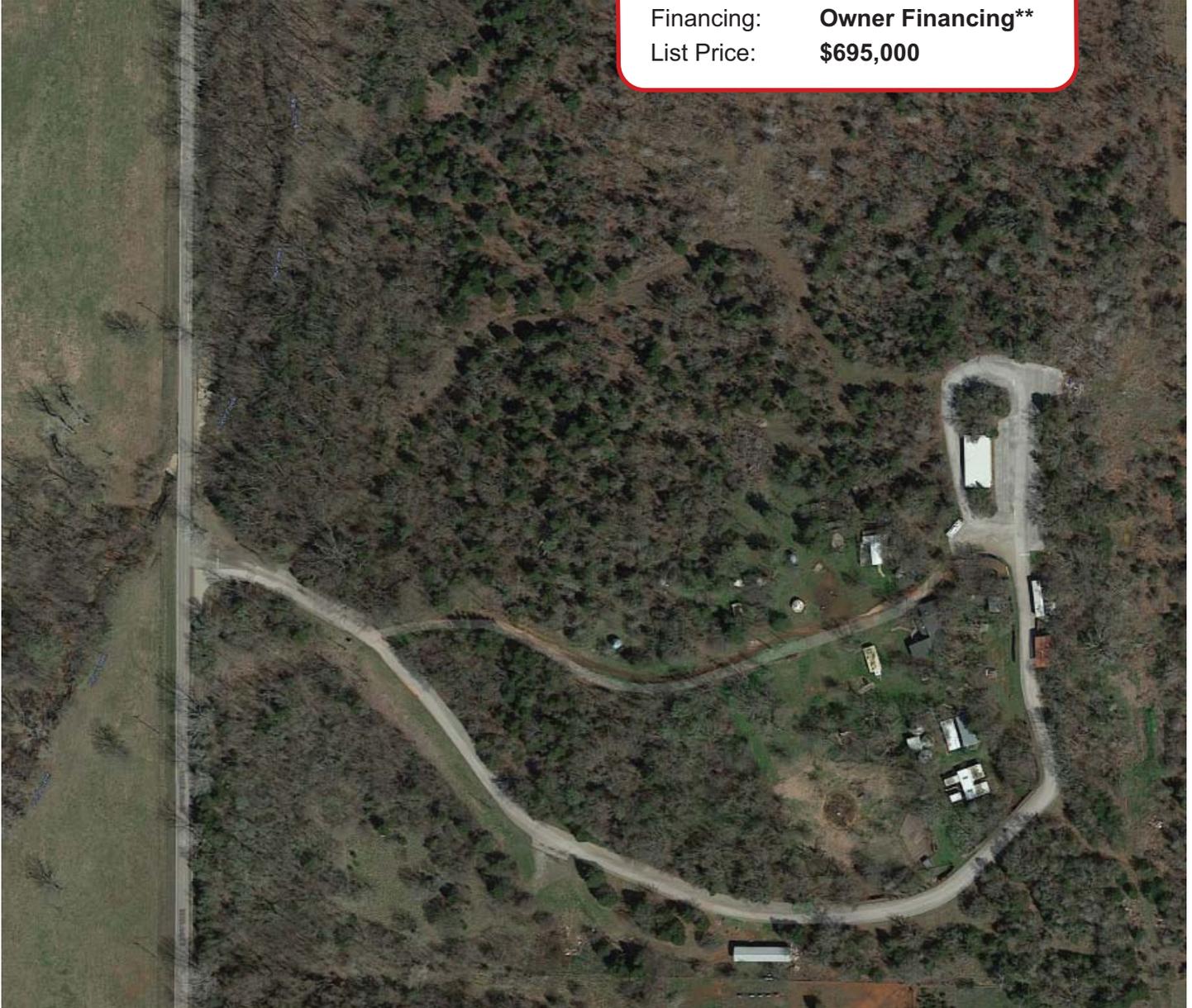


# Former Little River Zoo

3405 120<sup>th</sup> Avenue SE  
Norman, Oklahoma 73026

Land Size: ± 50 Acres \*  
Fence: USDA 8' Perimeter  
Electric: OEC  
Water/Sewer: Well & Septic  
Gas: Propane  
Financing: Owner Financing\*\*  
List Price: \$695,000



\*\* Financing terms will vary - not all prospective purchasers will qualify  
\* Source: Assessor

Listed By:

