



FOR SALE | INVESTMENT LAND

IDABEL RESIDENTIAL DEVELOPMENT

COMMERCIAL INVESTMENT LAND FOR SALE

TBD Fairway BLVD | Idabel, OK 74745

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

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COMMERCIAL
PROPERTIES

PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: \$1,400,000

Lot Size: 36 ± Acres

Zoning: Commercial
Residential

PROPERTY OVERVIEW

Residential home development project for sale in Idabel Oklahoma. Individual platted lots ready for home development and building. Multiple opportunities for gated community, individual single-family homes or other development potential for sale. Conveniently located in southeast OK in McCurtain County. The property adjoins the Idabel Golf & Country Club and is located on main thorough fair of town. Minutes from Idabel Casino. Just 30 minutes from Broken Bow Lake and Hochatown, OK where \$100MM commercial development is planned in near future.

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U|COMMERCIAL
D|PROPERTIES

HIGHLIGHTS



SALE HIGHLIGHTS

- Utilities In Place
- Dedicated Access To Adjacent Golf & Country Club
- Conveniently Located Just South of Broken Bow Lake
- Potential Buyer/Client List Already In Place For Multiple Lot Purchases
- Pro Build Support From City & Local Authorities



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U | **COMMERCIAL**
D | **PROPERTIES**

LAND & UTILITIES

38 Individual lots already platted and zoned for residential development. Lot sizes range from 1/2 acre to over 2 acres for home sites. The front entry into Fairway Blvd has already been paved into the subdivision. Almost 3/4 mile of road has been cut in giving building sites on both the east and west side of the property. Right of Way Easement from the site into the Golf Course to allow for ease of access to tee time. Level ground for ease of pad sites.

Owner has already done much of the leg work and discussed with local utility providers for new developer to come in and take advantage. The site has dual electric service available from both Choctaw Electric and PSO. Pine Cellular is available for Internet service. Natural gas available. All of these have preliminarily been approved for free installation. Both city main sewer line and 8" water line has been installed to the property.



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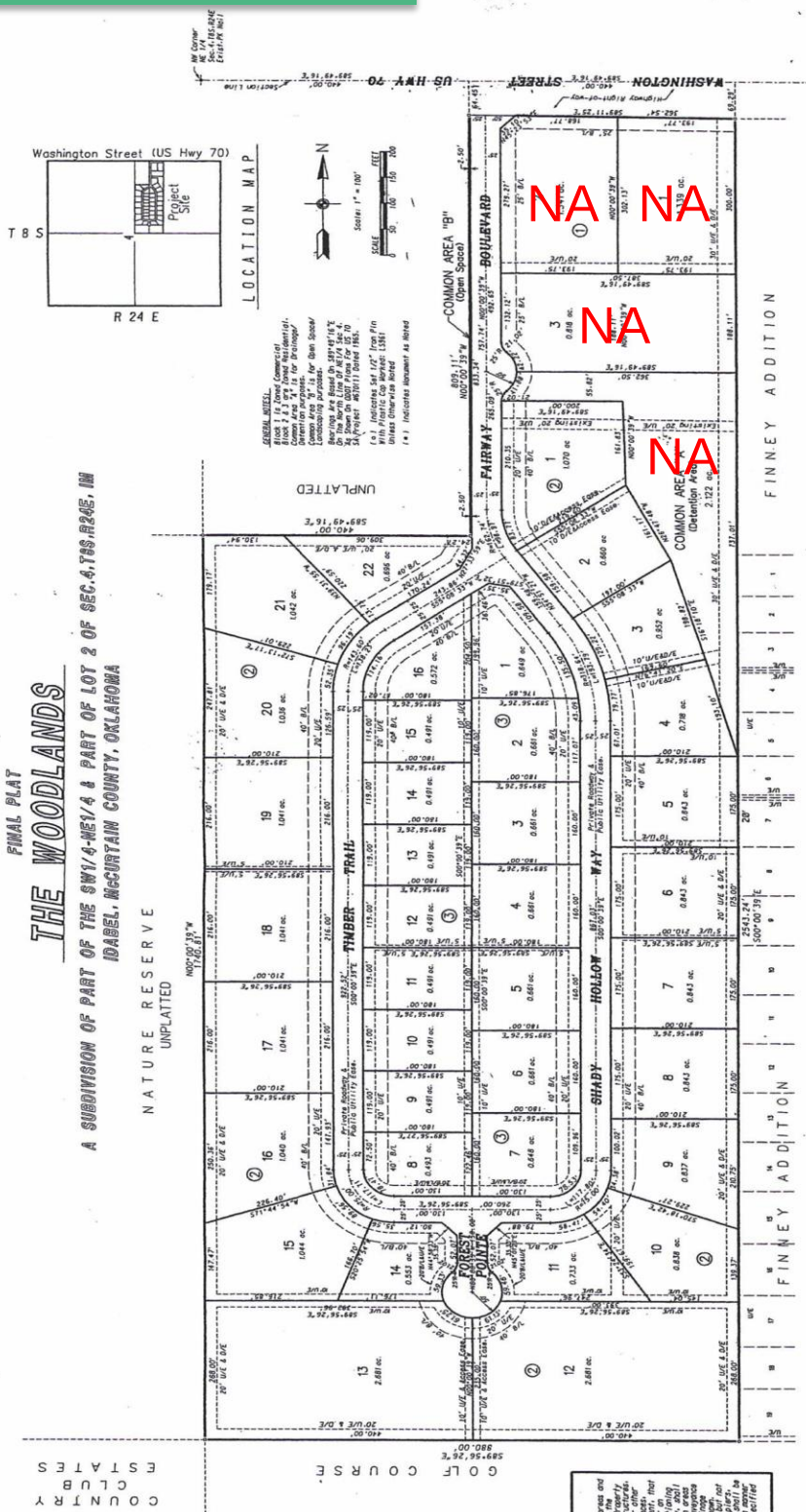
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COMMERCIAL
PROPERTIES

