



# JR FULTON & ASSOCIATES, LLC

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

OFFERED EXCLUSIVELY  
FOR SALE  
BY: RAY L. WULF



- PROPERTY TYPE:** AGRICULTURAL / DEVELOPMENT LAND
- LOCATION:** 701 E. Simpson Rd.  
Edmond, OK 73034  
(Intersection of Sooner Rd. and E. Simpson Rd.)
- LAND AREA:** 46.28 Acres MOL
- GENERAL:** Vacant Land located close to Edmond & Guthrie.  
Great site for a home / business / or development.  
Rural water available along Sooner Rd.  
No sewer, gas available, electric from OG+E  
Owner will divide - Two tracts of 23.14 acres MOL or sell as complete tract.
- ZONING:** AA – Agricultural
- ADVALOREM TAXES:** To be recalculated based on new sale price. Currently exempt.
- FOR SALE:** \$600,000.00 / \$12,965.00 per acre
- FOR ADDITIONAL INFORMATION CONTACT:** RAY L. WULF  
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