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Real Estate 202 N. 7th Perry, Oklahoma 73077

SCISSORTAILS NEWS

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Looking to buy or sell?



*It's a Jungle out there,
Let us be your guide.*

Warner & Associates Open House

September 18, 2010

(Parade starts at 10:00 am)

**We are hosting an Open House at 202 N. 7th
immediately following the Cherokee Strip
Parade.**

Come by the office to see our new look!

5 Reasons Homeownership Trumps Renting

The seemingly endless run of bad housing news is discouraging some potential home buyers from considering a purchase. But the truth is that the advantages of homeownership have very little to do with investment gains. The best things about owning a home have a lot more to do with personal comfort and satisfaction.

Here are five of them:

- **Be your own landlord.** The bank can only kick you out if you don't pay; a landlord can be much less dependable – deciding to sell the property or choosing to live there themselves.
- **Paying the principal is forced savings.** Yes, it's possible that home prices will fall further. It is also possible that your 401(k) will lose value. But over the long haul, both are likely to enjoy modest gains in value.
- **Fixed-rate mortgages never rise – and eventually you pay them off.** With mortgage rates at record lows, people who buy now are locking in real bargains.
- **Good schools.** Family-sized rentals are harder to come by in areas with excellent public schools.
- **Spacious properties in pleasant neighborhoods.** Sizable homes in attractive communities are almost always owned – not rented.

Source: The New York Times, Ron Lieber (08/27/2010)

**Cherokee Strip Celebration – Courthouse
Park**

September 18, 2010

5K & Fun Run, Carnival, Parade, Arts/Crafts, Entertainment, Rodeo & Food Concessions

LISTINGS



1410 Fairway Drive
Perry, OK

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

Price: \$167,000
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

[View photo gallery](#)

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

Price: \$125,000.00
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.



636 W Elm Perry, OK

[View photo gallery](#)

Commercial - Industrial
2145 sq ft.
Bathrooms: 2
Exterior: Brick Veneer
Heating/Cooling: Forced Air/Central
Parking: Concrete - 11 - 20 spaces

Price: \$225,000
Year Built: 1976
Building dimensions: 65 x 33
Lot dimensions: 5 lots
Lease Rate \$900

Formerly a bank. Building has walk-in safe and functioning drive-in window with security drawer five office areas, kitchenette, 2 rest rooms and reception area with counter and safe. Great condition. New roof and other updates.

Call Bill or Betty for a personal showing.



Commercial - Industrial
500 sq ft.
Bathrooms: 1
Exterior: Brick Veneer
Roof: Tar & Gravel
Parking: Concrete - 11 - 20 spaces

Price: \$249,000
Year Built: 2002
Heating: Forced Air
Building dimensions: 81 x 45
Lot dimensions: 162 x 50
Lease Rate \$1,200

1014 W Fir Perry, OK

Wonderful retail space close to high school and on Fir Ave. Will sell or lease. Lot to west is also for sale.



1003 Perry Ave. Perry, OK
[View photo gallery](#)

Commercial - Office Space	Price:	\$203,000
5200 sq ft.	Year Built:	1982
Bathrooms: 4	Heating:	Forced Air
Exterior: Metal & Glass	Cooling:	Central
Roof: Metal	Lot dimensions:	25 x 140
Parking: Asphalt 21 - 30 spaces	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
[View photo gallery](#)

Income Producing

Commercial - Storage Units	Price:	\$90,000
Building 1 - 50 x 100 (5000 sq ft)	Lot:	1.26 acres
Building 2 - 20 x 50 (1000 sq ft.)	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.



160 Acres
Garber, OK

Unplatted Land- 160 Acres	Price:	\$250,000
00 E County Road, Garber, OK	Improvements:	None
Legal Description: NE 1/4, 2-22-3, Garfield county, Garber, Okla.	Restrictions:	None
	Easements:	Unknown
	Mineral Rights:	None

Features: This is a great secluded property with trees and ponds. Quail, deer, and pheasants and other wildlife plentiful. Fifty-six acres of wheat could be planted for game. Would make a great location for home, lodge or hunting. Currently leased for cattle.

Directions: From 412 and 74 junction go 5 mi east, 1.5 mi north and 1/2 mile east, on south side.

Broker-Owner



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