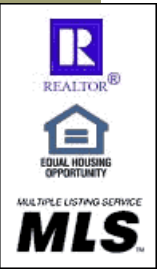


www. OklahomaCountryHomes.com

P.O. Box 585 Wellston, OK 74881
306 East Hwy 66 Wellston, OK



OKLAHOMA COUNTRY HOMES
Your Key to the Country
405 356-2727

"As an Oklahoma Country Homes Realtor we strive to find you that perfect property which may take us miles away, or months to find, but our dedication to being beside you every step won't waiver. We believe our commitment to the client and what they are hoping to find; no matter how far it takes us, or how long is what sets us apart from other Realtors and Companies. People shouldn't be limited by miles or time in finding their dream property, and it's important to us that we never make them feel pressure or limited in finding their future home!"

NO BUYER FEE!!!! We will walk you through every step & we get paid by the seller! Contact us for more information!!!



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Tracy Howard;
Broker
Farm & Ranch
Specialist
405 227-3181

Tracy@OklahomaCountryHomes.Com

WE WORK STATEWIDE!!!!



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\$479,000

80 AC Home, Cabin, Shop,
MLS# 766648 N of Wellston

Would make a perfect retreat, wedding venue, home + rental or ??? Black-top rd, ponds, must see!!!



\$10,000

430 Skyline .32 Ac Lot
MLS# 776312 Wellston

Pretty corner lot in Residential only neighborhood— Ready to build home on. All public utilities available.



\$149,900

42506 Stout Dr 1.25 Ac
MLS# 774679 Tecumseh

24x30 SHOP with electric, 3/2/2, fireplace, home in quiet cul-de-sac neighborhood, attached garage ++



\$134,500

20 Acres Home, Pond
MLS# 773173 Wellston

333898 E 840 Rd Wellston Like new 2 bd 2 bath home, pond Nature abounds—STUNNING!



\$161,000

3 or 4 bed or Rental poss
MLS# 772744 Meeker

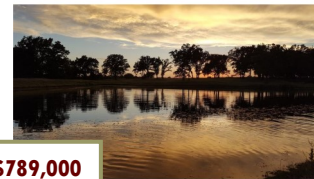
21 555SF home on 3.6 Acres Garage conversion gives addt. Living quarters seller, offering \$2K to buyers cc.



\$79,900

114375 HWY 69 EUFALA
MLS# 764606 Close to Lake

Great home/rental / investment or in home business! SPACIOUS 3/2 in prime location



\$789,000

147 Acres Beautiful Home
MLS# 755115 North of Ada

3/3—2 great rooms, art studio, library, safe room, 7 PONDS, barns, cattle or horse ready 2much2list



\$186,450

323 23rd St Gated Comm
MLS# 760375 Newcastle

Beautiful 4 bed 2 bath, open concept, ag pool, stone patio, Lifetime car-pet, 3 car gar +++!



\$474,500

Home-Barn-Shop 110 AC
MLS# 765026 S of Wellston

110 Acres with a PREMIUM view for miles, gorgeous fruit & misc trees, many outbuildings, EVERYTHING you need for LIVESTOCK!

Go to www.OklahomaCountryHomes.com for the most current & up to date listings; as well as more information & photos! Call one of our Real Estate Specialists today for any questions, more information on a property; or to schedule a showing!

Buyer Agents: Working for You *Free of Charge*

Home buyers should always have their own agent. Buyer agents work to negotiate the best terms and price for the buyer. Best of all, the buyer agent's services are free to the buyer.

Most people think they have to pay a sales commission. The truth is this: **only the seller pays the commission.**

Whether a buyer uses an agent or not, the seller still pays the commission. The only person that wins when buyers are not represented is the listing agent.

Most buyer agents will have their clients sign an agency agreement, an Exclusive Buyer Agency Agreement. It outlines their services, how they are compensated, and how the two parties will work together.

To ensure you're working with an agent who specializes in representing buyers, seek out an Accredited Buyer Representative (ABR) when possible.

Remember, you wouldn't hire your spouse's attorney to represent you in your divorce. The same goes for real estate. Why use the seller's agent to negotiate your best interest? There is an inherent conflict of interest. The home buying process is stressful enough without worrying about who you can and cannot trust. Your buyer's agent is your trusted advocate.

Buyer Agents and the Agreements

According to most buyer agency agreements, the buyer's agent must do these things:

- Protect their client's financial information
- Negotiate the best possible price for the buyer
- Must disclose to the buyer if they are working with another buyer interested in the same property
- Show all properties the buyer is interested in that fits their criteria and budget
- Connect you with the service providers—inspectors, lenders, home warranty companies—to best suit your needs

The buyer also has some responsibilities to their buyer's agent:

- Buyers must work with their buyers agent exclusively
 - Buyers should never give personal information to any other agent
 - Buyers should not call other agents to see properties, even if they think they are saving their agent some time and effort
 - Buyers should clearly define their must haves and deal breakers to help their agent streamline the showing process
- Home buyers are at a premium in today's housing market. Buyers should interview agents just as seller's interview listing agents.

Make sure the buyer's agent you select is familiar the type of property you want to purchase, the area you want to purchase in and the particulars of your situation. An agent is only as effective as the information they are given. Clients relocating from one city to another require a different set of skills from a client moving within the same area, for example.

Buying real estate is a big decision. The best advice is to find a REALTOR® who will guide you through the local market conditions.

ABOUT US: 'As an **Oklahoma Country Home** Realtor we strive to find you that perfect property which may take us miles away, or months to find, but our dedication to being beside you every step won't waiver. We believe our commitment to the client and what they are hoping to find; no matter how far it takes us, or how long is what sets us apart from other Realtors and Companies. People shouldn't be limited by miles or time in finding their dream property, and it's important to us that we never make them feel pressure or limited in finding their future home! We are committed to help each and every client find what they are looking for. **PLUS WE WORK STATEWIDE—GIVE US A TRY!** Call, text or email anytime and let's get started finding that dream property for you!' Residential, Farms & Ranches, Homes with Acreage, Rural commercial buildings, Foreclosures & Short Sale Experience—**FREE ONE HOUR NO OBLIGATION CONSULTATION—BUYER OR SELLER!**

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