

FREE COPY

Real Estate For Sale



66.31 ACRES

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.



170 ACRES

311 JACK RABBIT ALY, CALERA - \$2,890,000
Prime 170 - Acre Calera tract: 3,300' road frontage, close to Hwy 69 and Choctaw Casino.



6.8 ACRES

725 CARPENTERS BLUFF - \$275,000
HISTORIC SILVER DOLLAR CAFE AND GROCERY.
Approximately 5,800 SF of inside space with 6.8 Acres and plenty of parking



160 ACRES

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 opportunities.

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

Southeastern Oklahoma

MAY 2026



Visit Our Website @ www.previewoklahoma.com
These 4 Properties Offered By
David Norman Land Company

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David Norman
Broker/Owner
903-815-2872



817 W Evergreen Street - Durant

David Norman

Land Company

Your Land Specialist in Texas and Oklahoma

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

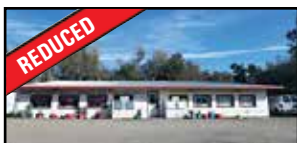


Beryl Sears, ALC
Broker/Owner
903-271-2439



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 \$275,000

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



7977 LEAVENWORTH, MEAD - \$345,000

This 4 bed, 2 bath manufactured home sits on 7 Acres and offers unlimited potential. Located conveniently in Mead OK. Just miles from Lake Texoma.



12600 GRAY HILL, MILBURN - \$335,000

61 Acre
Wooded Retreat, with Abundant wildlife.



JIM MACK ROAD, BOKCHITO - \$306,000

45 Acres of country living, creeks and hilltop views.



2167 NAILS CROSSING, CADDO - \$725,000

This stunning 3 bed, 2 bath barn-dominium is set on a beautiful 40 Acres located contently between Caddo and Durant..



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

- 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
- 4.8 Acres, Hwy 69/75, Calera.....**Reduced to** \$2,250,000

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

Are you a first-time homebuyer?

First United Mortgage Group's 97% Loan-to-Value Conventional Loan Product may be a good fit for you.



Our 97% Loan-to-Value Conventional Loan Product is designed for first-time homebuyers who may not have the resources for a large down payment. Only one of the borrowers on the loan must be a first-time homebuyer.*

Monthly mortgage insurance payment removal options:

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- Mortgage insurance premium discounts available for creditworthy borrowers

Contact your mortgage loan consultant to learn more!

*First-time homebuyer is defined as not having owned or purchased a property in the past three years. Revised 1/24.



Shyla Whitlock
Mortgage Loan Consultant
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Direct: 580-380-3193

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580-920-1644

FOR PROPERTY DETAILS
VISIT

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Quality Realty

BROKER,

STEVE REEVES

2836 W. University Blvd. #122,
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.



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



MLS# 2614149

708 Oakdale Lane, Madill

Investment Opportunity - 6 Unit Multifamily Property. Expand your portfolio with this 6-unit multifamily property. Each unit features 2 bedrooms and 2 full bathrooms, offering spacious and functional layouts that appeal to long-term tenants. All units include 2 bedrooms and two full baths with convenient in-unit laundry hookups, adding to tenant comfort and value.

CONTACT MELISSA YOUNG 580-272-4243



MLS#2610361

State Hwy 70, Durant

Prime Commercial opportunity! This 24-acre vacant tract offers excellent highway frontage with easy access from Highway 69/75, providing outstanding visibility and high traffic exposure.

CONTACT JENNIFER CAVENDER 580-920-9686



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



Kathy Anderson
580-230-1002



Vince Haney
580-513-7701



Broker Assoc.
Melissa Young
580-272-4243



Jona Delozier
580-916-0407



John Haislip
580-380-9869



WE HAVE MANY MORE PROPERTIES ONLINE



Please visit our website:

www.redriverrealtyandauction.com

DURANT OFFICE - 580-924-9595

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

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

TALIHINA OFFICE - 918-567-3960

Terry Humphreys, Managing Broker 918-839-2106



NEW
HORSESHOE RIDGE 40 AC AND CABIN
PREMIUM HUNTING AND RECREATIONAL
PROPERTY with OFF GRID 512 sf move in ready cabin. Cabin is set up on state of the art solar system, 300' deep water well, 2 ponds and all the comforts of home ready for you to enjoy. Beautiful mountain views all around. **Call Chuck @ 580-380-7093 for more info and your tour.**
WISTER • \$325,000



