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# SCISSORTAILS NEWS

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**June 2009**

## TOP 10 THINGS TO SEE AND DO IN PERRY!

1. **STAGE COACH THEATRE** – Check out the web for days and times of plays arranged by Perry's local talent. [www.perrysct.org](http://www.perrysct.org) Phone: 580-336-9384
2. **CCC PARK** – Bring a picnic lunch, fish or explore the walking trails in the great outdoors. Phone: 580-336-9977
3. While at CCC Park, visit the historic **CENTENNIAL CHURCH** (formerly the **Church on a Perch**). You can rent it for family reunions and weddings.
4. Visit the **CHEROKEE STRIP MUSEUM**. Show the kids what it was like in the "good ole days". [www.cherokee-strip-museum.org](http://www.cherokee-strip-museum.org) Phone: 580-336-2405
5. While at the Museum, check out the **ROSE HILL SCHOOL**; still a working school after all these years. 2,792 students and 810 adults from 50 schools attended this school in a period of 136 days. [www.csmuseum@okhistory.org](mailto:www.csmuseum@okhistory.org)
6. Play a round of golf at the **PERRY GOLF & COUNTRY CLUB**. One of the best 9-hole courses in the state. Phone: 580-336-2326
7. **PERRY CARNEGIE LIBRARY** – Check out the books and movies. Summer reading programs for the kids. [www.perrypl.okpls.org](http://www.perrypl.okpls.org) [staff@perry.lib.ok.us](mailto:staff@perry.lib.ok.us) Phone: 580-336-4721
8. Bring in the kids to Perry's new **"DUSK TO DAWN" SKATE PARK** at 14<sup>th</sup> & Cedar. Parental supervision advised.
9. Watch a game of **AMERICAN LEGION BASEBALL**.
10. Frequent the **YMCA** in Perry. We are one of the few towns our size with a full size Olympic swimming pool. [nocoyymca@sbcglobal.net](mailto:nocoyymca@sbcglobal.net) Phone: 580-336-4414

**And as a bonus** – Visit Perry's historical downtown; one of the loveliest town squares in the state. Historic frontier buildings which date from statehood line the square. In the center check out the Noble County Courthouse where Timothy McVeigh was first captured. But most of all meet friends young and old at the Kumback Café and grab a bite to eat at the oldest restaurant with the same name and location in Oklahoma.

Have fun in Perry and don't forget the 4<sup>th</sup> of July at Perry Lake.

Betty

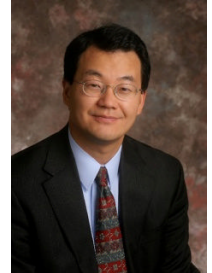
## **Real Estate Education is Important:**

**Bill and Betty Warner attended a day long class on short sales and foreclosures. The program was provided by the Real Estate Buyer's Agent Council, Inc. of the National Association of Realtors.**

## **Summertime....Will the Home Buying be Easy?**

*By Lawrence Yun, Chief Economist, NAR Research*

It was a good kick-off for the summer season. The pending home sales index figure that was released earlier this month marked a third straight month of rising pending sales. That is certainly welcome and encouraging news. It is fairly obvious that first-time buyers are responding to the incentives of rock-bottom mortgage rates and the first-time buyer tax credit to pick up relatively cheaply priced homes. Indeed, recent figures suggest about 45 percent of buyers have been first-timers – a higher proportion than the typical 35 to 40 percent during more normal years.



Home sales in the hard-hit California market have recently reached levels that are nearly twice as high compared to when they were in the trough. Evidently the California housing market is experiencing a tipping-point phenomenon: potential buyers suddenly wanting to enter the market all at once. People have waited and waited for the best time to enter the market. Why buy now if prices will be lower later? After having tumbled from unsustainable heights, home prices there are highly attractive and within budget for many fence-sitters. So when some buyers started to enter the market, other bystanders just couldn't let others take advantage of the great buying opportunity. Many are now fighting to jump into the market. Multiple-bidding on lower-priced homes are said to be common in California. People who "lose out" during a bidding war don't simply go home and wipe away their tears -- they come back with almost vengeance-like determination and hope their next bid will be the highest. What does that mean for home prices? Though the year-over-year price measurement will continue to show declines in California, probably for the remainder of the year, the month-to-month price trends will more likely be on an upswing. In short, people who buy in June 2009 will likely see a price gain in June 2010.

Will other parts of the country follow California and witness not a slow recovery, but a sharp upturn? We've seen evidence of that already occurring in Nevada, Arizona, and parts of Florida. Most of Middle America may not encounter any sharp upturn in housing because it never experienced the same exuberant big boom and big bust to begin with. And there still appears to be many hesitant fence-sitters in Middle America based on recent depressed home sales despite accumulated steady overall population gains in the country.

# FEATURED LISTINGS



10807 Frontier, Perry, OK

Minutes from Stillwater,  
Perry and I-35

Residential - Single Family  
4,000 sq ft.  
5 Bedroom | 4 Baths  
Large family room w/fireplace  
Large kitchen with deck  
Concrete safe room w/steel door

Price: \$450,000  
Year Built: 2001  
Acreage: 9.56 wooded  
Heating: Forced Air  
Cooling: Central

Features: Extremely well built and beautiful home by Griffin Construction.

Tastefully decorated with all the extras for quality living and entertaining.

Two separate living and entertaining areas, quiet and private.

Lawn sprinkler system. Kennel.

30 x 48 insulated shop with air conditioned living quarters.



