



**E Simpson Rd
Guthrie, OK 73044**

FOR SALE

\$1,515,722.21



About Property

This 29.488 acre tract is conveniently located between Edmond and Guthrie. Offering direct access on E. Simpson Road. The property is perfectly positioned for your next home, business venture, commercial development, or long-term investment. No Sewer, gas available, electric from OG+E

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Property Features

- 29.488 Acres MOL
- Rural Water Available Along Simpson Rd
- Site outside City zoning
- Access to site off of Sooner & E Simpson Rd.

Disclaimer

The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor/Owner.