and plenty of storage throughout. Recent upgrades include a new central heat and air unit, hot water tank, storm windows, and a roof about seven years old. Charming country feel with mature trees and pasture land behind it. Circle drive complemented by a double car garage. Conveniently located near the school and downtown Milburn. Ground-level entry at both the front and back. Small covered patio in the back. Fully remodeled, move-in-ready home. Both Propane and Electric available. 5x5 Storage building. **MLS#2600669.**



Skyler Tidwell  
580-745-4943



Greg Corbin  
903-814-1718



Patty Wilhite  
580-564-5553



Rhonda Hamil  
580-795-7700



Mark Williams  
580-677-0428



Kevin Benson  
580-795-4830



Kristen Chapa  
580-677-1193



Selena Baker  
580-579-8283



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

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



**Sparlin REALTY**  
Patti Sparlin, BROKER



**5218 KIMBERLY ROAD, DURANT - \$321,000**  
ABSOLUTELY BEAUTIFUL 4 BEDROOM, 2 BATH 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#2608636.**



**513 OSAGE, CADDO - \$289,000**  
STUNNING NEW BUILD IN CADDO, OK! Take a look at the 3 bedroom, 2 bath new construction home including 2 lots with large detached 2 car garage. Granite countertops, kitchen features beautiful white cabinets which continues throughout the home. Large open concept living area. Spacious detached 2 car garage with storage/work area. This is a must see home! **MLS#2607464.**



**505 CALE LANE, CALERA - \$251,000**  
JUST A FEW MILES FROM THE OK/Texas BORDER, this property is a great location for those wanting easy access to 69/75 & Lake Texoma. This 2019 home sits on .50-acre lot and has a large shop & large fenced in backyard. With 3 bedrooms & 2.5 baths you'll find this home has space & charm. The shop is 20x30 with dual shop doors & electric and a covered carport for two. A Vivint Security system with cameras will convey. In the primary bath you will find a shower & large garden tub and his & hers closets. There is a flex room that can be used as office or play area. This area is family friendly & pet friendly with great schools. **MLS#2609866.**



**0001 FOREST LN., DURANT - \$219,000**  
DREAM RETREAT NESTLED NORTH OF DURANT! This spacious manufactured home boasts five bedrooms and three bathrooms on a sprawling 1.9-acre lot. Freshly painted interiors and expansive living area. Each bedroom is generously sized. The exterior has been meticulously updated with new skirting. With its generous lot size, there's plenty of room for gardening. This property offers endless possibilities. Located just minutes from Durant's amenities. Has large shop, walking trails, additional acres available. **MLS#260802.**



**1489 FOREST LN., DURANT - \$179,000**  
WELCOME TO YOUR SERENE ESCAPE in Durant, OK! Nestled on just under two acres of lush, wooded landscape, this charming 2-bedroom, 2-bath Solitaire manufactured home offers a blend of comfort and nature. The interior boasts an open-concept living space with plenty of natural light. The well-appointed kitchen features modern appliances and ample cabinetry. Spacious primary suite with its own ensuite bath. Country living at its finest while still enjoying proximity to local amenities. Don't miss out on this unique Durant opportunity. **MLS#2600676.**



**2750 HWY 48, WAPANUCKA - \$600,000**  
HUGE PRICE REDUCTION! 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.**



**12078 FOREST HILL ROAD, ATOKA - \$172,000**  
COME SEE THIS BEAUTIFUL HOME in the country with 5.57 ACRES!!! Seller is offering a \$10K in concession at closing that can be used for down payment, closing cost, upgrades, etc. 3 Bedroom, 2 bath, new windows, insulation added to the attic along with 2x6 walls with great insulation. There is a water well on the property located near the home; all it needs is a pump and you're in business! 8x12 shed is included along with the propane tank. 10 Minutes and you're in shopping for all your needs in Atoka. No restrictions. The land is cleared so it's ready for your farm animals. **MLS#2603144.**



**SMILEY ROAD, MADILL - \$1,421,300**  
THIS PROPERTY OFFERS ENDLESS POSSIBILITIES! With over 142 unrestricted acres, you could build your dream home, develop 5 to 10-acre subdivision lots, start a ranch, or bring any vision to life. It's in a prime spot - less than five minutes from Walmart - and tucked away at the end of a road, giving you a private, scenic drive. Don't let this one slip by - it's an amazing investment opportunity. **MLS#2545953.**



**503 BRENTAIN LANE, MADILL - \$729,000**  
ABSOLUTELY GORGEOUS! This 2020-built home comes loaded with all the extras and lots of storage. Featuring 3 BR/2 baths, a spacious laundry room, and a dream dressing room with a vanity and ample closet space. The open concept layout includes a large island, there's room for a horse, and no restrictions. A shop provides the perfect space for the man of the house and the sought-after Madill location can't be beat. The back patio is ideal for enjoying coffee while soaking in that peaceful country feel. There is also a generator. **MLS#2550957.**



**McHATTON RANCH ESTATES, MADILL**  
MADILL'S NEWEST SUBDIVISION HAS ARRIVED! Don't wait to grab the lot you want. Choose your own builder, with a few restrictions in place to make sure it's the ideal neighborhood for you. Only 3 minutes from Walmart and with quick access to Highway 70 and Highway 199, it's perfectly located.



**61 BERRY, BOKCHITO - \$325,000**  
CHARMING AND UNIQUE single family home, ideally situated on a generous 1.85 acre lot. There is an additional .7 acres connected with multiple buildings. Constructed with a stone exterior and a metal roof, this factory built home sits on a concrete-block. There are multiple buildings, barns and storage. Mature trees offering shade at all times. Conveniently located between Durant and Bokchito, close to the Rock Creek school and across from a church. There is even a creek....what more could you ask for? **MLS#2546558.**



**3075 SAWMILL, DURANT - \$425,000**  
8 ACRES OF STUNNING LAND in the town of Durant. This beautiful 4 BR house features intricate stained glass windows throughout, upstairs balcony with a viewing deck, gorgeous wood staircase. With paved road frontage, this property offers both convenience and endless opportunities. This home is sure to win your heart. Don't miss this rare chance to own a slice of paradise on the outskirts of Durant. Schedule your tour today. **MLS#2538480.**



**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#2602602.**



**35520 STATE RD. 78, DURANT - \$249,900**  
THIS SPACIOUS HOME is move-in ready with a covered patio. Everything has been well cared for. If you have been looking for a home with space to spread out but still close to town, this is it. This is a must see home, clean and well-maintained. Lots of storage in the beautiful kitchen. Walk-in shower in master bedroom, his and her sinks. Nice driveway and beautiful flower beds. Minutes away from Lake Durant. This home was appraised for 280K so you would be starting out with equity in the home. **MLS#2600929.**



**HWY. 2, WILBURTON - 20 ACRES - \$140,000**  
DISCOVER YOUR OWN PRIVATE OASIS just South of Wilburton, OK and Robbers Cave State Park with this expansive 20-acre property, a hidden gem for nature enthusiasts and outdoor lovers. This untouched land is teeming with wildlife, offering a hunter's paradise right outside your doorstep. Two ponds enhance the natural beauty of the landscape while attracting more local wildlife for you to admire. The land provides endless opportunities for customization. Electric power can be easily accessed from nearby lines, and water access via well digging. Don't miss out on carving your own slice of wilderness paradise - it's not just a piece of real estate; it's a gateway to an adventurous lifestyle immersed in natural wonder! **MLS#2603593.**



**Durant Office: 580 - 745 - 1055**  
**Madill Office: 580 - 725 - 7253**



**NEW LISTING**

**3923 EZ STREET, KINGSTON - \$199,900**

HERE IS A GREAT LAKE HOME in Buncombe Creek. Drive up to a large deck with plenty of room for entertaining. A 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. It is 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 & dining area with a wood burning fireplace. Lot of built-ins, pantry space & storage. All appliances & some of the furniture will stay with this one. **MLS#2609044.**



**NEW LISTING**

**19.83 ACRES**

**15962 W. HWY 70, MADILL - \$277,620**

HIGHWAY FRONTAGE just west of Oakland! This property offers just under 20 acres of sandy soil, complete with a pond and currently home to horses. With its prime location, it's perfect for starting a business or building your forever home. Best of all, there are no restrictions on this property. **MLS#2610205.**

**NEW LISTING!**  
**COLEMAN, MADILL - \$270,000**  
 30 BEAUTIFUL ACRES in the country, but near Madill. A great site for home or small agricultural on a hill top. Utilities to Rural Water and Electric access available. Owner is willing to pay for one half of the fencing for the property. Come see this acreage before it is gone!! **MLS#2538692.**



**NEW LISTING**

**608 W. CURTIS, CALERA - \$179,000**

WELCOME TO YOUR DREAM RETREAT in Calera. Nestled in a serene & picturesque neighborhood, immaculately maintained double-wide manufactured living home. A thoughtfully designed layout with spacious living areas. The open-concept kitchen is equipped with modern appliances & ample counter space. The master suite has its own convenient bathroom. Additional bedrooms are generously sized. Beautifully landscaped grounds that create your personal oasis. Located in highly sought-after Calera, you'll enjoy the charm of small-town living while being conveniently close to all local amenities including shopping center, schools, & Choctaw Resort and Casino. Don't miss out on owning this wonderful property! **MLS#2608910.**



**NEW LISTING**

**2.5 ACRES**

**FOREST LANE, DURANT - \$89,500**

NESTLED IN THE OUTSKIRTS OF DURANT, OK, this property offers an unparalleled blend of rustic charm and modern convenience. Spanning 2.5 acres of timbered acres, this is the ideal canvas for crafting your dream forever home. Experience the tranquility of rural country living as you explore the walking trails. If investing is what you're looking for, then you can easily convert this property to building sites for new homes. **MLS#2600828.**



**2329 SCENIC VIEW, KINGSTON - \$95,000**

DON'T MISS THE CHANCE TO OWN A LAKE LOT and build the home you've always wanted. Situated in one of the most desirable areas on Lake Texoma, this flat, build-ready lot even offers a glimpse of the water. It's a rare opportunity to secure property in such a sought-after location. **MLS#2602239.**



**1974 CANADIAN, KINGSTON - \$75,000**

DISCOVER THE PERFECT CANVAS for your dream home nestled in the charming community of Kingston. This unique offering includes 2 expansive undeveloped lots, together forming an incredible sanctuary. A gentle creek tracing the back side of your property ensuring privacy and serenity. These parcels provide limitless opportunities tailored to your desires. Located just minutes from Lake Texoma, with easy access to local amenities. Secure this rare chance today! **MLS#2547594.**



**NEW LISTING**

**KATY, DURANT - \$30,000**

INVESTMENT OPPORTUNITY in Durant with this ideally situated property that offers endless potential. A convenient lot within walking distance of every amenity imaginable, from cafes to essential services, this location provides unbeatable accessibility and ease of living. Currently zoned for both residential & commercial use, this versatile property is an exceptional find. Imagine creating a lucrative duplex or establishing your dream business. **MLS#2608130.**



**FOREST LANE, DURANT - \$40,000**

NICE BUILDABLE LOT for your forever home. Rural area with paved frontage and utilities available at road. Beautiful spot with trees. Additional lot, and acreage available to purchase separately. Call to see it today! **MLS#2600815.**



**FOREST LANE, DURANT - \$35,000**

NICE PIECE OF VACANT LAND approximately 1.19 acres on the corner of Bryan Dr. and Forest Ln. in Durant, OK. Great location for a home or possibly a duplex. Buyer to do their due diligence on what type of structures are allowed for the property. Drive by and see what a great location it is for yourself. **MLS#2537634.**



**NEW LISTING**

**2325 SCOTT, KINGSTON - \$225,000**

NEARLY AN ACRE in Sanders Island, this cleared lot with an existing slab is the perfect spot to build your dream home or a great investment property. Just minutes from the beach and a boat dock, it's an ideal location—come see it and make it yours today. **MLS#2609450.**



**REDUCED**

**37 W. BEECH STREET, DURANT - \$155,000**

DON'T MISS OUT on this property located next to First Street in Durant. This building has been used for 30 years as an automotive repair shop and includes a 7000 lb lift and is partially insulated and 4 garage doors/bays. This is a great location in Durant with endless possibilities! The lot/land has been maintained and in great shape as well in a growing business community. Located next to Taco Casa and Lost Street Brewery. **MLS#2550442.**



**REDUCED**

**1000 W. FRANCIS ST., MADILL - \$122,500**

A PERFECT STARTER HOME or INVESTMENT OPPORTUNITY! This property features 3 bedrooms, 1 bathroom, and a 1-car garage. Situated on a corner lot, it's conveniently located near schools. The roof is less than 2 years old. It comes with a stove, dishwasher, window units and heaters. Ready to move into or rent out. **MLS#2609152.**



**13 ACRES**

**BUCKHOLDT ROAD, CADDO - \$130,000**

WONDERFUL 13-ACRE (more or less) property nestled just off Voca Road. This magnificent piece of land offers the perfect canvas for building your dream home amidst nature's splendors. Enjoy fishing right out of your back door in the large pond full of bass and catfish!! This is a GREAT place to build your forever home and enjoy the peaceful landscape of country living. Utilities are available at the road. **MLS#2545846.**



**11152 BUCK ROAD, KINGSTON - \$129,000**

PARTIALLY REMODELED DOUBLEWIDE ready for your personal touch-finish the updates to make it your own or replace it and build your dream home. Located just off Rock Creek Road on Buck Road, this beautiful property offers scenic views and plenty of charm. **MLS#2550133.**



**REDUCED**

**200 S. 12th AVE., MADILL - \$114,500**

FANTASTIC FIRST-TIME HOME or INVESTMENT OPPORTUNITY! This property features 3 bedrooms, 1 bathroom, and sits on a corner lot with a fenced yard. Conveniently located near schools with easy access to Highway 70 and Highway 377. The corner lot is fenced & has pecan trees. Included with the home are window air conditioners, gas heaters, as well as a dishwasher, stove & refrigerator. Come and make this home yours today. **MLS#2609176.**

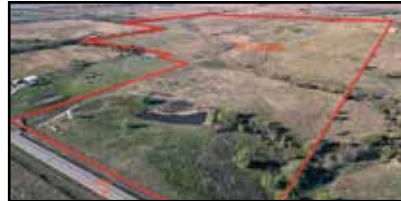
**TexomaHomeSearch.com**  
**580-564-7821**



**504 Hwy. 32, Kingston, OK 73439**



**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!**



**12326 SCOTT DRIVE - \$450,000**  
 THIS ONE IS LOCATED IN THE HIGHLY SOUGHT AFTER community of Sander's Island View on Lake Texoma! This well maintained home is a 3 bedroom, 2.5 bath, with tons of great features including a screened-in back patio, privacy fencing in the back & a huge shop for all the lake toys! All this is situated on an oversized corner lot, just a short golf cart ride to the shores of Lake Texoma! And the best part is that this home comes completely furnished allowing you to easily transition into lake living with ease! **Call soon on this one!**



**11337 JOHNSON DRIVE - \$350,000**  
 WONDERFUL LOCATION in the SANDY BEACH AREA of Lake Texoma! Property consists of an oversized lot with home & detached garage/shop, as well as an additional shop/shed! Home needs a little TLC, but will make someone an awesome lake home! Just a short walk or ride to those sandy beaches, too! **Call soon!**



**8150 PEACEFUL LANE - \$320,000**  
 CHARMING 3 BEDROOM, 2 BATH HOME situated on a spacious lot in the desirable Washita Point community of Lake Texoma! This property offers the perfect blend of comfort & lake life, just a golf cart ride to the beautiful beaches of Lake Texoma! Enjoy great outdoor features including a covered outdoor cooking area, detached garage/shop, additional storage shed, & an above ground storm shelter! Recent upgrades include a new roof & a tankless hot water heater. A fantastic opportunity for a weekend retreat or full-time lake living! **Call soon!**



**7022 CANADIAN DRIVE - \$299,000**  
 LOCATED IN THE POPULAR GATED COMMUNITY of Oak Ridge, just minutes from Lake Texoma, this 3 bedroom, 2 bath home sits on 3 beautiful lots, offering extra space & privacy. The property backs up to one of the community swimming pools & parks, providing convenient access to recreation right outside your door! Whether you're searching for a full-time home or a weekend getaway, this one checks all the boxes for location & lifestyle, with its close proximity to the highly anticipated Hard Rock Hotel & Resort, West Bay Casino, Chickasaw Pointe Golf Course & more! **Call soon!**



**4718 GOLDEN WAY - \$279,900**  
 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! **Call soon!**



**9892 BUCKALOO BEND ROAD - \$279,000**  
 BEAUTIFULLY UPDATED brick home on 1 unrestricted acre! This charming 3 BR/2 bath home features modern updates throughout & offers a spacious layout, including a large bonus family room perfect for extra living space or entertaining. An above-ground storm shelter provides added peace of mind. Located just a short distance from Lake Texoma, Megastar Casino, 2 golf courses & the highly anticipated Hard Rock Hotel & Resort, this property offers both convenience & freedom with no restrictions. **Call soon!**



**27 ASTER DRIVE - \$215,000**  
 NICE 3 BEDROOM, 2 BATH HOME in the Willow Springs area of Lake Texoma! Spacious yard featuring large shop/garage, oversized carport, chain-link fenced yard & so much more! Just a short cart ride to Willow Springs Resort & Marina! **Call Anne @ 580-564-7821.**



**210 MAPLE DRIVE - \$225,000**  
 NOT ONE, BUT 2 BEAUTIFUL LAKEVIEW LOTS, totaling approximately .93 acre! Perfect location to build your Lake Texoma dream home! **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! **Call soon!**



**205 NE 1st ST - \$199,000**  
 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!**



**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!**



**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!**



**5799 CEDAR RIDGE ROAD - \$149,000**  
 DON'T MISS YOUR OPPORTUNITY TO SECURE AN AFFORDABLE LAKE HOME, located near Alberta Creek Resort & Marina, as well as the highly anticipated Hard Rock Resort! Home features 3 bedrooms, 3 baths, oversized carport, fenced in backyard, enclosed front porch & more! **Call Anne @ 580-564-7821.**



**406 N MAYTUBBY STREET - \$79,000**  
 CHARMING 2 BEDROOM, 1 BATH HOME conveniently located within the city limits of Kingston! This well-maintained home offers a clean interior and a fully fenced backyard, perfect for pets or outdoor enjoyment. Affordably priced and ideal for first-time buyers, downsizers, or investors. Don't miss this great opportunity! **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**

- 4 lots together in Oak Ridge... \$60,000
- Lake lot with utilities..... \$65,000
- 11.6 Acres on Ranch Rd .... 149,000
- 27.49 Acres ..... \$570,000
- 50 Acres on Page Rd..... \$575,000

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



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Owner/Broker  
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**LAKEVIEW LAKE TEXOMA RANCH**  
71.71 ACRES - \$2,099,999

WELCOME TO MORRIS RANCH where life's worries simply fade away. Here refined amenities provide a laid-back lifestyle. Lake view from the majority of this 71.71 acres at Lake Texoma! The newly constructed main home features open living, kitchen, formal dining design, 3 BR/3 baths, walk in pantry, large kitchen island, amazing master closet, fully enclosed back patio, and two-story deck with scenic views of Lake Texoma. Oversized Shop Barndominium is 50x80 fully heated and cooled boast wet bar, game area, 5 bedrooms, 2 full bathrooms, living room, laundry room, and fully covered back patio. Additional rear Shop Barn is 50x27 has three bay doors, concrete floors, and heating system. Land produces 220 round bales of hay annually. Rural and well water supply. Homes sit on the back of the property with underground utilities and automatic gated entry. Enjoy Lake living and the country lifestyle all at once. Boat ramp and sandy beach just south of the property at Sander's Island View.



**LUXURY LAKEFRONT HOME at SANDER'S ISLAND VIEW - \$1,995,000**

LUXURY LAKEFRONT LIVING at its finest! Experience the ultimate in lakefront living in this stunning custom home offering 7 bedrooms, and 5 bathrooms, thoughtfully designed for comfort, entertaining, and relaxation.

Enjoy high-end custom finishes throughout, a spacious game room, & seamless indoor-outdoor living. Step outside & walk directly down to your sandy beach, or unwind in the hot tub, gather around the outdoor fire pit, or relax under the covered patio overlooking the lake. The fenced yard, professionally landscaped grounds, & sprinkler system complete the outdoor oasis. Additional features include a 3-car garage & an impressive 36x40 metal shop building, perfect for storage, hobbies, or lake toys. Located in a highly desirable neighborhood with a boat ramp, this property offers all the amenities you need for exceptional lake living. This is luxury, lifestyle, & location-combined.



**LARGE LAKE TEXOMA HOME on 63.53 ACRES - \$1,200,000**

BEAUTIFUL HILLTOP HOME on 63.53 ACRES! Step into this recently remodeled home to 7 bedrooms, 5 bathrooms, an office currently being used as an additional bedroom, including a separate MIL suite and guest house. Home features brand new flooring, wood burning fireplace, large walk-in closets, separate his/hers closets in the master, oversized walk-in master shower with tub inside, oversized commercial refrigerator and freezer, 8-burner gas stove with 2 ovens, walk-in butler's pantry. Geothermal heating, and so much more! The property is ready to be farmed with beautiful rolling hills and features a 40x25 shop, commercial greenhouse with temperature controlled fans, horse barn with 24x12 tack room, 6 finished stalls and 2 unfinished with a 16x60 loft, 60x70 hay barn with attached 40x30 animal barn with 4 stalls, corral with separated holding pens, pond, all cross fenced for grazing and rotating cattle.



**5350 MAINSTAY - \$965,500 - 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.



**LAKEFRONT HOME on SANDY SHORES of TEXOMA! - \$595,000**

LAKEFRONT LIVING with easy access to the sandy shores of Lake Texoma! Situated on a spacious 1-acre lot and surrounded by mature shade trees, this property offers the perfect blend of privacy and outdoor enjoyment. Step outside onto the oversized patio and take in the peaceful setting with glimpses of the water--ideal for relaxing mornings or entertaining evenings. Tucked behind a gated entry, this home provides both seclusion and convenience. Inside, you'll find 3 bedrooms, 2 full bathrooms, and an open-concept living and kitchen area that flows seamlessly into a formal dining space. Additional features include a screened-in patio, covered carport, and a storage building for all your lake essentials. Don't miss this rare opportunity to own a slice of lake life--schedule your showing today!



**5255 OSBORN RD., KINGSTON - \$499,000**

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!



**BEAUTIFUL LAKEVIEW BARDNOMINIUM at SANDER'S ISLAND VIEW \$489,000**

BEAUTIFUL LAKEVIEW BARDNOMINIUM in the desirable lake community of Sander's Island View--just a short walk to some of the sandiest beaches on Lake Texoma! This spacious home features an oversized open-concept great room, seamlessly combining the living area, formal dining, and kitchen--perfect for entertaining. All bedrooms are generously sized, along with large closets and full bathrooms designed for comfort and convenience. The impressive shop building is heated and fully equipped with a grand wet bar, full bathroom, and laundry area--ideal for hosting guests or enjoying relaxed evenings after a day at the lake. Drive-through electric overhead doors provide easy access and ample space for all your lake toys. Situated on a spacious corner lot, this property offers water views from the covered back patio and a fully fenced yard--perfect for enjoying lake life year-round.



**12351 LONGBOARD LOOP, KINGSTON - \$465,300**

BEAUTIFULLY BUILT NEW HOME at Lake Texoma. This home has several features to enjoy lake life! Features are 4 bedrooms, 3 bathrooms, bonus room, open living room kitchen floor plan, great outdoor covered back patio area ideal for entertaining guests or relaxing after a day on the lake. Situated on a .50 acre lot with

plenty of room to build a large shop building. Located in Sander's Grove just a short golf cart ride to the boat ramp and sandy beaches in Sander's Island View.



**12443 LONGBOARD LOOP, KINGSTON - \$432,000**

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!



**12195 LONGBOARD LOOP, KINGSTON - \$402,550**

BRAND NEW CONSTRUCTION! Be the first to live in and enjoy this beautiful home. Features of home include an open floor plan, upscale gold accents and decorative lighting, all bedrooms provide walk-in closets, two spacious full bathrooms with plenty of storage, and front and side covered patio areas. The home is perfectly situated on the lot giving room to build a large shop building. Nice mature trees, sod yard, and gravel drive already in place. Located in Sander's Grove addition with paved roads, underground utilities, and abundance of wildlife. Short golf cart ride to the boat ramp, pier, and sandy beaches Texoma!



**SOLDIER CREEK LAKEVIEW HOME - \$387,900**

SOLDIER CREEK HOME with distant Lake Views of Lake Texoma! Enjoy lake living in this spacious 3-bedroom, 2-full bath home located near Lake Texoma. The home features an open kitchen & living area, along with a large bonus room offering flexible space for guests, a game room, or additional living. Seller has done several updates. Outdoor living is just as impressive with a custom fire pit and outdoor kitchen. The property sits on an oversized 0.62-acre lot with room to expand or build a shop building. A three-bay covered parking area. Yard is completely fenced with decorative wrought iron fencing and an iron entry gate, offering privacy & security. Conveniently located just minutes from Soldier Creek Marina & Caney Creek Resort.

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**1908 RHYNES CHILDRESS LOOP, KINGSTON - \$385,000**



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 - \$380,000**



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!

**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!

**LAKEVIEW HOME in SANDER'S ISLAND VIEW - \$310,000**



WELCOME TO THIS BEAUTIFULLY LOCATED LAKEVIEW HOME. Situated on a prime corner lot, this 4-bedroom, 2-full bath, 2-living areas/bonus room residence is just a short walk to the water's edge. Enjoy lake access with a sandy beach and convenient boat ramp nearby, making it ideal for boating, swimming, and relaxing by the water. A rare opportunity to enjoy scenic surroundings, in an unbeatable location.

**4268 AQUA, KINGSTON - \$289,000**



5-BEDROOM, 2-BATH HOME in the Oakwood Addition, located less than half a mile from sandy beaches and a boat ramp. This property is currently being remodeled and will feature new flooring, windows, interior paint, fixtures, ceiling fans, and interior doors, along with fresh exterior paint. The additional lot next door is included and features a storm cellar. Great opportunity for a lake home or vacation rental investment!

**3943 SURF ROAD, KINGSTON - \$269,000**



LOCATION....LOCATION! This beautiful well-maintained home is just blocks and a short golf cart ride to Buncombe Creek Marina, boat ramp, and The Twisted Anchor Restaurant. Home boasts a large covered front patio great for entertaining with storm cellar, spacious open floor plan, and formal dining area. Recently restructured metal shop building to store your lake toys, new gravel driveway, french drain system installed, new side deck entry, HVAC system just replaced with warranty, new fixtures, and appliances. Comes fully furnished. Perfect set up for living at the lake or vacation rental opportunity!

**4110 DERRICK ST., KINGSTON - \$264,000**



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!

**5112 OAKWOOD DR., KINGSTON - \$220,000**



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!

**12163 SNELL RD., KINGSTON - \$220,000**



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!

**SANDER'S ISLAND VIEW LAKE VIEW LOT - \$195,000**



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!

**509 N. WILLIS, KINGSTON - \$179,000**



NICE 3/2 HOME on .64 acres (m/l) located in town! This home features some new flooring and built-in beds in two bedrooms, adding both charm and functionality. Conveniently within walking distance to Kingston schools, the property also offers a beautiful view from the front deck. Enjoy your morning coffee overlooking the pond across the way, or unwind in this quiet, family-friendly neighborhood. If you're looking for a comfortable family home in a peaceful setting, this is the place to be!

**5127 OSBORN RD., KINGSTON - \$170,000**



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.

**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!

**4605 SKIVER LN., KINGSTON - \$130,000**



POND VIEW LOT in The Reserve at Buncombe Creek! This newer development offers aesthetically pleasing homes in a greatly secluded location. The lot has been cleared, has electric meter, and two driveways have already been installed. Come enjoy the serene pond views from the patio of your new home! Just a short golf cart drive to Buncombe Creek Marina, The Twisted Anchor Restaurant, and Boat ramp.

**4268 AQUA, KINGSTON - \$120,000**



DISCOVER THIS CHARMING 2 bed, 1 bath home featuring a separate 1/1 guest suite - perfect for visitors, rental potential, or multi-generational living.

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**1698 BOAT RAMP ROAD, KINGSTON - \$116,000**



SERENE WOODED LAKE TEXOMA LOT nestled among mature shade trees, just a short walk to sandy beach and the water's edge. This spacious **0.53-acre** parcel is located in Sanders Island View, one of the area's most desirable communities. Perfect location to build the home of your dreams. Private neighborhood boat ramp only blocks away—perfect for boating, fishing, and weekend getaways. Enjoy easy access to Buncombe Creek and several lake restaurants.

**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.

**CARDINAL HILLS HOME - \$99,000**



LOOK AT THIS ADORABLE AFFORDABLE HOME in Cardinal Hills! Just blocks to the water's edge. This home boasts 3 bedrooms and has front covered patio. Near two boat ramps, fishing piers, and sandy beaches! Great potential for investment opportunity.

