

# FOR SALE

## 401 E. Chestnut Ave. Duncan, Oklahoma

**Real Property Consist of:** A Nice 2 Bedroom Frame Home (Approximately 1,022 Square Feet) with Living Room/Dining Area Combination, a Kitchen and 1 Bath (Walk-in Shower).

**Additional Improvements Include:** Attached 1 Car Garage with Washer and Dryer Hookup, Vinyl Siding and Storm Gutters. The Home has a Storm Shelter (8'x 8') and a Work Shop (14'x 24') with an Overhead Door. All Situated on Nice Corner Lot (49' x 140') with a Nice Fenced in Back Yard.

**Broker's Note:** The Home will make a Nice Starter Home and may Serve as Good Investment Property.

**Please Call Gary Criswell (580) 467-2248**

**To view the Real Property!**

**Priced to Sell!**

**\$65,000**

**Gary Criswell Auction Service & Real Estate, Inc.**  
**580-255-8162 · 580-467-2248-Cell (Auctioneer/Broker)**  
**website: [garycriswellauctioneers.com](http://garycriswellauctioneers.com)**