NEW
CABIN HOMESTEAD ON 26 ACRES
LOCATED ON DEAD END ROAD, this little place has all the hard work already done! Close to Lake Ozzie Cobb in Southeast Oklahoma. Good hunting here and Rock Creek meandering through. 14x30 cabin has 1BR/1BA plus there is also a 10x12 building that could be used for company. Much to see here so **call Chuck for your tour @ 580-380-7093.**
RATTAN • \$199,995



NEW
88 BEAUTIFUL ACRES AT LAKE EUFAULA
EXCEPTIONAL WOODED PROPERTY less than a mile from the water. Fairly level terrain for building and accented by mature trees and striking natural boulders. Electric available along multiple points of road frontage and strong aquifer already identified for your water needs. Lake Eufaula offers endless recreational opportunity so **call Dawn @ 989-287-4580 for your personal tour.**
McALESTER • \$880,000



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



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



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



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



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



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 • \$349,999



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!





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



Rochelle Barnett
469-839-2814



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

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



1 THREE MILE ROAD, DURANT - \$525,000

BEAUTIFUL AND PRIVATE HOME built in 2006 on 40 acres, 2BR, 2BA, brick home. Quality build with 2x6 walls, new roof, 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#2613990.**



620 W. GEORGIA ST., DURANT - \$135,000

CHARMING AND AFFORDABLE 2-bed, 1-bath home on W. Georgia St. with a warm welcoming feel. The living area has an easy, comfortable flow, and both bedrooms get great natural light. The backyard has an 8x10 shed and offers plenty of space for pets, gardening, or weekend projects. Conveniently located near Durant amenities, this home is a great fit for first-time buyers, downsizers, or investors looking for solid, low-maintenance property. **MLS#2614529.**



15568 HWY 109A, BOSWELL - \$195,000

DISCOVER THIS EXCEPTIONAL 10-ACRE PROPERTY offering a perfect blend of recreation, comfort, and income potential. Ample opportunities for hunting, fishing, and enjoying the natural surroundings. Improvements include handicap-accessible features, a storm shelter, carport, metal roof, gravel driveway, and perimeter fencing. A versatile cabin or craft shed sits on the property with utilities available. Approximately 40% open pasture and 60% mature woods, complete with a small stock tank. The property also includes a separate rental unit with its own private entrance—a 2016 single-wide manufactured home situated on independent utilities. **MLS#2613865.**



15568 S. HWY 109A, BOSWELL - \$125,000

THIS VERSATILE 10 (+/-) ACRE PROPERTY offers an ideal blend of open space & natural privacy, with approximately 50% pasture and 50% wooded acreage. A beautiful 1/2-acre (approx.) pond with a small fishing deck. The original 1948 homestead, expanded in 2004, offers (18x48) with 3BR and 2 baths, 200-amp electric service and utilities are currently active; however, it will require remodeling, repairs, and plumbing work as it has been vacant since 2020. Two usable storage sheds, working water well, propane, septic system, and RV power hookup, metal roof, covered porches, and carport, perimeter fencing, City water meter in place. **MLS#2614707.**



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.**



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.**



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.**



398 CHICKASAW RD., CALERA - \$425,000

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 Hamill
580-775-7700



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



NEW LISTING

1556 LAKESHORE DR., INDIANOLA - \$99,900

LOOKING FOR YOUR WEEKEND GETAWAY? Look no further. 2 bedroom, 1 bath with bonus room cabin style home located within 1/2 block to the South Canadian River access. Features 2 lots with approx. 1/2 acre (m/l) of land. Home has been remodeled recently. Just needs a few finishing touches to complete. Home was rebuilt from the studs up including plumbing, sub floor, wiring, insulation, soaker bath tub, vanity lights and fans plus more. Plenty of storage with included 12x16 storage shed. Solid built home, must see to feel how solid it is. Call today to schedule a showing! **MLS#2611597.**



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.**



1.9 ACRES

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#2600802.**



1.9 ACRES

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.**



5.57 ACRES

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.**



142 ACRES

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.**



McHATTEN 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.



