

# FOR SALE

## 11.74 Acres Duncan, Oklahoma

(See Directions Below)

**Real Property Consist of** 11.74 Acres with Perimeter Barbed Wire Fencing, Rural Water and Cotton Electric is Available. Approximately 35% Native Grass, Remainder Unimproved. The Dimensions of the Real Property 628.5' East/West and 815.3' North/South.

**Directions:** From the Intersection of Highway 81 and Elk Avenue, go 5½ Miles West on Elk to 2764 Road; Then North ¼ mile. The Real Property is situated on the North East Corner.

**Broker's Note:** The Real Property would serve as a Great Building Site or Grazing for Livestock.

# \$88,050

**Gary Criswell Auction Service & Real Estate, Inc.**

580-255-8162 • 806 West Main • Duncan, OK • 580-467-2248  
(Auctioneer/Broker) email: [garycriswell@cableone.net](mailto:garycriswell@cableone.net) (Cell Phone)