

<p>580.336.5100</p> <p><i>Betty Warner</i> GRI ABR Broker / Owner</p> <p><i>Bill Warner</i> GRI Owner / Broker Associate</p>	 <p>Warner & Associates</p> <p><i>Real Estate</i> 202 N. 7th Perry, Oklahoma 73077</p>
--	--

SCISSORTAILS NEWS

WWW.SCISSORTAILS.COM

January 2010

Greenliving – 14 Smart Tips

1. **Limit wood use.** For items such as shelving and bookcases, consider using composites made from wheat fiber or other agricultural waste or other nonwood materials.
2. **Choose materials such as carpets, paints, wall coverings and adhesives carrying the Green Seal label and furnishings with Greenguard certification.** This ensures that they emit low levels of potentially harmful volatile organic compounds (VOCs).
3. **During construction, create a plan to reduce the amount of waste materials going to landfills.**
4. **Choose building materials that have either been recycled or come from sustainable and renewable sources.** Bamboo is both fast growing (so it's renewable) and extremely durable.
5. **In the summer, turn the thermostat on the air conditioner up a few degrees. Cool off by wearing thin, light-colored natural fabrics.**
6. **Build or buy a new home that is directionally-oriented to optimize daylight.** Sunlight can be used to heat a space and a naturally-lit space can also reduce your electric lighting costs. Warmer climates can benefit from an opposite strategy where the home is best oriented towards the north or south.
7. **When insulating or re-insulating your attic, walls, or crawl space, remember... the higher the R-value of the material, the greater its insulation properties.**
8. **Cut back on water use by sweeping patios and driveways rather than using a power washer.**
9. **Instead of purchasing bottled water, use filtered tap water to cut down on plastic waste and gas emissions.**
10. **Utilize lighter, brighter colored surfaces in your home that reflect light.** Combine that with pendant lights (as opposed to recessed lighting) which are open at the top. Light will hit your task area, but also reflect off the ceiling and walls.

11. Watch for emerging light technologies that promise even greater savings and lower environmental impact like LEDs (light-emitting diodes). LEDs last even longer than CFLs and will make bulb buying more like an appliance purchase than a throw-away item.
12. Install a solar-powered or tankless water heater. Install high-performance windows to control solar heat gain and loss throughout your space.
13. When replacing appliances, purchase products that are energy-efficient like low-flow toilets and tankless water heaters. Look for the Energy Star rating whenever you buy new appliances. They will use less energy, save money, and help protect the environment.
14. Insulate ducts and install weather-stripping around doors and windows for a better seal and lower electric bill.

Realtors See a Decade of Dramatic Developments



RISMEDIA, January 5, 2010—At the beginning of the 21st century, most home buyers had never viewed a home online; the three top home sale marketing methods were yard signs, newspaper ads and open houses; and nearly nine out of 10 buyers financed their purchase with a fixed-rate, 30-year mortgage. What a difference a decade makes.

“The real estate industry has seen tremendous change and evolution over the past decade,” said NAR President Vicki Cox Golder, owner of Vicki L. Cox & Associates in Tucson, Ariz. “As the first, best source for real estate information, Realtors have not only anticipated and adapted to the evolving needs of their clients and customers, but also have influenced industry trends and innovations that will carry us into the future.”

In 1999, buyers who went online in search for a home were in the minority—only 37% of buyers used the Internet in their home search, according to data from the NAR Profile of Home Buyers and Sellers. Today, 90% of buyers are searching online, and the real estate industry has responded. Sites like REALTOR.com, which attracts nearly 12 million total visits every month, have evolved to give today’s buyers what they want—not just property listings, but multiple photos, online videos, mapping features, and comprehensive neighborhood information, as well.

Median home values over the past decade have increased more than 25%, from \$137,600 in November 1999 to \$172,600 in November 2009 (the most recent existing-home data available). Fewer people are buying detached, single family homes—82% in 1999 compared to 78% in 2009—

but more people are buying homes in suburban neighborhoods—46% in 1999 compared to 54% today.

Buyers themselves have also changed. A smaller proportion of married couples are buying homes these days; while married couples comprised 68% of all home purchases at the beginning of this century, they represent 60% of all buyers today. Single men and women have made up the difference—single men purchased 10% of all homes last year, compared to only 7% 10 years ago. Single women now represent more than one-fifth of all home buyers—21% up from 15% in 1999.

