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Vacant Land Agent Full

<input type="checkbox"/>	2 State Hwy 78 Highway Hendrix, OK 74741	List Price: \$280,000
MLS#: 2428186	County: Bryan	LP/SQ: 50
Status: Active	School District: Achille - Sch Dist (AC1)	DOM: 414
Type: Over 5 Acres	Subdivision: Bryan Co Unplatted	CDOM: 414
	Multiple Parcels: No	List Date: 08/07/2024
		TRS: 08S-09E-36
		List \$/Acre: \$7,135.58

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General Information

Current Use:	Other	Cultivated:	
Lt Sze-Sqft:	1,709,294	Timber:	
Lot Dimen:		Pasture:	39.240
Road Frontage:	State Rd	Acres:	39.24
Building:		Rd Surface:	Paved
Mineral Rights:	Other	Trees:	Partial Coverage
Zoning:	none	HOA:	No
Fence:	Barbed		
Land Description:	Corner Lot		
Legal:	Parcel 2, 39.24 ac NE corner of 160 ac tract original address 10742 State Rd 78, Hendrix, OK 160 ac parcel now split into 4 tracts of land		

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Remarks

Remarks: **Land reduced to \$300,000. Appraisal value 2023 is \$335,000. Unbelievable opportunity to own part of a 160 ac tract of land located just South East of Durant on Hwy 78. Available tracts are Parcel 2 and Parcel 4. Each tract has 39.24 acres. South Eastern Oklahoma Electric Company is the electricity power that runs along Hwy 78 is The Water company is Bryan County Rural Water District #5.**

Listing Information

Accessibility Amen:		Sewer:	None
Water Source:	Rural		
Utility Connections on Premises:			
Area Amenities:			
Census Tract:			
HOA Mandatory:	No	HOA Fee:	
		HOA Fee Schedule:	

Taxes

Taxes/Tax Yr/Tax ID: **\$2,857 / 2023 / 2**

Homestead:

Finance/Warranty Information

Assumable Loan:	Loan Int Rate:	Non-Qualifying:	PITI:
Loan Type:		Lender Name:	Yrs Remaining:
Loan Balance:	Fin Opt/Used: Other/		
Discount Pnts Buyer:	1st Time Buyer:	New Interest Rate:	
Discount Pnts Seller:	Concessions:		
Lakes & Rivers:		Dist to Lake/River:	
Lake/Water Amen:			

Office and Showing Information

Listing Office:	Ebby Halliday REALTORS (4005)	Office Phone:	(972) 893-3130	Accept Delivery:	Yes
Listing Associate:	Shirley Noles (205046)	Contact Phone:	(903) 271-9787	Corp/Relocate:	No
Associate Lic #:	205046	Company OREC #:	142842		
Listing Team Name:		Limited Service:	No		
Owner:	Wynn	Owner Phone:		Short Sale:	No
		Flood Notice Req:	No	Lender Owned:	No
OREC Disclosure Type:		Occupied:	No	Original List Price:	\$280,000
List Agreement Type:	Excl Right to Sell	Keybox Type:	None		
Showing Contact:	ShowingTime	Possession:	Negotiable		
Warranty:					

Directions: **From Hwy 75/69 go East on State Highway 78. The property is on the North side of the highway. Sign on property.**

Firm Only Remarks

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