REDUCED

61 BERRY, BOKCHITO - \$295,000

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#2608141.**



REDUCED

11 ACRES

8925 STATE ROAD 78, HENDRIX - \$285,000

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.**



505 CALE LANE, CALERA - \$251,000

JUST A FEW MILES FROM THE OKTEXAS 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.**



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



FOREST LANE, DURANT - \$139,000

NESTLED IN THE OUTSKIRTS OF DURANT, OK, this property offers an unparalleled blend of rustic charm and modern convenience. Spanning 4 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.**



4243 AQUA ROAD, KINGSTON - \$135,000

HERE IT IS! Just a short walk to the sandiest beaches on Lake Texoma, this three-bedroom, two-bathroom 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#2611511.**

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.**



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.**



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

WELCOME TO YOUR DREAM RETREAT in Calera. Nestled in a serene & picturesque neighborhood, immaculately maintained double-wide manufactured 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.**



2329 SCENIC VIEW, KINGSTON - \$90,000

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.**



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 - \$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#2612311.**



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.**



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.**



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.**



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.**



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.**

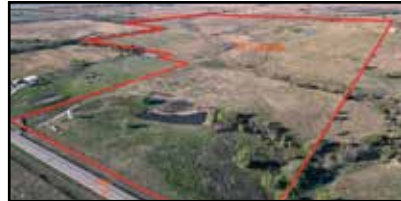
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580-564-7821



504 Hwy. 32, Kingston, OK 73439

al 
Anne Lasiter
 TEXOMA REALTY GROUP

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!**



5377 McDUFFEE RD. - \$750,000
 CUSTOM HOME ON 10 BEAUTIFUL ACRES! This 3 bedroom, 2 bath home with a dedicated office, offers the perfect blend of comfort, space & functionality. Great location, too! **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!**



4369 LOOKOUT DRIVE - \$299,000
 DON'T MISS OUT ON THIS NICE 3 BEDROOM, 2 BATH LAKE HOME, located in the Washita Point area of Lake Texoma! This one has a large insulated shop, RV port & above ground storm shelter, too! **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!**



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!**



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.**



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 - \$194,000
 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!**



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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**Crystal Pierce
Owner/Broker
(580) 564-5636**



**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 Barn/condominium 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.



5350 MAINSTAY - \$929,900 - 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.



LUXURY LAKEFRONT HOME at SANDER'S ISLAND VIEW - \$1,795,000

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 40 ACRES - \$895,000

BEAUTIFUL HILLTOP HOME on 40 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 16x80 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.



LUXURY LAKEVIEW RETREAT at LAKE TEXOMA - \$675,000

EXPERIENCE BREATHTAKING SUNSETS over Lake Texoma from your expansive upper-level balcony. This stunning barn-ominium offers serene water views and a seamless blend of modern design with upscale finishes throughout.

Inside, you'll find a spacious open-concept layout featuring a bright and airy living area, a beautifully appointed kitchen, and a walk-in pantry ideal for both everyday living and entertaining. The home includes 4 generously sized bedrooms and 4 full bathrooms, all thoughtfully designed with abundant natural light and ample storage throughout. The attached 30x40 insulated shop complete with double 12-foot overhead doors, a 10-foot side door, dedicated workshop space, and a full bathroom—perfect for hobbies, storage, or lake toys.



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!



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

BEAUTIFUL LAKEVIEW BARNDOMINIUM 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.



744 N. KEMP, KINGSTON - \$450,000

TURNKEY MULTI-UNIT INVESTMENT in Kingston. Exceptional opportunity to own a fully occupied 6-unit property in Kingston. Each unit features 3 bedrooms and 2 bathrooms, offering spacious layouts that appeal to long-term tenants and strong rental demand.



OAK RIDGE HOME on 5 CORNER LOTS - \$425,000

STATELY COLONIAL-STYLE BRICK HOME situated on five corner lots in the gated lake community of Oak Ridge. This well-maintained property features an open-concept layout with spacious living, kitchen, & formal dining areas—perfect for both everyday living & entertaining.

