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SCISSORTAILS NEWS

WWW.SCISSORTAILS.COM

March 2010

13 Things A Burglar Won't Tell You:

Thanks to Kristi Brown for this article.

>> 1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

>>

>> 2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.

>>

>> 3. Love those flowers. That tells me you have taste...and taste means there are nice things

inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

>>

>> 4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza

flyer in your front door to see how long it takes you to remove it.

>>

>> 5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house. Virgin drifts in the driveway are a dead giveaway.

>>

>> 6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

>>

>> 7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom-and your jewelry. It's not a bad idea

to put motion detectors up there too.

>>

>> 8. It's raining, you're fumbling with your umbrella, and you forget to lock your door -

understandable. But understand & know this: I don't take a day off because of bad weather.

>>

>> 9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your

gutters. (Don't take me up on it.)

>>

> > 10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.

> >

> > 11.. Helpful hint: I almost never go into kids' rooms.

> >

> > 12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.

> >

> > 13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it at faketv.com.)

8 MORE THINGS A BURGLAR WON'T TELL YOU:

> >

> > 1. Sometimes, I carry a clipboard. Sometimes, I dress like a lawn guy and carry a rake.

I do my best to never, ever look like a crook.

> >

> > 2. The two things I hate most: loud dogs and nosy neighbors.

> >

> > 3. I'll break a window to get in, even if it makes a little noise. If your neighbor hears one

loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.

> >

> > 4. I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?

> >

> > 5. I love looking in your windows. I'm looking for signs that you're home, and for flat screen

TVs or gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close

the blinds, just to pick my targets.

> >

> > 6. Avoid announcing your vacation on your Facebook page. It's easier than you think to look up your address.

> >

> > 7. To you, leaving that window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.

> >

> > 8. If you don't answer when I knock, I try the door (especially the garage door). Occasionally, I hit the jackpot

and walk right in.

> >

> > Protection for you and your home, if you don't have a gun, here's a more humane way to wreck

someone's evil plans for you...WASP SPRAY!

WASP SPRAY!

> > A friend who is a receptionist in a church in a high risk area was concerned about someone

coming into the office on Monday to rob them when they were counting the collection. She asked the

local police department about using pepper spray and they recommended to her that she get a can of wasp spray instead.

> > The wasp spray, they told her, can shoot up to twenty feet away and is a lot more accurate, while with the pepper spray, they have to get too close to you and could overpower you. The wasp spray temporarily blinds an attacker until they get to the hospital for an antidote. She keeps a can on her desk in the office and it doesn't attract attention from people like a can of pepper spray would. She also keeps one nearby at home for home protection... Thought this was interesting and might be of use.

Wasp And Hornet Spray:

> > On the heels of a break in and beating that left an elderly woman in Toledo dead, self-defense experts have a tip that could save your life. Val Glinka teaches self-defense to students at Sylvania Southview High School. For decades, he's suggested putting a can of wasp and hornet spray near your door or bed. Glinka says, "This is better than anything I can teach them." Glinka considers it inexpensive, easy to find, and more effective than mace or pepper spray. The cans typically shoot 20 to 30 feet; so if someone tries to break into your home, Glinka says, "spray the culprit in the eyes". It's a tip he's given to students for decades. It's also one he wants everyone to hear. If you're looking for protection, Glinka says look to the spray. "That's going to give you a chance to call the police; maybe get out, maybe even save a life." Please share this with all the people in your life.

Updating Your Emergency Checklist

From Thrivent Website

This spring, take time to check your emergency preparedness stockpile, say experts. "The average person should have enough food, water and supplies to survive for three days," says Dr. Georges C. Benjamin, director of the American Public Health Association (APHA). "Every kit should have supplies such as food and water, first aid and important documents to carry you through until real help arrives."

Don't have a kit? Here's a list of must-stocks, according to the APHA. Store your new kit in a portable, waterproof bag and then update it each spring and fall.

- Water (three gallons per person)
- Canned food
- Flashlight and batteries
- Manual can opener



- Paper plates and plastic utensils
- Pet food
- Needles and thread
- Duct tape and scissors
- Extra set of keys and personal identification
- Bandages
- Hand wipes
- Non-latex gloves
- Tweezers
- Prescription and nonprescription medications
- Denture and contact lens supplies; hearing aid batteries
- Change of clothing
- Copies of personal documents such as birth and marriage certificates and insurance policies

LISTINGS



10807 Frontier, Perry, OK
[View photo gallery](#)

*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

[View photo gallery](#)

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.



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

1410 Fairway Drive
Perry, OK

[View photo gallery](#)

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: \$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.



1105 Rose Terrace
Perry, OK
[View photo gallery](#)

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
[View photo gallery](#)

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. Builtin shelving. This would make someone a nice home or income property.



406 W. Ivanhoe
Perry, OK
[View photo gallery](#)

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

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

Exterior features: Porch.



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

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

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:	\$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

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



160 Acres
Lucien, OK

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

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



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