

# FOR SALE

## 313 South 13th Street Duncan, Oklahoma

**Real Property Consists of:** consists of a nice 1 Bedroom Home (Approximately 588 square feet) with a Living Room, Master Bedroom, Kitchen with Dining Area with Washer and Dryer Hookup and a Full Bath. The Home has a Floor Furnace and 2 Window Units. The Home has a nice front Porch and a nice Porch on the South as well.

**Additional Improvements:** The Interior and Exterior of Home has been freshly Painted, New Carpet, New Ceiling Fans, and a New Front Room Window on the East. All situated on a nice corner lot with a 8'x13' Storage Building.

**Broker's Note:** This home has been well Maintained and is Move-in Ready. The Home would make a great starter Home or a good Investment for Rental Property.

# \$21,000

(Auctioneer/Broker) [garycriswellauctioneers.com](http://garycriswellauctioneers.com) (Cell Phone)

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