

# FOR SALE

## Brick Home & 18.45 Acres 287128 State Highway 7 Duncan, Oklahoma

**Real Property Consists of:** A 3 Bedroom Brick Home (Approximately 2,356 Square Feet) with a Large Family Room with Free Standing Stove/Dining Area Combination (Open Floor Space), Kitchen with Nice Cabinets, Large Utility Room with a Whirlpool 80 Gallon Hot Water Tank and 1 3/4 Bath.

**Improvements also Include:** A Sheet Metal Building (30'x40') with an Overhead Door, Concrete Floor and 110 Volt and 220 Volt Electricity, Farm Implement Shed with Concrete Floor, Electricity with 6 (5'x10') Stalls, Storage Building (12'x16') with a Concrete Floor and 3' Overhang (North) and 10' Overhang (South) and a Metal Storage Container (Approximately 10'x24').

**Additional Improvements Include:** 1 Large Pond and a Small Pond. The Real Property is Fenced and Cross Fenced with some Metal Pipe Fencing. All Situated on 18.45 Acres.

**Directions:** In Duncan, Oklahoma from the Flashing Light at the Intersection of New Highway 7 and Eastland, Go 4.3 Miles East on New Highway 7; Turn North and Follow Lane to Home Site.

**Broker's Note:** This is a nice Home Place with a Large Shop, Implement Shed, 2 Ponds, Situated on a 18.45 Acre Tract. The Plans are to have a Public Auction on March 7, 2020 on the Personal Property. Personal Property includes a Massey Ferguson 2615 Tractor with a L-210 Front End Loader, 2 Wheel Drive with 1 Rear Remote, Haise Brush Hog (7'), Tandem Disc (8'), Box Blade with Rippers (7'), Angle Blade (7'). Please call the Auction Property to view the Real Property. The Home is Currently Owner Occupied.

# \$197,500

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