

**3 BED 2 BATH HOME ON 12 +/- ACRES IN STEPHENS  
COUNTY, OK  
4973 2810 ST  
Duncan, OK 73533**

**\$240,000**  
12.430± Acres  
Stephens County



**3 BED 2 BATH HOME ON 12 +/- ACRES IN STEPHENS COUNTY, OK**  
**Duncan, OK / Stephens County**

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**SUMMARY**

**Address**

4973 2810 ST

**City, State Zip**

Duncan, OK 73533

**County**

Stephens County

**Type**

Farms, Residential Property, Recreational Land

**Latitude / Longitude**

34.453313 / -97.982471

**Dwelling Square Feet**

1712

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

12.430

**Price**

\$240,000



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**PROPERTY DESCRIPTION**

If you are looking for a 3 bedroom with acreage look no farther. This 1712 Sq Ft. 3 Bed and 2 Bath Brick home sits on 12.43 +/- acres just outside of Duncan, OK in Stephens County. Enjoy the fruit trees in the front yard will sitting under the covered porch or move to the back and enjoy the shade of a mature pine tree. Fences are good all the way around the property and has a nice pond. If you are looking for a place to call home this could be the property for you.

5 Miles to Duncan

34 Miles to Lawton

81 Miles to OKC

163 Miles to Dallas

187 Miles to Tulsa

Call for your private showing today.

Chris Parker

Fields Land Company

[918-470-0003](tel:918-470-0003)

