

**FREE
COPY**

Real Estate For Sale



5350 MAINSTAY - \$979,500

OWNER FINANCING AVAILABLE! Stunning new construction in the gated community of Texoma Landing. Beautifully crafted 4 BR/3 bath residence. This property includes a 13x28 boat slip with a 8,000 lb hydro hoist lift. *See page 2 for more information!*



11743 XANDER LANE, KINGSTON - Reduced to \$475,500

HUGE BRAND NEW BARNDOMINIUM at Lakeside Trails. Beautiful 5 BR/3 bath home with open floor plan, beautiful large kitchen, granite counter tops, covered patios, 20x30 shop - just too much to list here. *See page 2 for more information!*



1694 BOAT RAMP ROAD, KINGSTON - Reduced to \$465,000

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. Way too much to list here. *See page 2 for more information!*



12443 LONGBOARD LOOP, KINGSTON - Reduced to \$432,000

STUNNING BRAND NEW CUSTOM HOME in Sander's Grove. Just blocks to Lake Texoma and Sander's Island View boat ramp. Beautiful home nestled in the shade trees with the perfect floor plan. Paved roads and underground utilities. *See page 2 for more information!*

See pages 2,3 and 4 for more information on these and other properties offered by Texoma Agency Real Estate • 580-564-2346

Southeastern Oklahoma DECEMBER 2025



**Visit Our Website @
www.previewoklahoma.com**

**These Properties Offered By
Texoma Agency Real Estate**

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SERVING THE LAKE AREA SINCE 1980!

580-564-23461105 Hwy. 70 North,
Kingston, OK. 73439**www.TexomaAgency.com****Crystal Pierce**
Owner/Broker
(580) 564-5636**3487 EDGE ROAD**
\$1,045,000

HILLTOP RANCH-STYLE HOME ON 40 ACRES! This beautiful newly remodeled 7 bedroom, 5 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 - \$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**

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 - \$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!

**12351 LONGBOARD LOOP, KINGSTON - \$475,300**

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.

**11743 XANDER LN., KINGSTON - \$475,500**

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 - \$465,000**

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 - \$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!

**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.

**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!

**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!

For Additional Properties Visit our Website www.TexomaAgency.com



580-564-2346
www.TexomaAgency.com



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 Sales Associate
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4770 ANGLER CIRCLE, KINGSTON - \$375,000



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!

5229 RANCH RD., KINGSTON - \$275,000



LAKE TEXOMA HOME sitting on **4 spacious acres!** This property checks several boxes. Home sits on the hilltop boasts 3 bedrooms, 2 full bathrooms, has open floor plan, handicap ramp access at the front & covered back patio. Secure double gated entry with circle drive. Storm cellar & 2 car carport. Rural & Well water. 30x40 Metal Shop Building fully equipped with HVAC system, full bathroom, & full length covered attached awning. West section of the property is wooded with an abundance of wildlife & seasonal creek. Come check out all the opportunities this property has to offer!

12163 SNELL RD., KINGSTON - \$250,000



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!

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!

12181 DREW AVE., KINGSTON - Reduced to \$235,000



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.

13111 ARNOLD LN., KINGSTON - \$240,000



FARMHOUSE ON **9.08 ACRES** near Cardinal Cove! Smaller tracts of land like this close to the lake are hard to find. This property offers great potential for residential or commercial/investment opportunities. Home has a great structure and with some TLC would make a great starter or lake home. Property has a storage building, two covered carports, dog kennel/chicken coop, is cross fenced, horses and chickens are allowed and has several peach trees. It would be an ideal location for an RV Park or several Vacation Rental Units. Cardinal Cove is just minutes away with two boat ramps, fishing piers, and sandy beach area!

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 - \$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!

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.

SANDER'S ISLAND VIEW LAKE VIEW LOT - \$199,500



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!

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.

18921 STILLHOUSE FERRY RD., KINGSTON - \$160,000



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!

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!

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4605 SKIVER LN., KINGSTON - \$140,000



NEW LISTING
 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 drive-ways 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.

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 - \$95,000



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!

