

# FOR SALE

## Rural Property Neal-Farm Land#1

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

**Comanche - Stephens County**

**182877 North 2770 Road-Comanche, OK**

**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 a Cattle Lot. There are Pecan Trees, Sand Plums and Blackberries on this 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! Please Come and See!

**REDUCED \$395,000**

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

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