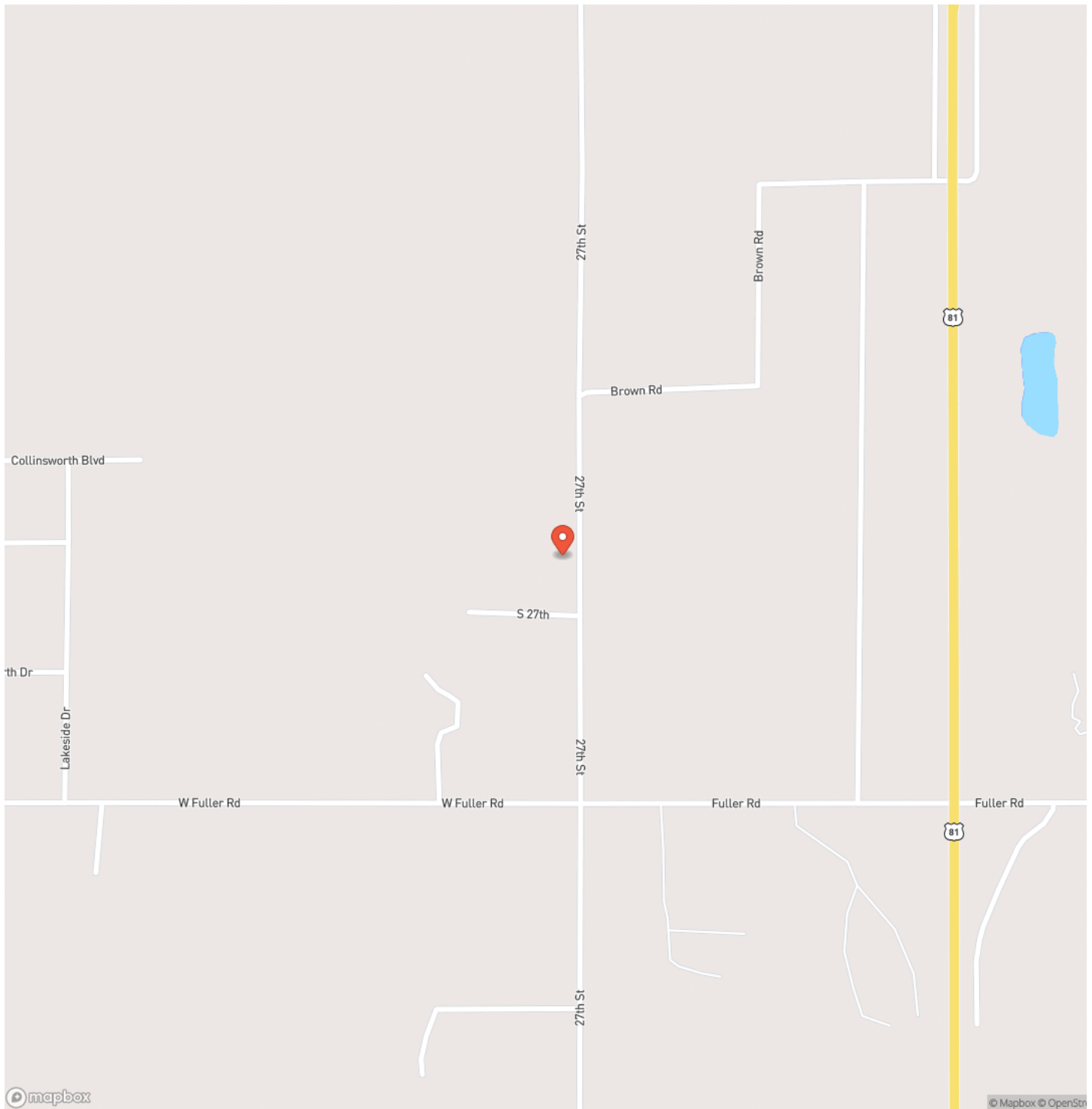


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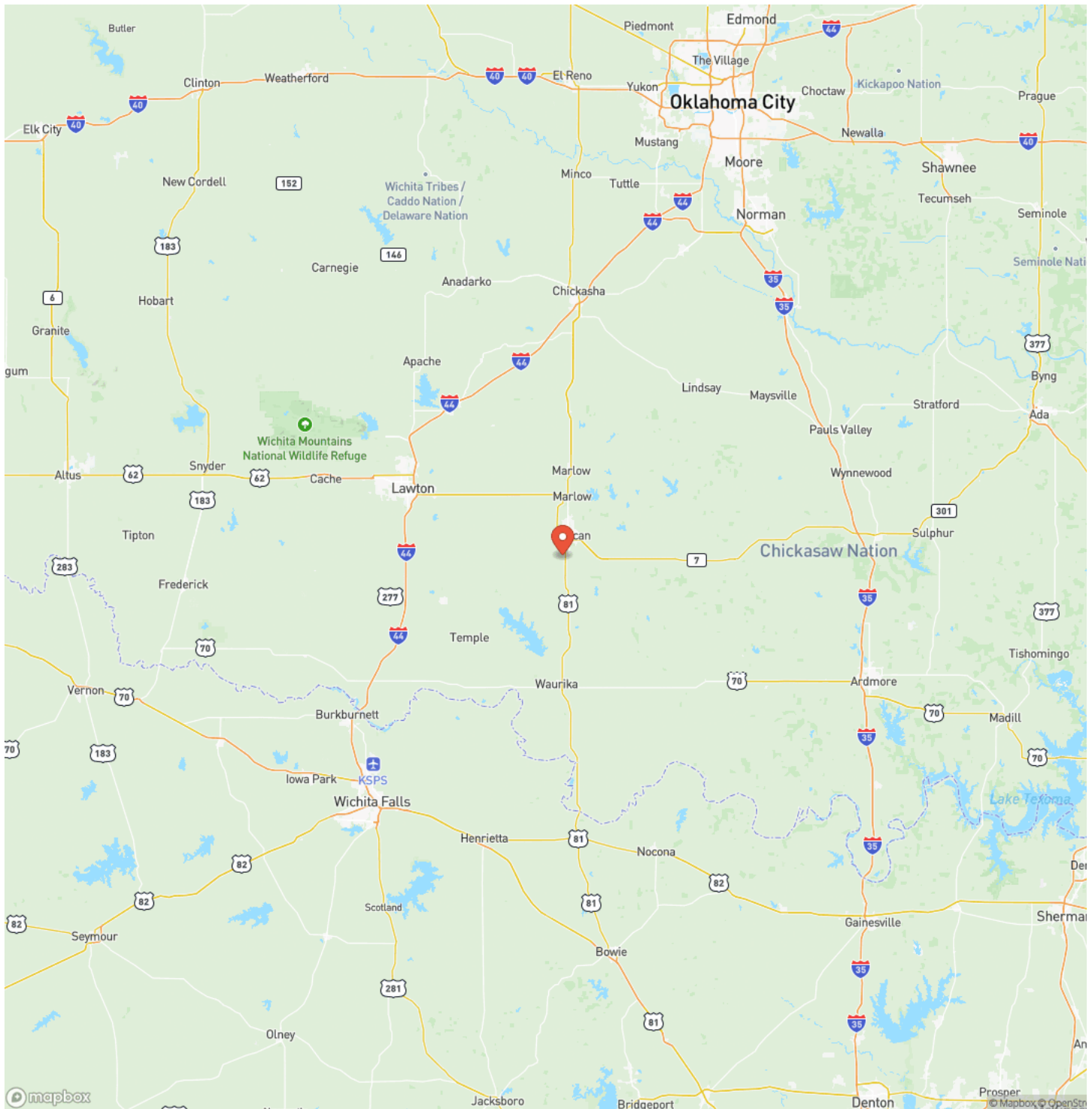


## Locator Map



**3 BED 2 BATH HOME ON 12 +/- ACRES IN STEPHENS COUNTY, OK**  
**Duncan, OK / Stephens County**

## Locator Map



**MORE INFO ONLINE:**

**Fieldslandcompany.com**



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Duncan, OK / Stephens County

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## Satellite Map



## 3 BED 2 BATH HOME ON 12 +/- ACRES IN STEPHENS COUNTY, OK Duncan, OK / Stephens County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chris Parker

## Mobile

(918) 470-0003

## Office

(918) 470-0003

## Email

chris83parker@gmail.com

### Address

## City / State / Zip

Mcalester, OK 74501

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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