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Vacant Land Agent Full

<input type="checkbox"/>	4 State Hwy 78 Hendrix, OK 74741	List Price: \$280,000
MLS#: 2428191	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 Size-Sqft:	1,709,294	Timber:	
Lot Dimen:		Pasture:	39.240
Road Frontage:		Acres:	39.24
Building:		Rd Surface:	
Mineral Rights:	Other	Trees:	None
Zoning:	none	HOA:	No
Fence:	Partial, Other		
Land Description:	Parcel 4, 30.24 ac tract original address 10742 State Rd 78, Hendrix, OK 160 ac parcel now split into 4 tracts of land.		
Legal:			

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Remarks

Remarks: **Land Appraised at \$335,000 October 2023. Unbelievable opportunity to own part of a 160 ac tract of land located South East of Durant on Hwy 78. Available tracts are Parcel 2 and parcel 4 each 39.24 ac tracts. South Eastern Oklahoma Electric Company is the source for the electricity which runs along Hwy 78. 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 /**

Homestead:

Finance/Warranty Information

Assumable Loan:	Loan Int Rate:	Non-Qualifying:	PITI:
Loan Type:		Lender Name:	Yrs Remaining:
Loan Balance:	Fin Opt/Used: /		
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:					

Broker Remarks: **Great location, water and electric are at the road.**

Directions: **From Hwy 75/69 in Oklahoma go East State Hwy 78, property located on the North side of the road. Sign on property.**

Firm Only Remarks

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