

# FOR SALE

## 1707 West Spruce Avenue Duncan, Oklahoma

**Real Property consists of** a Nice 3 Bedroom Brick Home (Approximately 1,810 Square Feet) with a Living Room with Fireplace, Kitchen with Dining Area, Large Utility Room and 1 3/4 Bath.

**Additional Improvements include** has an Attached 2 Car Garage, a Covered Back Patio (21'x23'). Home has a Refrigerator and Gas Stove. All situated on a nice (80'x140') Lot with a fenced in backyard with a Large Pecan Tree.

**Brokers' Note:** This is a nice home in a good Neighborhood. Please see to Appreciate!

# \$85,000

**Gary Criswell Auction Service & Real Estate, Inc.**  
580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248  
(Auctioneer/Broker) [garycriswellauctioneers.com](http://garycriswellauctioneers.com) (Cell Phone)