SURVEY



LEGAL DESCRIPTION

part of section 4 township 8 north, range 24 east, section 4, T8N, R24E, S4E, Madison, McArthur County, Oklahoma, described as:

1. The West 80.00 feet of the East 1/4 of Section 4, T8N, R24E, S4E, and

2. The West 80.00 feet of the Government Lot 2, LSS & EXCEPT

the West 55.56 feet of the West 40.00 feet of Government Lot 2; LSS & EXCEPT

as follows: Beginning on the north line of said section 4, 39.45 feet to the point of intersection of the north line of said section 4 with the north line of said township 8 north, range 24 east, section 4, T8N, R24E, S4E, and

3. The West 80.00 feet to the Right-of-Way, thence Right-of-Way 17.25 feet, along said Right-of-Way 17.25 feet to the Point of Beginning, thence 100.00 feet to the Point of Beginning, remaining 100.00 feet of said section 4, T8N, R24E, S4E, and

CITY PLANNING COMMISSION APPROVAL

We, the members of the City of Idaho Planning Commission, hereby approve this plan on the 23rd day of September, 2006.

Joe Smith Public Works Director
Ray Hanks Staff-Community
Mike Wade Code Enforcement Officer
W. J. Smith Fire Chief

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED BY the City Council of the City of Peoria, Illinois, that the dedication shown on the plat of The Woodlarks, is hereby accepted this 28th day of September, 2004.

WITNESSETH:

Jim Boschee City Clerk

Edward J. McNeil Mayor

CITY OF PEORIA, ILLINOIS

COUNTY TREASURERS CERTIFICATE

Signed: I, *Wesley C. Smith*, do hereby certify that I am the duly elected, qualified and acting County Treasurer of McCurtain County, State of Oklahoma; that the tax records of said county show all taxes are paid in full; that the tax records of said county show all taxes are paid in full on the homesteads in the City of Ibbati, McCurtain County, State of Oklahoma; that the required statutory lien has been docketed in the County of Oklahoma; that the required payment of the current year taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be signed by me, County Treasurer of McCurtain County, Oklahoma, this *22nd* day of *January*, 19*99*.

SURVEYOR'S CERTIFICATE

I, Donald L. Boland, a Professional Land Surveyor in the State of Louisiana hereby certify that the annexed plat (consisting of one sheet) is a true and correct copy of the original survey made by me in the Parish of Iberville, Louisiana, on the _____ day of _____, 2006, and that all of the monuments shown therein actually exist and their positions are correctly shown. The Practicality of Land Surveying, as required by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and said Board's rules and regulations, and the requirements of Title II Section 4-118 of the Louisiana Constitution of 1974, have been complied with.

Donald L. Pollara
Donald L. Pollara, A13 961

[illegible]

STATE OF ILLINOIS / SS
COUNTY OF MCCLINTOCK / SS

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of September, 2004, personally appeared KEVIN T. STINE, President of Stine's Business Center, Inc., to me known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation.

Kevin T. Stine
President

State, on this appeared Donald L. Pollitz the within and foregoing the same as his free and therein stated.

city of SEATTLE, 2006, personally
to me known to be the identical person who executed
instrument and he acknowledged to me that he executed
voluntary act and deed for the uses and purposes

Walter Henny
History Admin

of Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year's taxes.

In WITNESS WHEREOF, said County Treasurer has caused this instrument to be attested at [place], [County], Oklahoma, this 11th day of September, 1926.

James Stearns
County Treasurer



THE WOODLANDS
A SUBDIVISION OF PART OF THE NW1/4-NE1/4
A PART OF LOT 8 OF SEC. 4, T19N-R4E, 1M

DARL MCURTAIN COUNTY, OKLAHOMA

POLLARD SURVEYING

HC 60 Box 400 Nowata, Oklahoma 74740

617-936-1374 546-145-1374

Drawn By: T. Pollard	August 21, 2004
Field-3274a.dwg	

Sheet 1 of 1

CN86 030642S
EXP. 03-14-2007

Notary Public
Theresa H. Hays
 My commission expires: 03-14-2010

— 322 —

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100

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LOCATION & MAP

This is a rare opportunity to take advantage of the growth and income potential in southeast Oklahoma. Call today for additional information.



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PROPERTIES

APPENDIX

AltaTerra Realty & Auction

JW Ross

Cell:

(903) 491-1719

Broker | Owner

Email:

jw.ross@altaterrarealty.com

**AltaTerra Realty
and Auction LLC**



Idabel Residential Land Development

Land For Sale

OFFERED AT:
\$1,400,000

Location:
TBD Fairway BLVD
Idabel, OK 74745

Broker | JW Ross
903-491-1719 | TX: 496806



CALL TODAY!

903-491-1719 | AltaTerraRealty.Com

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

United Country Altaterra Realty & Auction	9000813	altaterra@altaterrarealty.com	(903)438-2585
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J.W. Ross	496806	jw.ross@altaterrarealty.com	(903)438-2585
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date