**Brad Worster, CPM, CCIM**

*Principal Broker*

Oklahoma Broker License #121019

Fax (405) 701-0288

Office (405) 701-0200

[www.FultonWorsterGroup.com](http://www.FultonWorsterGroup.com)



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**Aerial Map**  
3405 120th Avenue SE  
Norman, OK



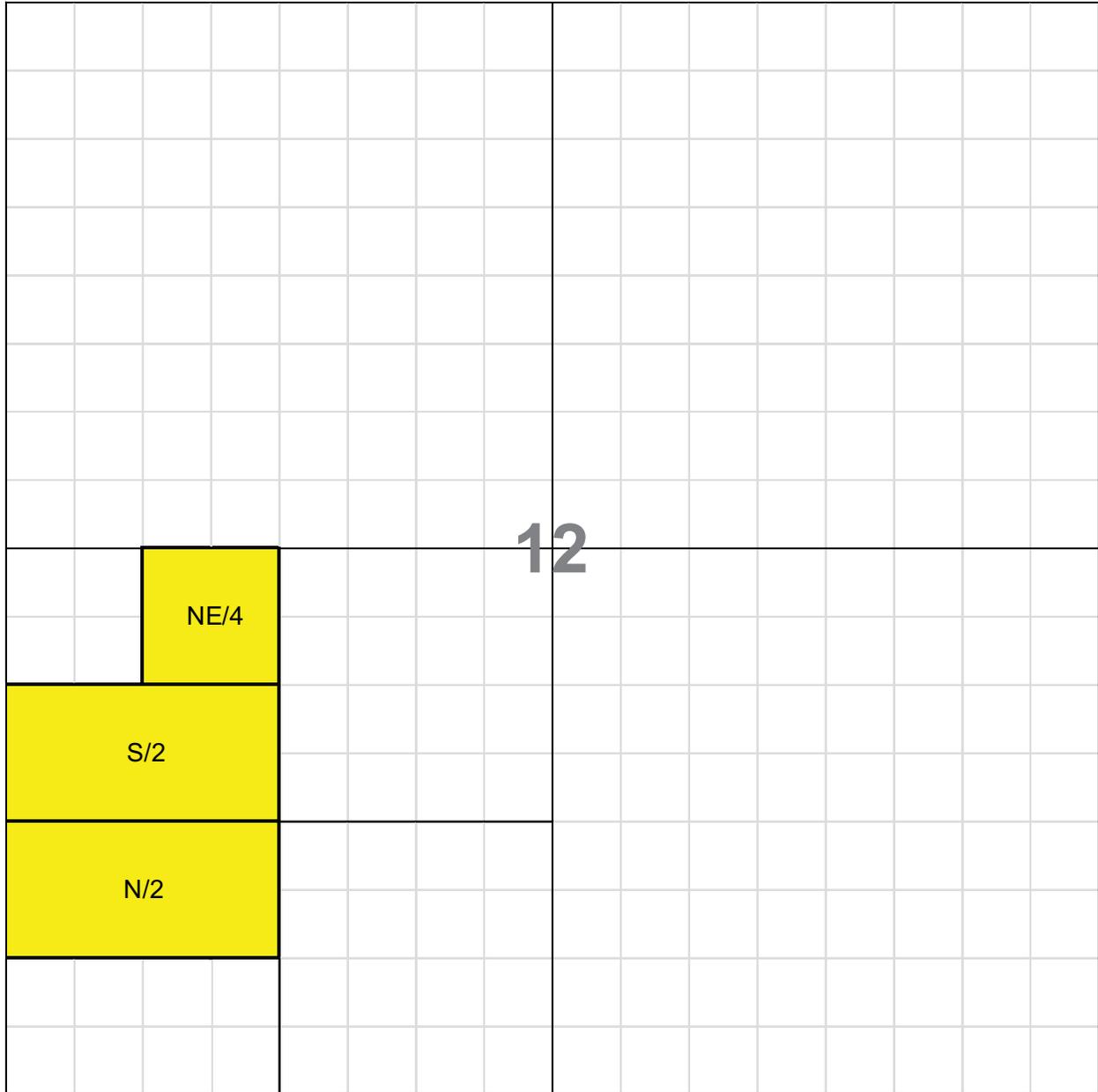


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**Property Photos**  
3405 120th Avenue SE  
Norman, OK







The North Half (N/2) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) and the South Half (S/2) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) and the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Twelve (12) Township Eight (8) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma.