

# FOR SALE

## 7416 Shady Lane Duncan, Oklahoma (See Directions Below)

**Real Property Consists of:** a 4 Bedroom Frame Home (Approximately 1,465 Square Feet) with a Living Room, Kitchen with Dining Area, Utility Room and 1 3/4 Bath.

**Additional Improvements:** Includes an Attached 2 Car Garage (30'x30'), a Farm Implement Shed (14'x24'), and a Large Well House (20'x20').

**Improvements also Included with the Home:** Nice Sheet Metal Shop (45'x60') with a Kitchen and 3/4 Bath, Insulated with a Concrete Floor, 110 and 220 Electric. All Situated on a Nice 9.18 Wooded Acres in a Good Location near Clear Creek Lake.

**Directions:** From North Highway 81, go East on Plato Road 7.0 Miles to Clear Creek Road; Go North on Clear Creek Road 5/8 of a Mile to Gardenhire Road; Go East on Gardenhire Road 1/4 of a Mile to Shady Lane Road; Go South 1/8 of a Mile to Real Property with Improvements.

# \$110,000

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

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