16807 ELLIOT ST., MADILL - \$67,000



NEW LISTING
 QUAINT INEXPENSIVE HOME in Cumberland Cove! Nestled in the shade trees home offers 3 bedrooms, 1 full bathroom, has covered front and back patio areas, great outdoor space with large fully fenced chain link front yard and privacy fenced back yard, covered carport parking, workshop, storage building, and both rural and well water supply. Property would make a great starter home or vacation lake home. Just minutes to Texoma Shores RV Resort and Bridgeview Marina and Resort!

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!

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



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 - \$58,000



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 - \$48,000



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.

**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 - \$37,000**



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 - Reduced to \$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!

For Additional Properties Visit our Website www.TexomaAgency.com

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!**



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



**7583 MUNCRIEF ROAD
\$399,000**

CHARMING LAKE TEXOMA RETREAT on **5 Private Acres!** Enjoy peaceful living in this quality-built single-family home, ideally located near beautiful Lake Texoma. Surrounded by Corps of Engineers property on two sides, this property offers exceptional

privacy & natural beauty in a sought-after setting. Set on 5 scenic acres, the home features a thoughtful design with comfortable living spaces & room for future expansion. The attached garage provides convenience & storage, while the desirable Kingston School District adds to the property's appeal. Whether you're looking for a serene full-time residence or a weekend getaway near the lake, this property offers the perfect combination of quality, privacy, & potential. **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!**



7944 RESTFUL LANE - \$235,000

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 - \$212,000

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! **Call Soon!**



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!**



14133 KIRK LANE - \$165,000

GREAT PROPERTY located in the Buncombe Creek area of Lake Texoma, and you own your own lot, NO LOT RENT! Property features a fenced yard, large oversized carport, & large covered front porch! **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!**



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 Rd199,000
 - 27.49 Acres \$570,000
 - 50 Acres on Page Rd..... \$575,000
- Call Anne Lasiter @ 580-564-7821**


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Bill Ptomey
Broker
580-564-5150



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



NEW LISTING
417 ARMSTRONG ACADEMY ROAD, BOKCHITO - \$420,000
3/3 RANCH STYLE HOME. Place in the country. Great 2,158 sf home on 10 acres with true mother-in-law quarters. Large living area next to the kitchen and dining area. Oversized bedrooms, with lots of storage. The kitchen has a large island and lots of counter space and a large pantry. The shop building has concrete floor and roll up door and is just the right size (18x24). Open carport style (18x20) and portable 12x12 wood storage building. Got horses, the 12x24 loafing shed and metal lot is ideal for the horse or club animals, the pasture is good grass and a nice pond. MLS#2548248.
Call Martin VanMeter @ 580-920-6914.



NEW LISTING
513 MEADOWLARK LANE, DURANT - \$199,000
VERY NICE HOME in established neighborhood. Close to shopping, restaurants and schools. Open floor plan with tray ceilings. Fenced backyard with mature trees and covered patio area. Metal shop with concrete floors. This home checks all the boxes. Come take a look! Agent owned. MLS#2548393.
Call Carol Atkinson @ 580-579-2679



REDUCED
5205 PHEASANT RUN, DURANT - \$270,000
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.



REDUCED
180 SUNSET WAY, MEAD - \$335,000
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



2 ACRES
624 SUNSHINE LANE, DURANT - \$124,000
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



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



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



OAK RIDGE II SUBDIVISION - \$15,000
.34 ACRE LOT near tennis court and close to swimming pool #2. Lot is slightly sloping, but good to build on. Oak Ridge consist of 2 pools, 5 fishing ponds, 2 RV parks, clubhouse. MLS#2538677.

Call Bill Ptomey @ 580-564-5150

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Founding Broker/Associate
Cell: 580-916-0157



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Cell: 580-372-5612



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Cell: 479-573-8025



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NEW CONSTRUCTION STARTS YOUR NEW YEAR OFF RIGHT



3370 LEAVENWORTH TRAIL, COLBERT - \$248,300

Welcome to your dream home! Nestled on a spacious 1-acre lot just under 10 minutes from the Texas border. This beautifully crafted brand new build offers comfort, style and convenience in a peaceful rural setting. Featuring a split-bedroom floor plan, 3 spacious BR's and 2 full baths, each with double vanities. Vaulted ceiling in the main living area, quartz countertops in the kitchen and baths. A well-appointed kitchen with a large walk-in pantry, sleek cabinetry and plenty of counter space. The primary suite is complete with a walk-in closet and luxurious ensuite bath. A spacious 2-car garage provides ample storage.



