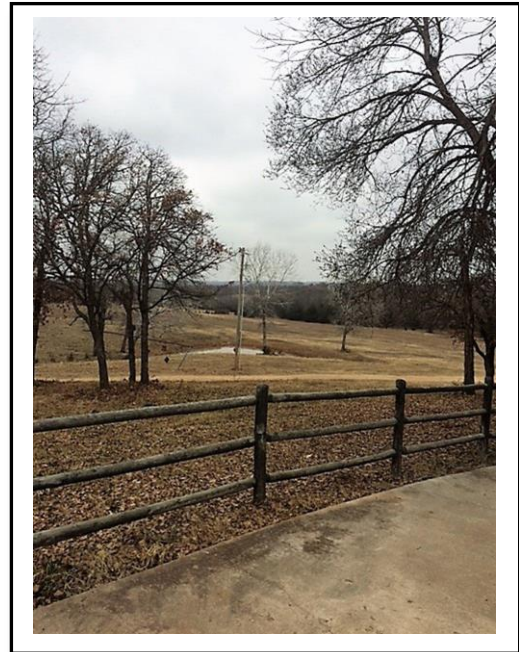




**JR FULTON
& ASSOCIATES, LLC**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY
BY: RAY L WULF**



PROPERTY TYPE: AGRICULTURAL / DEVELOPMENT LAND

LOCATION: 901 Patricia Dr.
Guthrie, OK 73044
(Located within minutes of I-35 & all parts of the metropolitan area.)

LAND AREA: 34.42 Acres MOL

HOME AREA: 2,099 sq. ft. + 1,500 sq. ft. barn/shop with concrete flooring

GENERAL: The 34.42 acres of rolling hills, pond and mature trees surround this custom built lodge home completed in 2001. Ideal for cattle or private horse property. This site has the perfect combination of riding trails, picturesque views, land, location and more. The 2,099 sf lodge style home has wrap around porch, open floor plan for the kitchen dining and great room with cathedral ceiling and fireplace. Two bedrooms with full bath down, master and full bath upstairs. Total electric with well and septic system.

ZONING: Could be developed into 7 separate properties from 4 to 5 acres each.
Agricultural, AG

FOR SALE: \$606,575.00

FOR ADDITIONAL INFORMATION CONTACT: RAY L WULF, Broker Associate

Cell: 405.308.3480

Office: 405.840.0200

Email: ray@jrfulton.com

www.jrfulton.com