

# Home For Sale!

10.54 ACRES – UNIQUE 2 STORY – 2 BEDROOM – 2 BATH OCTAGONAL HOUSE  
DETACHED GARAGE w/BR & ¾ BATH – SHOP BUILDING – 2 WATER WELLS



## **PROPERTY LOCATION:**

From Exit 20 off of I-40 (Flying J Exit) South of Sayre, Oklahoma, go ¼ mile South on Hwy. 283 to 1210 County Road, 1 Mile East to 1880 County Road then 4/10-mile North to Property & Sale Location. Address 12063 N 1880 Rd, Sayre, OK 73662.

## **LEGAL DESCRIPTION:**

A 10.54 Acre triangular tract of land beginning at the Northeast Corner of said Southeast Quarter of Section 9, Township 9 North, Range 23 West, IM Beckham County, OK.

**PROPERTY DESCRIPTION:** This 10+ acre tract is native pasture, has perimeter fences and 2 water wells, along with a 12' x 30' shop, with two entrance doors and concrete floors. There is also a 2-story octagonal home with approximately 1,312 sq. ft. living area, the downstairs has a kitchen with dishwasher, cook stove and stainless-steel sink, nice size living room and ¾ bathroom that also serves as the utility. The spiral staircase leads up to the 2<sup>nd</sup> story that has 2 bedrooms and one bathroom with access to the 14' x 16' deck. There is a detached garage 30' x 24' which includes a 10' x 24' guest bedroom with ¾ bathroom. Attached to the backside of this home is a 14' x 20' carport, and stairs leading up to the second story deck. This home has central heat and air, carpet flooring, water wells, septic system and a wooden walkway around the perimeter of the home. Looking for a small acreage, unique home close to Sayre and easy access to I-40, this is the home for you.

**Call to view this unique property – 580-225-0269**

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