

For Sale

**276710 East 1740 Road
(Bois D'arc Avenue)
Duncan, Oklahoma**

Real Property Consists of: 2 Bedroom Frame Home (Approximately 1,246 Square Feet) with a Living Room, Den/Office (May be used as a third bedroom), Dining Area/Kitchen Combination, Sewing Room and 3/4 Bath with Washer/Dryer Hookup.

Additional Improvements: Also includes a Detached 2 Car Carport, Roof (3 Years Old), New Vinyl Windows, Free Standing Stove, New Propane Line (1 Year Old), New Water Lines and New Hot Water Tank. All Situated on a Nice 1.81 Acre Parcel, Fenced and Cross Fenced in a Good Location.

Directions: From New Highway 81, go 5 3/4 Miles West on Bois D'arc Avenue. The Home is situated on the North Side of the Road.

Broker's Note: This Real Property is in a Good Location with Street Frontage on Bois D'arc Avenue.

\$65,000

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