713 PEMBERLY, COLBERT - \$185,900

Brand new up and coming neighborhood. This 1476 sf home features 3 bedrooms, 2 bathrooms and good-sized closets in the bedrooms. Features granite, ceiling fans, vinyl flooring. Don't miss out on this beautiful property in the Pemberly Addition.



15 New Homes Under Construction in the Highly Sought-After Heritage North Community of Silo!



3302 SEABISCUIT
1832 sq.ft. - \$294,952

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

- 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



3257 SEABISCUIT
1460 sq.ft. - \$235,060



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Merry Christmas

*from my family to yours
and I look forward to
working with you
in 2026!*



RENEA ROBERTS
Broker/Associate
Cell: 580-916-0157
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Brenda Courtney
Broker
580-263-0050



Shannon Talkington
580-677-1597



Josh Cain
580-677-0410



Courtney Realty

Brenda Courtney - Broker

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700 N MAYTUBBY, KINGSTON

SUPER SPACIOUS brick home, 4 bedrooms, and 5 baths, open concept living area with soaring vaulted ceiling, modern kitchen, a formal dining room, sunroom, and private office, granite countertops, tile floors, included appliances, and a breakfast nook. Upstairs, the owner's suite offers direct access to a private veranda—perfect for sipping morning coffee while overlooking the pond and mature trees, it has an expansive back deck and large patio areas, where evenings can be spent

surrounded by beautifully landscaped grounds and the sounds of nature. Additional features include a Generex back up generator, finished 2 car garage, sprinkler system for the many beautiful plants, ornamental trees and flowers, and security/outdoor lighting all the way around the house. Also available in a separate listing are the guest/rental home next door and six vacant lots across the street. **\$600,000.**



904 SAMBO DR., MADILL

CHECK OUT THIS CLASSIC BRICK HOME close to Madill Schools! This well-kept 3 BR, 1.5 bath home features a spacious living area, a functional kitchen with all appliances included, & a dining space perfect for family meals.

Enjoy the large, fenced backyard—ideal for kids, pets, or summer barbecues—and the attached 2-car garage that provides extra storage & parking. The home's location is a huge plus, sitting just minutes from the school and close to the day care center, hospital, city parks and the city swimming pool. Whether you're looking for your first home, an investment property, or simply a place with a great location, this home checks all of the boxes. **\$154,900.**



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.**



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! **\$259,000.**



702 N MAYTUBBY, KINGSTON

2 BEDROOM, 2 BATH RENTAL HOME, recently remodeled, currently rents for \$1000/month with owner paid utilities. **\$250,000.**



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.**



MAYTUBBY LOTS

SIX LOTS in THE KINGSTON COLLEGE ADDITION at the end of N Maytubby St., very nice shade trees and some crepe myrtles, great place to build your dream home! Lots are 50x145. **\$75,000.**



7692 SHAY RD

FARMHOUSE CHARM + Lake Texoma living on 3.9 acres. **\$385,000.**

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FEATURED LISTING

N. McLEAN RD., DURANT - \$1,400,000
160 Acres, less than 2.5 miles from downtown Durant. Great investment potential with big pastures, ponds, creeks, and many more development possibilities.



841 ANNAS WAY, DURANT - \$298,000
Split 3 Bedroom/2 Bath home with a 2-car garage Located in Durant School district.



NEW LISTING

HISTORIC SILVER DOLLAR CAFE AND GROCERY \$395,000
Approx. 5,800 SF of inside space with **6.8 Acres** and plenty of parking.



LAKE TEXOMA

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.



LAKE TEXOMA

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.



LAKE TEXOMA

JIM MACK ROAD, BOKCHITO - \$306,000
45 Acres of country living, creeks and hilltop views.

LAND/HOUSES FOR SALE

.24 Lot, 108 W. Beech St., Achille.....	\$22,500
3.7 Acres, Church St., Kemp.....	\$80,500
3.2 Acres/Building, Yuba.....	\$175,000
43.21 Acres, Lake Eufaula.....	\$196,500
70 Acres, Kiamichi, Daisy.....	\$198,000
15.8 Acres, Peanut Trail, Kemp.....	\$225,000
10 Acres, N. Lone, Oak, Durant.....	\$250,000
2.5 Acres/Building, Calera.....	\$300,000
2.5 Acres, Hwy 70W., Durant.....	\$325,000
80 Acres, E. Hwy 70, Durant.....	\$1,950,000
4.8 Acres, Hwy 69/75, Calera.....	\$2,500,000

MEET OUR OTHER AGENTS



TOBY ISENBERG
Sales Agent
(580) 367-5331



SHANE BALLARD
Sales Agent
(903) 285-5487



LANE WORTHINGTON
Sales Agent
(903) 815-1824

Healthy Credit Habits

Good credit is critical when it comes to obtaining the best interest rates and terms on a mortgage. Below are some best practices for managing your credit health when looking for a mortgage.

BEST PRACTICES:

- **Account Management:** Stay current on all outstanding accounts. If dealing with charge or collection accounts, consult with your Mortgage Loan Consultant for guidance.
- **Stable Employment:** Maintain your current employment status throughout the mortgage process.
- **Insurance Continuity:** Stick with your current insurance provider.
- **Timely Information Submission:** Provide all requested information to your Mortgage Loan Consultant promptly.
- **Communication is Key:** Reach out to your Mortgage Loan Consultant if you have any questions. Notify your Mortgage Loan Consultant immediately if any situation arises that could potentially impact your income, assets, or credit.
- **Spouse Presence at Closing:** If you have a spouse, ensure they are present at the closing, even if they are not on the title or loan, as there may be documents requiring their signature.



ACTIONS THAT MAY IMPACT QUALIFICATION:

- **Credit Applications:** Refrain from applying for any type of credit or actions that may necessitate a credit check, such as applying for a gym membership.
- **Credit Card Balances:** Avoid increasing the balance on any credit cards or transferring balances between accounts.
- **Account Changes:** Do not change or close any accounts, including bank or credit card accounts.
- **Large Undocumented Deposits:** Exercise caution when making large deposits without the ability to document the source of the funds.
- **Employment Changes:** Inform your Mortgage Loan Consultant about any change of employment, employer, or alterations in the way you are compensated.



Shyla Whitlock

In-House Mortgage Representative | NMLS#: 468577

1400 W. Main St.
Durant, OK 74701

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

Office: 580-634-6542
Cell: 580-380-3139



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FOR PROPERTY DETAILS
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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#2526129

8795 Lake View, Kingston

4-Bedroom, 4-bath located on Lake Texoma shore front.

CONTACT VINCE HANEY 580-513-7701



MLS#2523397

2311 N. 1st, Durant

Business Opportunity! PRIME LOCATION!

CONTACT VINCE HANEY 580-513-7701



NEW LISTING

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#2539759

301 E. Main, Bokchito

Step into this character-filled 4-bedroom, 1.5-bath home that blends vintage charm with generous living space. Perfect for families or those who love to entertain, this older home offers a warm, welcoming atmosphere and a layout that makes everyday living comfortable and convenient.

CONTACT JOHN HAISLIP 580-380-9869



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



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



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#2537546

212 Sandpiper Circle, Durant

This custom-built gem sits on a spacious corner lot in one of Durant's most established neighborhoods. Offering both privacy and convenience and still enjoy the nearby attractions, including the vibrant Choctaw Casinos and Resorts as well as the beautiful Lake Texoma.

CONTACT MELISSA YOUNG 580-272-4243



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

580-920-1644FOR PROPERTY DETAILS
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STEVE REEVES

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

MLS#2545297

106 S. College Street, Ravia

Welcome to this beautifully updated 3-bedroom, 2-bath-room residence, perfectly blending modern style with functionality situated on a large corner lot. Step inside to discover two spacious living areas, ideal for entertaining or relaxing with family.

CONTACT MELISSA YOUNG 580-272-4243

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!



MLS#2539170

1500 Tukio Road, Bokchito

Discover an immaculate home nestled on a sprawling 80-acre retreat, offering the perfect blend of privacy & stunning natural beauty. This charming residence features a split bedroom design, ensuring comfort & space for everyone. With four well-appointed bedrooms & two bathrooms, the layout is ideal for both family living & entertaining.

CONTACT MELISSA YOUNG 580-272-4243



MLS#2525762

8773 Lake View Dr., Kingston

3 Bedrooms, 2.5 bath. Located close to Lake Texoma.

CONTACT VINCE HANEY 580-513-7701



MLS# 2535413

1320 W. Liveoak, Durant

If you are looking for a great fixer-upper, this 3-bedroom, 1-bath home in the heart of Durant is ready for you. The home needs work, but is perfect for a DIYER, or an investor looking to add to their portfolio. It boasts a large open living and kitchen area with easy access to the 3 bedrooms. There is a detached single-car garage and a fenced-in back yard.

CONTACT JOHN HAISLIP 580-380-9869



MLS#2546603

11515 Leavenworth Trail, Mead

This 4-bedroom, 2-bath home sits on 3.12 acres.

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



MLS# 2526201

8653 Lake View Dr., Kingston

5 bedrooms, 3 bath. Located close to Lake Texoma.

CONTACT VINCE HANEY 580-513-7701



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



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

Kathy
Anderson
580-230-1002Vince
Haney
580-513-7701Broker Assoc.
Melissa Young
580-272-4243Jona
Pierce
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Jesus

is the greatest gift

TALIHINA OFFICE - 918-567-3960

Terry Humphreys, Managing Broker 918-839-2106



COUNTRY ELEGANCE ON 42.10 ACRES
THERE AREN'T ENOUGH WORDS to describe this property! Gorgeous home with many wonderful amenities. 4 Bedroom, 3 bath and over 3600 sf of lovely living space! Attached 2 car garage, fire-place on patio, storage building w/carport and large enclosed shop. Property is completely fenced and there's a stocked pond. **Call Judy right away @ 580-372-4178 for more info and your tour!**
HUGO • \$899,000



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



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.



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



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 • \$130,000



KIAMICHI RIVER FRONTAGE
AND NEWLY REMODELED HOME ON 1.58 AC. Scenic views of the Kiamichi River and property sits on both sides. Great location and lots of beautiful updates. Seller offering \$5,000 toward closing costs. **Call Dawn @ 989-287-4580 for your appt.**
TUSKAHOMA • \$158,000



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 • \$299,995



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 • \$259,995



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



NEW LUXURY A-FRAME
NEAR BROKEN BOW & HOCHATOWN. On 1.2 wooded acres just miles from Broken Bow, OK and all it has to offer. Perfect for a weekend getaway or short term rental investment property. Many wonderful amenities here so **call Wendy @ 903-517-5609 for your personal tour, you'll be glad you did!**
WRIGHT CITY • \$515,000



30 AC WITH OFF GRID CABIN
1700 WATT SOLAR SYSTEM and back up generator in place. 125' well for water, two 14x32 buildings, chicken coop and 350 gallon rain catch tank and 350 gallon septic tank. Several build sites, one with a view of Talihina Lake if a few trees were cut. Rare find so **call Denny @ 918-504-9426 for more information and your tour.**
TALIHINA • \$235,000



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



STUNNING HOME ON 40 ACRES
WITH WINDING STAIR MOUNTAIN VIEWS. Just minutes from Lake Carl Albert and close to Ouachita National Forest. Lots of trees. Home is 1316 sf, 3BR/2BA built in 2021. Beautiful open concept design with wonderful views all around. **Call Dale @ 817-629-1100 and make this your weekend or forever home!**
TALIHINA • \$349,999



HUNTER'S PARADISE
40 AC IN THREE RIVERS WMA of South-eastern Oklahoma. Beautiful gravelled entrance and creeks to cross on the way. Fishing opportunities and great views here. **Call Gary @ 972-965-3223 for your tour of this magical place!**
RATTAN • \$120,000



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 • \$212,000



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 @ 903-517-5609 for your tour.**
BROKEN BOW • \$399,000

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

*Joy to the World
The Lord Has Come!*



*For unto you is born this day
in the city of David,
a Savior who is Christ the Lord.*
Luke 2:11

Merry Christmas and Happy New Year From Preview Magazine



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



311 E. A STREET, ATOKA - \$549,000

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.**



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 - \$489,999

8 ACRES OF STUNNING LAND in the town of Durant. This beautiful 4-bedroom 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. Whether you're enjoying the peaceful surroundings or exploring the scenic landscape, 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.**



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.**



35520 STATE RD. 78, DURANT - \$270,000

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#2540043.**



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.**



398 CHICKASAW RD., CALERA - \$475,000

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 - \$305,000

****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 Hochtatown 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.**



5218 KIMBERLY ROAD, DURANT - \$323,000

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#2572584.**



11940 COUNTY ROAD 3513, ADA - \$379,000

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 - \$800,000

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.**

Skyler Tidwell
580-745-4943Greg Corbin
580-814-1718Patty Wilhite
580-564-5553Rhonda Hamil
580-775-7700Mark Williams
580-677-0428Kevin Benson
580-795-4830Kristen Chapa
580-677-1193**Durant Office: 402 N 3rd, Durant 580-745-1055****Madill Office: 14776 W Hwy 70, Madill 580-725-7253**

Sparlin REALTY

Patti Sparlin, BROKER

**SMILEY ROAD, MADILL - \$1,705,560**

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.**

**12389 S. CHISOLM, CADDO - \$268,000**

HOUSE AND ACRES are perfectly nestled on almost 10 prime acres of endless possibilities. Exceptional 4 BR/2 bath home. Expansive layout includes two living areas. The kitchen is a chef's delight, boasting cabinets that provide ample storage. Each bedroom offers generous space and closets, while the master suite stands out with its luxurious walk-in closet. Exuding potential for both relaxation and recreation, this property combines rural charm with modern amenities. This slice of paradise awaits your personal touch! **MLS#2547452.**

**4375 E. HWY 78, MILBURN - \$199,000**

WELCOME TO THIS PEACEFUL HOME on 1.41 acres 8 miles east of Tishomingo with a 2 car carport. This property comes with a storage shed (29x10). Hot water heater was replaced July 2024, and the Roof is only 2 years old and replaced with 30 year shingles. Close to Blue River, Tishomingo National Wildlife Refuge. **MLS#2541862.**

**1227 WACO, DURANT - \$174,900**

ONE GARAGE DOOR NEEDS TO BE REPLACED and one of the bathrooms that was updated still needs texture and paint. **MLS#2540686.**

**620 W. GEORGIA ST., DURANT - \$136,000**

ABSOLUTELY ADORABLE 2 BEDROOM, 1 BATH HOME in Durant! Close to shopping, schools, and downtown. Outdoor 8x10 storage shed for all your power tools. Recent updates over the last couple of years so this home is move in ready. Perfect starter home or an investor. Don't delay call today! **MLS#2540383.**

**337 TANDY WALKER RD., DURANT - \$239,000**

DISCOVER THE CHARM OF COUNTRY LIVING just minutes from town. This beautiful property and home offer plenty of space to spread out, featuring 3 storage sheds perfect for tools, hobbies or extra storage. The yard has matured trees and fruit trees. Whether you are looking for room to garden or enjoy nature. A great opportunity to own a home in the country and close to Durant and Silo. **MLS#2542644.**

**7134 ENOS, KINGSTON - \$215,000**

ADORABLE FARMHOUSE SITTING ON 1.5 ACRES. Property is surrounded by an abundance of wildlife and close to Corp of Engineer Public Hunting land. Home has front and back covered porches and storage building and a storm shelter. Home is mostly furnished and would make a great Air BNB with it being a hop, skip, and a jump from year around fishing and boating on Lake Texoma. **MLS#2535850.**

**23187 WILDFLOWER, MADILL - \$360,000**

SUPER NICE 2023 4BR, 2BA Manufactured home on **10 acres.** The home has a bonus room. 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.**

