

FOR SALE

Rural Property Neal-Farm Land#4

**Sellers are Relocating Their Farming
Operations to the Duncan Area**

Duncan - Stephens County

275606 East 1730 Road-Duncan, OK

This Property Consists of: A Total of 160 Acres. Real Property currently being used as Pasture for Cattle with a majority of the Grass being Native Grass and Good for Grazing. There are about 20 Acres of Bermuda and Various Grasses in the Bottom Land. There are about 15 Acres in Trees (with a Few Pecan Trees). There are 3 Nice Ponds on the Property and One of the Ponds is Stocked with Catfish and Bass. There is a Sheet Metal Barn on the Real Property in need of repairs.

Directions to Property: In Duncan, Oklahoma-From the Intersection of Hwy 81 and Beech Avenue go 7 Miles West on Beech Avenue (2 Miles West of Territory Golf Course). Real Property Entrance is located on the North side with a Double Locked Gate at the Top of the Hill.

Broker's Note: This is a Good Quarter Section of Real Property situated in a Great Location with 1/2 Mile Street Frontage on Beech Avenue on the South and 1/2 Mile Street Frontage on 124th Street on the West. Great Pasture Land. Ideal for Building Sites and Development. Please See to Appreciate!

Owner Says Sell!

Price Lowered!

\$2,500 Per Acre.

Gary Criswell Auction Service & Real Estate, Inc.

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