**4738 MAIN ST., MADILL - \$90,000**



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 on LAKE TEXOMA  
 LOT 29 - \$82,500 --- LOTS 29-30 - \$165,000**



NEWER LAKE TEXOMA DEVELOPMENT. Paved roads, underground utilities, just blocks to boat ramp and water. Abundance of wildlife nestled in the shade trees.

**MAJESTIC OAKS LOT at  
 SANDER'S ISLAND VIEW - \$80,000**



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!

**6739 BOBBIE LITTLE RD., KINGSTON - \$65,000**



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**



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!

**2142 EDGE ROAD, KINGSTON - \$62,000**



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.

**LAKE TEXOMA LOTS in OAKVIEW  
 CORNER LOT PRICED at \$54,900  
 ADJOINING LOT PRICED at 49,900**



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.

**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 LOTS at  
 PINEVIEW ESTATES - \$35,000**



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!

**12398 FIREHOUSE RD., KINGSTON  
 \$35,000**



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!

**EDGE ROAD LOTS - \$35,000 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.

**OAKVIEW LOT at LAKE TEXOMA  
 \$29,000**



OAKVIEW LOT at LAKE TEXOMA! This lot is located near some of the sandiest beaches in Texoma. Come explore the miles of sandy shoreline. Boat ramp available in addition. Lightly restricted area giving ample potential. Water and Electric available at the frontage of the property. Lot boasts several large shade trees to nestle in that new home of your dreams!

**0 NAIL ST., BENNINGTON - \$15,000**



PRIME LOCATION just 2 blocks off of Hwy 70, easy access and perfect for your next project! No restrictions - build, invest, or hold. Great visibility and high potential for residential or commercial use.

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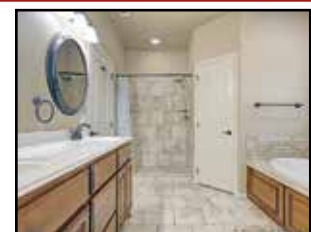
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**181 BRIDLEWOOD, MEAD - \$461,800**  
**LOOKING FOR A RETIREMENT HOME OR WEEKENDER?** Check this home in Parklake Addition of Lake Texoma. Home just off hwy 70 in Mead, OK. 4 bedroom, 2.5 bath and is 1/2 mile from Johnson Creek boat ramp, 1 mile from West Bay Hotel, casino, cafe, and conference room, and 1 mile from the new Hardrock Hotel and water park once completed. Home features open floor plan, lake view of the large Parklake Addition. Property includes a boat dock for use with boats with electric motors. Home also features an enclosed back deck and an open deck. Look out over your lake and back fire pit. Fishing is good. Along with the home is a Morton metal building measuring 26x40 with 16 ft. electric door. Lots of space for cars, boats, toys, come see this one. MLS#2609091.  
**Call Bill Ptomey @ 580-564-5150.**



**180 SUNSET WAY, MEAD - \$339,000**  
**MOVE IN READY-NEW CONSTRUCTION MODERN LAKE LIVING.** This stunning 3-4 bedroom, 2 bath home offers 2150 sf of designer finishes. Open concept layout, kitchen with quartz counter top, gas cook top, and coffee bar, gas fireplace the 4th bedroom can be used as office space. Primary suite with a walk in shower and soaking tub. Spray foam insulation with 18 seer variable speed heat pump conditioning. MLS#2608926.  
**Call Roger Ball @ 580-916-8992**



**3600 CARRAGE POINT, DURANT - \$249,500**  
**HERITAGE CROSSING SUBDIVISION.** 3 Bedroom, 2 bath, with gas fireplace and 1489 sf. New carpet with grade 5 tile and laminate in main traffic area. Fenced back yard. MLS#2610707.  
**Call Roger Ball @ 580-916-8992.**



**1260 OKLAHOMA AVE. SOUTH, ATOKA - \$57,500**  
**3/2 FRAME HOME** with carport and stockade fenced yard. 2 storage buildings. Perfect DIY home.  
**Call Martin VanMeter @ 580-920-6914**



**HIGHWAY 377, KINGSTON - \$220,000**  
**3.45 ACRES ON HWY 377.** Property includes a 30x30x12 metal building with 2-10' doors, large carport, 8 storage units. Property is completely fenced and cross fenced. MLS#2549430.  
**Call Bill Ptomey @ 580-564-5150**



**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#2604096.  
**Call Elaine Reese @ 903-244-8770**



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