

FOR SALE

45 Acres Real Property

5 Acres Wooded & 40 Native Grass

Fuller Road

Duncan, Oklahoma

(See Directions Below)

Real Property consists of 45 Acres, 5 Acres Wooded and 40 Acres Native Grass, One Pond (built in 1986), Rural water available on the Northwest Boundary of the Property. Excellent Fence on the East and South owned by the adjacent Land Owners.

Directions: In Duncan, Oklahoma, from the Intersection of New Highway 81, go 7-1/2 Miles West on Fuller Road or 3.2 Miles West of Empire Road; then go South on Section Line Road, North 2740 Road, 3/8 Mile to the Northwest corner of the 45 Acres.

Broker's Note: The Real Property is currently owned by Mr. Kenneth Brooks and was inherited (July 14, 1983) from the Estate of Mr. and Mrs. Jesse Shorter. The Real Property will serve as an excellent Home Site or Grazing for Cattle. Please call Auction Company to make an Appointment to view the Real Property.

\$101,250

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