25750 County Road 110  
Perry, OK

Residential - Single Family  
3121 sq ft.  
4 Bedroom | 2 Baths  
Large open floor plan  
Sun Room

Price: \$369,000  
Year Built: 2000  
Acreage: 14.8  
Heating: Heat Pump  
Garage: Attached -2 car

Features:

2nd floor bonus room  
30 x 40 shop building  
15 x 45 horse shed

This beautiful home is tastefully decorated and is located on 14.8 Acres. Geo-thermal for low utilities. Built in 2000 it is neat and ready to move into. Large finished attic bonus room ready for entertaining or special hobbies. Must see!

The property has been currently appraised at \$400,000.



1410 Fairway Drive  
Perry, OK

Residential - Single Family  
Brick veneer / 1867 sq ft.  
3 Bedroom | 2 Baths | 1 Half-bath  
Utility / Spacious office / Fireplace  
Storm shelter / Outbuildings / Fence

Price: \$175,000  
Year Built: 1996  
Lot: Large  
Heating Fuel: Natural Gas  
Garage: Attached -2 car

Features:

Living room entertainment center with speaker selector box connections that turn speakers on in garage and on patio.

Kitchen and dining area has brick built in oak cabinets with wine rack, plate rack, lazy susan and more.

Double sided gas fireplace is a welcoming addition to kitchen and living room

Two inch wood blinds throughout the home.  
Tiled master bath with shower & whirlpool tub.

Country club living in this beautiful home. Jump in your golf cart and play. This lovely home is pristine and ready to move into!



702 Canary Lane Enid, OK

Residential - Single Family  
3 Bedroom | 2 Baths  
1700 approx sq ft.  
Garage: 2 car attached with carport  
Exterior: Brick Veneer  
Roof: Composition

Price: \$115,000.00  
Property Tax:  
Year Built:  
School District: Enid  
Heat/Air: Central  
Lot: Corner

Features: Fireplace, Storm shelter, Privacy fence in backyard

This home is located on a beautiful corner lot. It has a concrete circle drive and large pecan trees in the backyard. Inside you will find the comfort of a wood burning fireplace surrounded by a rock wall and cathedral ceiling. The large open living area flows through to the dining and kitchen. This prime property also has a private water well with automated watering system, storage shed, and storm shelter.



1003 Perry Ave. Perry, OK

Commercial - Office Space  
 5200 sq ft.  
 Bathrooms: 4  
 Exterior: Metal & Glass  
 Roof: Metal  
 Parking: Asphalt 21 - 30 spaces

Price: \$225,000.00  
 Year Built: 1982  
 Heating: Forced Air  
 Cooling: Central  
 Lot dimensions: 25 x 140  
 Foundation: Slab

Features: Very unusual and beautiful building. Built in a modern style entirely of metal and glass in 1982. Has 7 spaces on each level. Is currently being leased in 5 of the lower spaces. Telephone system. Commonly known as The Octoplex.

Directions: From downtown Perry South on 7th St follow HI 77 to 1003 Perry Avenue. Building on right at 11th St.



1412 N 5th St., Perry, OK

*Income Producing*

Commercial - Storage Units  
 Building 1 - 50 x 100 ( 5000 sq ft)  
 Building 2 - 20 x 50 ( 1000 sq ft.)

Price: \$125,000  
 Lot: 1.26 acres  
 Taxes (2006): \$525.75

Features:

On 1.26 acres this income producing property has plenty of room for expansion.

The large unit stays 100% rented and the smaller one about 80% rented. The large unit has 20 rental units and rents for \$45 a month and the smaller one, which also has 20 units, rents for \$20 a month. The rents have only been raised once since it was purchased in 1979.

This property has the potential of producing much more than it is currently making.



904 Holly, Perry, OK

Residential - Single Family  
 1 Bedroom | 1 Bath

Price: \$39,900

Ready to move into, has been redone, new paint and carpet.



908 Holly, Perry, OK

Residential - Single Family  
 1 Bedroom | 1 Bath

Price: \$29,900

Ready to move into, has been redone , new paint and carpet.

Status	Property Location	Price
	Land - 160 acres at Lucien	\$240,000
	Land - 160 acres at Garber	\$240,000
	2 Lots at Lake Eufala	\$7,000 ea
	Corner Lot at 1909 Eagle Lane, Perry, OK (across from Perry Golf & Country Club)	\$22,500

## Call us for more information on these listings:

1. **356.5 Acres more or less**-surface in Roger Mills County Grassland with great wildlife traffic \$800,000.00

2. **½ Section in LeFlore County** Scenic timber covered mountain with great wildlife traffic. Near Lake Wister State Park, Quachita National Forrest, Winding Stair Mountains and Talimena State Park. \$512,500.00
3. **100 Acres in Kay County** Bluestem and mansica – lunia winter grass. New brick house- 4 bedrooms, 3 ½ baths with 3 car attached garage and “geo thermal” heat & air system. Outbuildings \$750,000.00
4. **Commercial Development Land in Blackwell** I-35, Exit 222 and highway 11 interchange. Price available upon request
5. **760 acres more or less in Haskell & Latimer Counties** Ranch land with quality 3 bedrooms/2 bath brick home with several barns, corrals and 20 acre Quinton City Lake. Also has a rock quarry. \$8,005,000.00
6. **Quarter Section in Grant County north of Lamont** Farm land \$176,000.00
7. **11,776.4 acres more or less in Ellis County** Buffalo grass and good wildlife traffic. 39 ponds and Ogallala water under this ranch. Owned minerals are offered. “Battle mound hill” is located on this ranch. \$100,000,000.00
8. **78.6 acres more or less in Caddo County** Nearly level unadulterated farm land. \$85,000.00
9. **3420 acres in Bates County, Missouri** 40 miles south of Kansas City. This is native and improved grass ranch land. It has an historic “Rock House” on the lake and mobile home. Mineral rights are offered. \$13,680,000.00



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