

FOR SALE

Rural Property Neal-Farm Land#3

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

Rush Springs - Grady County

917 Taylor Lake Road-Rush Springs, OK

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. There are Sand Plums and Blackberries on this Property. 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 Water 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 1,500 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 2,000 Feet on the North Side of the Road.

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

REDUCED \$569,250

Gary Criswell Auction Service & Real Estate, Inc.

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