

# FOR SALE

## 165455 Heffington Road Home/Shop & 14.69 Acres Marlow, Oklahoma

**Home and Improvements Include:** A Nice 3 Bedroom Rock Home (Approximately 3,920 Square Feet) with a Great Room with Cathedral Ceiling and a nice Rock Fireplace, Balcony and Sunken Floor, Extra Large Dining Room with Beam Ceiling and Patio Doors, Formal Dining Room, may be used as a Game Room. Note: Master Bedroom has a Large Bath with a Jetted Tub, Walk-in Shower, Vanity Sink and a Closet with Rotating Clothes Rack for Summer and Winter Clothes. Large Office with Vaulted Ceiling, Large Kitchen with Island and Granite Counter Tops with Tile Floor and Manitowoc Koolaire Fridge and Freezer, Kitchenette with Electric Range, Large Pantry with a Number of Shelves and a Large Bath/Utility Room with Walk-in Shower and Vanity.

**Additional Improvements Include:** an Attached Shop (Approximately 4,830 Square Feet). Mr. Heffington was a Commercial Contractor and this was his Shop. This is a Spacious Shop with ample Lighting and Electrical Supply. The Shop has a Concrete Floor and a 1/2 Bath. The Home and Shop with Improvements are Situated on 14.69 Acres with a Pond and Street Frontage on Heffington Road.

**Directions:** From the Intersection of North Highway 81 and Highway 7 West between Marlow, Oklahoma and Duncan, Oklahoma (Lawton Duncan / Y), Go West on Highway 7 to Heffington Road. Follow Heffington Road 1 1/2 Miles. Auction Site West Side of Road.

**Broker's Note:** This is a large Home with a Large Shop situated on 14.69 Acres in a Good Location. Please Call Auction Company to make Appointment to view the Home, Shop and Improvements.

# \$375,000

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

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*(Auctioneer/Broker) website: [garycriswellauctioneers.com](http://garycriswellauctioneers.com)*