

# FOR SALE

**606 North 13th Street  
Duncan, Oklahoma  
MLS 37596**

**Real Property Consists Of:** A 2 Bedroom Brick Home (Approximately 1,710 Square Feet) with a Large Living Room with Bay Window and Hardwood Floors, Den with Knotty Pine Walls (Enclosed Patio that may be used as a Third bedroom), Dining Room, Kitchen with Dinette and Washer and Dryer Hook up, Full Bath and a Full Shower in Bedroom.

**Additional Improvements Include:** A New Composition Roof installed February 2023, Attached Car Port (13'x22') and a Storage Building (5'x11'). All situated on a Nice Lot (90' x 100') with a Fenced in Back Yard in a Great Location near the Elementary School.

## **\$99,500**

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

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

(Auctioneer/Broker/REALTOR) email: [garymcriswell@gmail.com](mailto:garymcriswell@gmail.com)