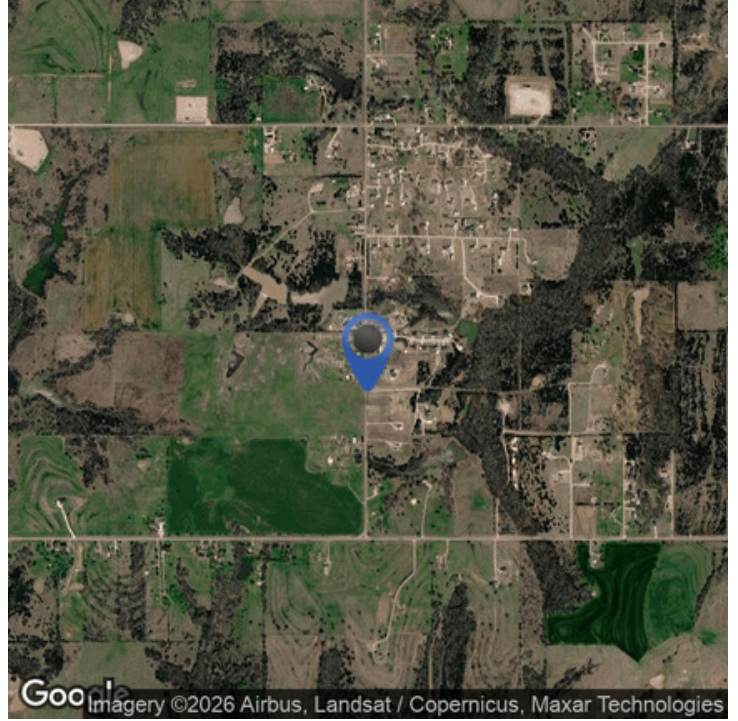


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	4.19 Acres

PROPERTY OVERVIEW

Creek Price Edwards is pleased to present 4.19 acres of improved land at 18324 Johnson Avenue in Purcell, Oklahoma. Located outside the Purcell city limits in McClain County, the property includes a 2-inch City of Purcell water meter with a 2-inch water line installed to the property, grading and drainage work, improved road base, culvert and tin horn, partial

fencing, entry improvements, a survey, and completed perc and soil profile testing.

The property features road frontage, level terrain, and a quiet setting surrounded primarily by larger acreage properties. With significant site work already completed, the property offers flexibility for a variety of potential uses.

PROPERTY HIGHLIGHTS

- 4.19 Acres
- Convenient access to I-35
- Improved Land
- 2" City of Purcell Water Meter
- 2" Water Line Installed to Property
- Internal Road Base & Site Grading Completed
- Perc & Soil Profile Testing Complete

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LUKE ALLISON

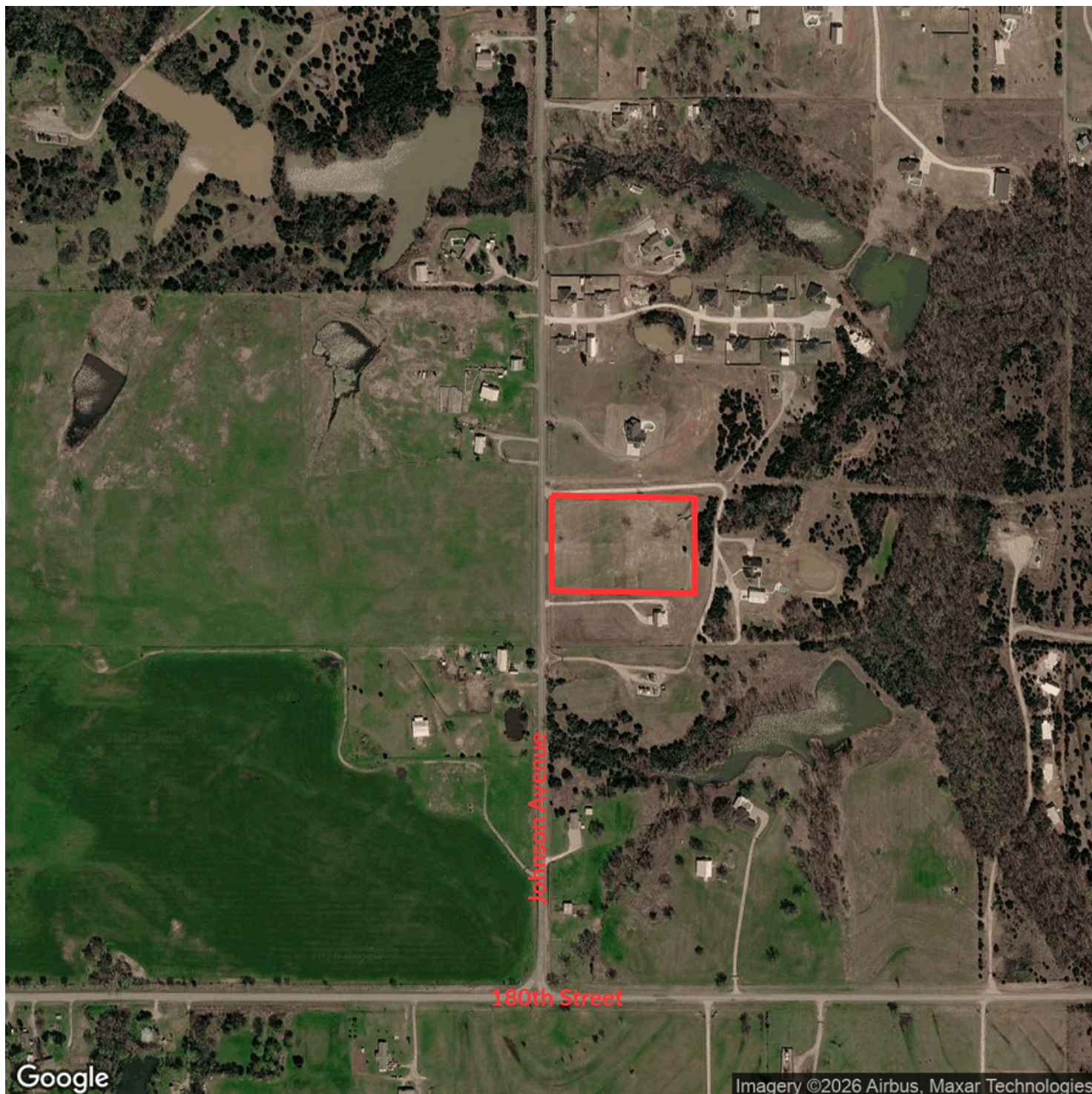
ADDITIONAL PHOTOS



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IMPROVED 4.19 ACRES – PURCELL, OK
18324 JOHNSON AVENUE | PURCELL, OK 73080

AERIAL MAP



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