Other things haven't changed. The median age for home buyers last year was 39, just as it was in 1999. Neighborhood quality, affordability, and convenience to work and school have consistently been top priorities for both past and present buyers. And eight out of 10 recently surveyed consumers believe that owning a home is an investment in their future.

“Realtors have been around for more than 100 years, but one constant during that time has been the persistence of homeownership as the American Dream,” said Golder. “As the first decade of this century comes to a close, NAR stands ready to meet the many challenges and opportunities that lie ahead by helping our Realtor members better serve their clients and communities and ensuring that those dreams of homeownership remain possible for all who want to achieve it.”

Remember not all real estate agents are Realtors®! Ask your agent if they belong to the Association of Realtors®.

You can access www.realtor.com from our website:
www.scissortails.com.

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. Geothermal 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: \$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

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.

FEATURED LISTINGS



1105 Rose Terrace
Perry, OK

Residential - Single Family
3 Bedroom | 1 Full Bath
999 sq ft. - single story
Very large lot
Single car garage

Price: \$79,900
Year Built: 1974
School District: Perry
Heating: Forced Air
Cooling: Central

This is a neat little house with an open plan, three bedrooms and utility. Outside there is a slab patio and metal fence. Unless you want to change the paint, it is ready to move into. Neat and clean. Large garage and/or add-on to this home. Many possibilities at a great price.



815 Ivanhoe
Perry, OK

Residential - Single Family
2 Bedroom | 1 Full Bath
Basement
1220 sq ft approx

Price: \$46,900
Year Built (Approx): 1932
Lot: Large

Nice 2 bedroom with large fenced back yard at an affordable price. Good neighborhood. Wood floor. Laundry room. Updated kitchen and bath. Built-in shelving. This would make someone a nice home or income property.



406 W. Ivanhoe
Perry, OK

672 sq ft. - single story
Lot approx. 50' x 162.5'
Carport

School District: Perry
Heating: Wall Furnace
Heating Fuel: Gas

Exterior features: Porch.



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.

FEATURED LISTINGS



1412 N 5th St., Perry, OK

Income Producing

Commercial - Storage Units	Price:	\$125,000
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

[View photo gallery](#)

Unplatted Land- 160 Acres	Price:	\$240,000
00 E County Road, Garber, OK	Improvements:	None
Legal Description: NE 1/4, 2-22-3, Garfield	Restrictions:	None
county, Garber, Okla.	Easements:	Unknown
	Mineral Rights:	None

Features: This is a great secluded property with trees and ponds. Quail, deer, and phesants 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



160 Acres
Lucien, OK

[View photo gallery](#)

Unplatted Land- 160 Acres	Price:	\$240,000
NW Lucien-Garfield County	Improvements:	None
Legal Description: SE 1/4 of Sec.1,T21, R3W,	Restrictions:	None
Garfield County, Lucien, Okla.	Easements:	Unknown
	Mineral Rights:	None

Features: This is a great hunting area. It has a small canyon with creek and pond. Trees are about 20%. Fenced on 4 sides. Currently rented for cattle. Have seen deer, quail, and phesants. One of the highest areas in north Garfield county. If you are looking for a place to hunt or somewhere to build a home and get away and enjoy the wild life this is the 160 acres for you.

Directions: From lucien, to county line 1 mile, 3 miles N. Quarter on NW side.

Broker-Owner

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. **"NEW" 300 Acres more or less**-9601 S. "R" Street in Ponca City. Currently is growing alfalfa and Bermuda grass. Has large brick house, large barns, shop, machine shed, grain storage, corrals and pens. \$1,410,000.00
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. **"NEW" 240 acres of recreational beauty** This property has a flood control lake and creek and a balance mix of grass, timber and water. Possession can be at closing. \$244,000.00
7. **"NEW" 28.29 acres more or less** - Commercial Property in Webbers Falls, OK Very good location with great exposure. \$425,000,000.00



Email: warnerassoc@scissortails.com

Betty cell # 580.572.8327 Bill cell # 580.572.8168

Teresa cell # 580.370.1030