All bedrooms are generously sized and offer access to full bathrooms, while the primary suite includes a large walk-in closet. Enjoy outdoor living with covered front and back patios, plus ample parking with a three-bay covered carport featuring electric overhead doors. Additional highlights include concrete driveways, a storage building with dedicated workshop space, and plenty of room to spread out.



12443 LONGBOARD LOOP, KINGSTON - \$419,000

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!

For Additional Properties Visit our Website www.TexomaAgency.com



580-564-2346
www.TextomaAgency.com



Crystal Pierce
 Owner/Broker
 (580) 564-5636



Jessica Carr
 Sales Associate
 (580) 564-5888

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!

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!

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!

5112 OAKWOOD DR., KINGSTON - \$210,000



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!

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.

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 Soldier Creek with distant views of beautiful 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.

LAKEVIEW HOME in SANDER'S ISLAND VIEW - \$305,000



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.

4110 DERRICK ST., KINGSTON - \$259,000



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!

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!

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!

12198 MICHAEL BLVD., KINGSTON - \$375,000



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!

4268 CHICKASAW, KINGSTON - \$289,000



5-BEDROOM, 2-BATH HOME in the Oakview 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!

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!

509 N. WILLIS, KINGSTON - \$172,000



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!

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



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. Located just across the street from the new Red River Airfield.

For Additional Properties Visit our Website www.TextomaAgency.com



580-564-2346
www.TexomaAgency.com



Crystal Pierce
 Owner/Broker
 (580) 564-5636



Jessica Carr
 Sales Associate
 (580) 564-5888

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.

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 - \$95,000



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 10 - \$80,000 --- 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!

**NEW LISTING! - LAKE TEXOMA LOT in
 THE YUKON'S at Buncombe Creek - \$75,000**



LAKE TEXOMA LOT- READY to BUILD YOUR DREAM HOME! Beautiful, treed lot that's already been cleared and leveled- saving you time and money. Driveway is in place, and utilities are ready to go with water and electric meter already installed. This oversized .88 acre lot is tucked away in the desirable northeast back corner of The Yukon's at Lake Texoma, property offers privacy and a peaceful setting while still being just minutes from Buncombe Creek Marina for boating, fishing, and lake fun.

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 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!

2107 EAGLE LN., KINGSTON - \$28,000



VACANT LAND in TEXOMA HILLS with no known restrictions! Build your dream home, weekend retreat, or investment property just approximately 1.4 miles from Alberta Creek Marina on beautiful Lake Texoma. Great location with endless possibilities!

**OAKVIEW LOT at LAKE TEXOMA
 \$26,000**



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!

O 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.

For Additional Properties Visit our Website www.TexomaAgency.com



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Elaine Reese
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Lacy VanMeter
 580-380-8283



Bill Ptomey
 Broker
 580-564-5150



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



HILLCREST HEIGHTS DRIVE E, DURANT - \$475,000

Located in Durant, Oklahoma, this fabulous 20 acre parcel is along Hillcrest Heights a county maintained paved road. Great access to all the county has to offer, shopping, hospitals, and Silo School District. Beautiful building sites and great views. There is a nice pond, rolling terrain, and scattered trees. Water and electric at the road. Choctaw Casino, Southeastern University, Lake Texoma, DFW international airport (85 miles). Oklahoma City's Will Rogers International Airport @120 miles. Perfectly located. MLS#2610823.
Call Kathy Davis @ 580-380-9878.



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. MLS#2611193.
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



Renea Roberts,
Founding Broker/Associate
Cell: 580-916-0157



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Office: 580-931-8888

RENEA ROBERTS
Broker/Associate

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Real Estate Experience In
Southeastern Oklahoma.*

