

**Cross Property 360 Property View**

**13649 E County Road 1522 Road, Lindsay, Oklahoma 73052**

Listing



**Residential**

MLS#: **1157841**  
 Address: **13649 E County Road 1522 Road, Lindsay, OK 73052**  
 Addition: **Erin Spgs**  
 Area: \_\_\_\_\_ County: **Garvin**  
 Assess Acct#: **0910-00-023-005-0-000-00**  
 Land SqFt/Dim: **17,990**  
 Lot: **4 and 5** Block: **23** Acre: **0.413**  
 Status: **Active**  
 Type: **Single Family**  
 List Price: **\$75,000**  
 Close Price: \_\_\_\_\_  
 LP\$/SQFT: **\$66.96**  
 Directions: **Corner lot at intersection North County Road 3026 and North County Road 3027.**

**Recent Change: 03/03/2025 : NEW**

General Information			
Beds:	<b>3</b>	SF MOL:	<b>1120 / Tax Assessor</b>
Baths:	<b>2.0</b>	Year Built:	<b>2004</b>
Building Design:	<b>Other</b>	Heat:	<b>Central Electric</b>
Living:	<b>1</b>	Level:	<b>ONE</b>
Dining:		Const:	<b>Manufactured, Mobile Home</b>
Lot Desc:	<b>Corner, Rural</b>	Foundation:	<b>COMBO</b>
Pool Features:		Pool Private:	
Garage:	<b>1 / Refer to Remarks</b>	Roof Ty / Yr:	<b>Metal</b>
Prop Build Status:	<b>Move to site</b>	Occup Status:	
Tax:	<b>\$240.00</b>	HSE:	<b>Yes</b>
		Fence:	
		Est Date Comp:	
		Qualify:	<b>Y</b>
		Res Items:	<b>No</b>
		Disclosure:	<b>Yes</b>
		Warranty:	
		Access Feat:	
		Flood Ins:	
		Pool:	<b>No</b>
		Pool Level:	
		Poss:	<b>At Funding</b>
		Livestock:	
		Hist Desig:	<b>No</b>
		Prop Faces:	

Remarks:

**Welcome to your dream home, nestled just south of Lindsay, Oklahoma, where the serenity of the countryside meets the convenience of town living. This charming home offers an impressive 1,120 square feet of thoughtfully designed living space, featuring three spacious bedrooms and two bathrooms, perfect for families or those seeking a peaceful retreat. This property is a haven for nature lovers and those who crave space and tranquility. The property is fully equipped to accommodate all your storage and hobby needs, boasting a detached garage, a generous 30 x 40 shop ideal for projects or business ventures, a shipping container for extra storage, and a handy shed. Whether you're an investor seeking an opportunity or a buyer looking to settle into a cozy, well-appointed home, this property is a rare find in this area, combining the tranquility of rural living with practical amenities. I invite you to imagine the possibilities and make this property your own.**

Schools			
Elem:	<b>Lindsay ES</b>	Middle:	<b>Lindsay MS</b>
High:	<b>Lindsay HS</b>	Sch District:	<b>Lindsay</b>

Additional Features	
Appliances:	<b>Dishwasher, Refrigerator, Water Heater</b>
Exterior Feat:	<b>Covered Porch, Porch, Storage Area</b>
Storm Shelter:	<b>Below Ground</b>
Range Type:	
Parking:	
Study:	<b>No</b>

Office and Showing Information			
Terms:	<b>As is Condition, LBox: None</b>	Internet:	<b>Yes / Yes / No</b>
	<b>Cash, Conventional, Sell FHA or VA</b>		
Show Instr:	<b>ShowingTime</b>	S Cond:	<b>None, Leased</b>
List Type:	<b>Exclusive Right to Sell</b>	Occupied:	<b>Yes</b>
List Agent:	<a href="mailto:209363/Crystal.Claphan">209363/Crystal Claphan</a>	Service Type:	<b>Entry Only</b>
Agent Lic#:	<b>209363</b>	List Broker:	<a href="mailto:PPRL01/Platinum Peak Realty Inc.">PPRL01/Platinum Peak Realty Inc.</a>
Agent Phone:	<b>405-926-9688</b>	Broker Lic#:	<b>210331 - Jeromy Landress</b>
Agent Email:	<a href="mailto:crystalclaphan@gmail.com">crystalclaphan@gmail.com</a>	Office Phone:	<b>405-301-770</b> (Office Fax: _____)
Agent Cell:	<b>405-926-9688</b>	Agent Fax:	
		Office Web:	

L/Ofc Remarks:



**No showings on the property due to being tenant occupied. Please contact me to check availability for weekend open houses. Home is on a shared well with the neighbor.**

Listing Information			
List Date:	<b>03/03/2025</b>	DOM:	<b>2</b>
Original List Price:	<b>\$75,000</b>	Pend Date:	
		Expire Date:	<b>08/13/2025</b>
		<b>On Market Date:</b>	

Financial Information	
Assumable:	<b>No</b>
Loan Qualify:	<b>Yes</b>

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Printed on March 05, 2025