

# FOR SALE

## Just Listed - Rural Property Farm Land

**Sellers\* are Relocating Their Farming  
Operations to Duncan Area**

\*Parcels 2,3,4

### Parcel #1 - Duncan - Stephens County

**Real Property Consists of:** A Total of 110 Acres. Property is Fenced and Cross Fenced. There is Approximately 65 Acres Wooded. The Remainder is Grass Land. There is a Large Pond. A Natural Gas Line Runs Down the Side of the Property. The Property has Hardwood Floors with Gattlin Road on the Side and 'New' Trees on the East Side. **Directions:** North Hwy 81 and Beech Road. Go One Quarter Mile East. Real Property Situated on North Side of Gattlin Road.

**Broker's Note:** Great Pasture, Conveniently Located. Abundant Amount of Water and Nice Native Grass. See to Appreciate.

**\$330,000**

### Parcel #2 - Comanche - Stephens County

**This Property Consists of:** A Total of 158 Acres. There are About 100 Acres for Cultivation, 12 Acres of Trees and the Balance of 46 Acres for Pasture. Property was Cross Fenced at One Time. There is 1 Pond on the Property and is Stocked with Catfish. Improvements include a Barn, Shed and Cattle Lot. An inhabitable Old House is on the Property.

**Directions to Property:** From Comanche Go West From Hwy 81 on Hwy 53 for About 5 Miles to Empire Road. Turn North and Go About 150 Yards to the Entry Gate on the Left Side. There is a Double Green Gate. From Duncan, Go West on Beech From Hwy 81 About 5 Miles to Empire Road and Turn South and Go About 9 Miles to the Entry Gate (Double Green Gate).

**Broker's Note:** Great Land for Cultivation! Great Stocked Pond! Come See!

**(\$2,500/ACRE) ~~\$418,700~~ \$395,000**

### Parcel #3 - Bray - Stephens County

**The Property Consists of:** A Total of 277.36 Acres. There is No Cross Fencing on this Property. There is Approximately 35 Acres of Trees. The Remainder is Currently Pasture. Approximately 150 Acres Could be Used for Crops (Hay, Wheat, Etc). There is a Large Barn in the Middle of this Property and a Cattle Lot. A Well is in Close Proximity to the Barn and Lot. 3 Ponds From 2 to 4 Acres Stocked with Catfish. A Creek Fed by Underground Water Runs Year Round. Electricity is Available at the Barn. There are Entry Gates on Both the East and West Side of the Pasture.

**Directions to Property -** From Marlow Go Approximately 5 Miles East on Hwy 29, Turn North on Cason Road and Go 2 Miles Until you Get to the West Entry Gate on the Right at Intersection of Cason and Ballpark Roads. To East Entry, Go One More Mile on Hwy 29 to Goodrich Road, Turn North and Go 2 Miles North to Intersection. Turn West on Gravel Road About 1500 Feet to East Entry Gate.

**Broker's Note:** Must See to Appreciate! Great Farm Land!

**(\$2,500/ACRE) ~~\$776,608~~ \$693,400**

### Parcel #4 - Rush Springs - Grady County

**This Property Consists of:** A Total of 207 Acres. The Property is Cross Fenced to Divide this Property into Two Pastures for Cattle. There are Approximately 45 Acres Total of Trees and Blackberry Vines. The Balance of 162 Acres is Pasture. There are 2 Small Ponds in the Middle of the Property. This Bass Stocked Pond is Fed by an Underground Stream. There is a Creek that Runs Through the Property and Runs Year Round. It Runs into Taylor Lake. There is One Barn and Cattle Lot for Loading. The Barn Needs Some Roof Repairs. There is a Well On the East Side Next to the Road. This Pasture Has Two Entry Gates.

**Directions:** From Duncan/Marlow. Travel North on Hwy 81 to Taylor Lake Road, Turn East. Travel About 1500 Feet Past the Railroad Track to the First Entry Gate on the North Side of the Road to White Cattle Guard. The Second Entry Gate is Farther East about 2000 Feet on the North Side of the Road.

**Broker's Note:** Great Pond Filled with Bass! Nice Creek! Lots of Trees and Pasture Land! A Must See!

**(\$2,500/ACRE) ~~\$569,250~~ \$517,500**

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