

FOR SALE

Rural Property Neal-Farm Land #2

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

Bray - Stephens County

3013 South Cason Road-Bray, OK

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 Water 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. There are Plums and Blackberries on this Property. 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 (Goad) 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 1,500 Feet to East Entry Gate.

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

REDUCED \$776,608

Gary Criswell Auction Service & Real Estate, Inc.

(Auctioneer/Broker) garycriswellauctioneers.com (Cell Phone)

580-255-8162 · 806 West Main · Duncan, OK · 580-467-2248