Cell: 580-916-0157



40 SHEKINAH COURT, CALERA - \$675,000

Beautiful single-story home on .6 acre in a small, well-maintained gated HOA community featuring a private catch-and-release fishing lake stocked with largemouth bass! Approx. 2,000 SF offering 3 bedrooms, 3 bathrooms, and an open-concept layout with LVP and tile flooring throughout. Spacious living area with corner brick gas fireplace and floor-to-ceiling shiplap accent. Kitchen includes solid wood cabinets, designer countertops, and a no-touch faucet. Large pantry and oversized utility room with walk-through access to the expansive primary closet. Additional highlights include shiplap feature walls in the dining and office, plus an extra-large driveway leading to a 30x40 air-conditioned, fully finished shop. Backyard is an entertainer's dream with fenced yard, upgraded landscaping, saltwater pool, and expansive outdoor living space. Covered back porch features a fireplace, hot tub, and convenient bathroom access. A rare find combining modern finishes, functional design, and resort-style outdoor living! MLS#2610919



9 TABERNACLE DRIVE, CALERA - \$429,000

Beautifully maintained 4 bedroom, 3 bathroom home in a desirable gated community, offering both comfort and convenience. This gorgeous property features fresh paint throughout the interior, creating a bright and inviting atmosphere. The kitchen is equipped with stunning granite countertops, perfect for both everyday living and entertaining. Step outside to enjoy a fenced backyard shaded by mature trees, providing privacy and a peaceful outdoor retreat. Ideally located just minutes from Choctaw Casino and a short drive to Denison, Texas, this home combines tranquility with easy access to entertainment, dining, and shopping. MLS#2609387.



40 RANCHO SOL STREET, DURANT - \$430,000

Beautiful 4 bedroom home in the new Solaria addition. Quaint addition with only 15, 3/4 acre lots. Paved road. Very private. This move-in ready property features 3-4 bedrooms, 2 full baths. Designer chosen granite and quartz countertops throughout the home and beautiful porcelain tile in all the common living areas. This quality built home features upgraded light fixtures, plantation shutters, solar screens for efficiency during the summer months, a kitchen pantry, stand-up walk-in safe room/storm shelter, rain gutters, beautiful landscaping, and wood privacy fence. The spacious office/4th bedroom at the entry is a plus. This home is located in the Silo school district, with easy access to downtown Durant, Hwy 69/75, shopping, and minutes from the entertainment at the amazing Choctaw Casino and Resort. You don't want to miss this opportunity!! Call agent to schedule your showing. MLS#2550797.



Office: 580-931-8888

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Broker/Associate

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3424 Little John
1460 sq.ft. - \$235,060
MLS#2608592



3400 Little John
1448 sq.ft. - \$233,128
MLS#2547737



3332 Little John
1460 sq.ft. - \$235,060
MLS#2612892

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- Beautiful granite countertops
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- Open floor plans - perfect for family life & entertaining
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- Built by a trusted professional builder
- Includes a 1-year builder warranty for peace of mind

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3257 Seabiscuit
1460 sq.ft. - \$230,060
MLS#2612893



3241 Seabiscuit
1448 sq.ft. - \$225,000
MLS#2612890



3225 Seabiscuit
1643 sq.ft. - \$264,523
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15 ACRES



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.**



154 ACRES



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

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.**



PENDING

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.**

www.courtneyrealty.net

Escrow Accounts and the Closing Process



Overview

A real estate contract may require the buyer to provide an earnest money deposit to show the seller their sincerity in purchasing a property. Generally, the funds are held in an escrow account established by a closing/settlement agent or attorney for the purpose of disbursing funds being held on behalf of others.

Key Players

In accordance with local custom, the buyer or seller involved in the transaction will select the closing/settlement agent to act as a neutral third-party to handle funds, documents, and tasks specific to the transaction, as outlined on the real estate purchase agreement or sales contract. The closing/settlement agent could be a title company or attorney, depending upon many considerations, including the geographical location of the transaction.

Roles

The settlement/closing agent may have a duty to arrange and/or track the requirements and contingencies outlined within the purchase agreement. These might include home inspections, the purchase of homeowners insurance, the completion of negotiated repairs, and financing requirements.

Process

Once all transaction contingencies are met, including the execution of all documents necessary to complete the transaction, the settlement/closing agent will disburse funds to the seller and other parties, in accordance with the purchase agreement.

Cost

The cost of closing/settlement services is covered by the buyer or seller as determined by local custom, market conditions, or contractual agreements made within the purchase agreement.

Closing/Consummation

Once all tasks described within the purchase agreement have been completed, and the appropriate funds are disbursed, the transaction is complete.

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