**McHATTON 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 - \$150,000**

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.**

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.**

**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.**

**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.**

**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.**



Durant Office: 580 - 745 - 1055

Madill Office: 580 - 725 - 7253



NEW LISTING

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.**



NEW LISTING

1.14 ACRES

11389 SMILEY ROAD, MADILL - \$65,000

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. **MLS#2532793.**



NEW LISTING

13552 LODES, KINGSTON - \$65,000

BUILD YOUR DREAM HOME in the desirable Reserve at Bumcombe Creek, a new development near Lake Texoma. This .55 acre lot offers the perfect setting for your next home or vacation retreat. Site-built homes, barndominiums, new modular homes are permitted. All utilities are underground maintaining the neighborhood's clean and modern aesthetic. Gravel driveway at front of property. Conveniently located just a short golf cart ride from the Bumcombe Creek Marina, offering easy access to boating, fishing and lake recreation. Don't miss this great opportunity! **MLS#2546605.**



REDUCED

200 S. 12th AVE., MADILL - \$127,000

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. Don't miss out—schedule a visit today! **MLS#2539234.**



4243 AQUA RD., KINGSTON - \$140,000

JUST A SHORT WALK to the sandiest beaches on Lake Texoma, this 3 BR/2 bath mobile home is perfect for living, a weekend getaway, an Airbnb, or a rental. It features a deck for entertaining, a two-car carport, and is located in a highly sought-after area where homes rarely become available. Don't miss the chance to check it out today! **MLS#2540630.**



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.**



REDUCED

1000 W. FRANCIS ST., MADILL - \$135,000

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. **MLS#2539216.**

**Why should I consult a Realtor®
when buying or selling
my property ?**

Selling a home is like climbing Mount Everest – getting a signed contract is a great accomplishment, but that's only half the journey. The typical home sale today involves more than 20 steps after the initial contract is accepted to complete the transaction.

Much of what needs to be done before the closing is the responsibility of appraisers, loan processors, attorneys, and inspectors – the REALTOR'S® role is to coordinate those responsibilities, helping to ensure that others do their jobs promptly and correctly and that the closing isn't jeopardized.

Many steps between contract ratification and closing involve the cooperation of both buyer and seller, and attentive REALTORS® on both sides of the transaction will troubleshoot and keep everyone on track.

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NATIONAL ASSOCIATION OF REALTORS®
They are real estate professionals who are ready to help YOU buy or
sell your home.**



BUYING A HOME IS EASY!*

*If You Work with a Real Estate Agent Who is a REALTOR®

SOME PEOPLE THINK BUYING A HOME IS AS SIMPLE AS:

- Look at houses online
- Find something you can afford
- Sign some papers

BUT THERE'S SO MUCH MORE TO IT.

Some of the things a real estate agent who is a REALTOR® helps you with include:

GETTING STARTED

- Educate client on home buying process and coordinate a plan.
- Review buyer rep agreement, agree upon representation and negotiate compensation.
- Understand budget and explain what will be needed financially.
- Search local MLS broker marketplaces to find best matches.
- Serve as local housing market expert (e.g., price trends, negotiation trends, community).
- Arrange tours of homes and neighborhoods.

- Decipher public property and tax information.



FINDING YOUR HOME



- Research home information that aligns with buyers' interests.
- Prepare buyer to have the most attractive offer in the current marketplace.
- Coordinate professional home inspections, consultations with lenders and necessary property assessments.
- Develop competitive offers and negotiate the best price and terms.
- Represent clients' best interests, advise throughout the negotiation process and close the deal.
- Steward multiple parties and schedules to save buyer time.
- Look beyond décor, flooring and paint colors to other significant aspects of home.



ACHIEVING HOME OWNERSHIP

- Navigate state and federal forms.
- Research mortgage rates, terms and reputable lenders.
- Coordinate with lenders.
- Steward important contract deadlines.
- Provide guidance for walk-throughs prior to closing to ensure property condition.
- Work with necessary parties to ensure all contractual terms are completed by closing.
- Advocate for buyer throughout entire process and closing.
- Review buyer's closing statement to ensure accuracy.
- Provide information for everything needed to live in new home.
- Ensure all required actions are complete in advance, so closing day is a celebration, rather than a stressor.
- Remain a lifelong, trusted advisor!



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MERRY CHRISTMAS!!!

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All the best this holiday season*

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