

For Sale

**2901 W Walnut Avenue
Duncan, Oklahoma**

Real Property Consist of: A 3 Bedroom Brick Home (Approximately 1,624 Square Feet) with Living Area/Den and a Wood Burning Fireplace and Dining Area Combination. A Kitchen with Nice Counter tops, Utility Room and 1 3/4 Bath.

Additional Improvements Include: An Attached 2 Car Garage with 2 Insulated Garage Doors and a Maintenance Room.

Also Included with Property: Sheet Metal Shop Building (16x24) with an Overhead Door, 110 Volt Electricity with a Concrete Floor and a Concrete Storm Shelter, Large Concrete Pad for Parking Travel Trailer or R.V. and Vinyl Facia and Soffits. All Situated on a Nice Corner Lot, 129.9 x 80 ft. with Fenced in Back Yard in a Good Neighborhood.

Brokers Note: This Home is Move in Ready and Priced to Sell. Please See to Appreciate!

\$115,000

Gary Criswell Auction Service & Real Estate, Inc.

(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)

580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248