

**Jones Country Acres Home & Land**  
14045 122 Nd  
Jones, OK 73049

**\$195,000**  
5± Acres  
Oklahoma County



**Jones Country Acres Home & Land**  
**Jones, OK / Oklahoma County**

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**SUMMARY**

**Address**

14045 122 Nd

**City, State Zip**

Jones, OK 73049

**County**

Oklahoma County

**Type**

Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

35.5955 / -97.2811

**Dwelling Square Feet**

1,280

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

5

**Price**

\$195,000

**Property Website**

<https://arrowheadlandcompany.com/property/jones-country-acres-home-land/oklahoma/oklahoma/99594/>



**PROPERTY DESCRIPTION**

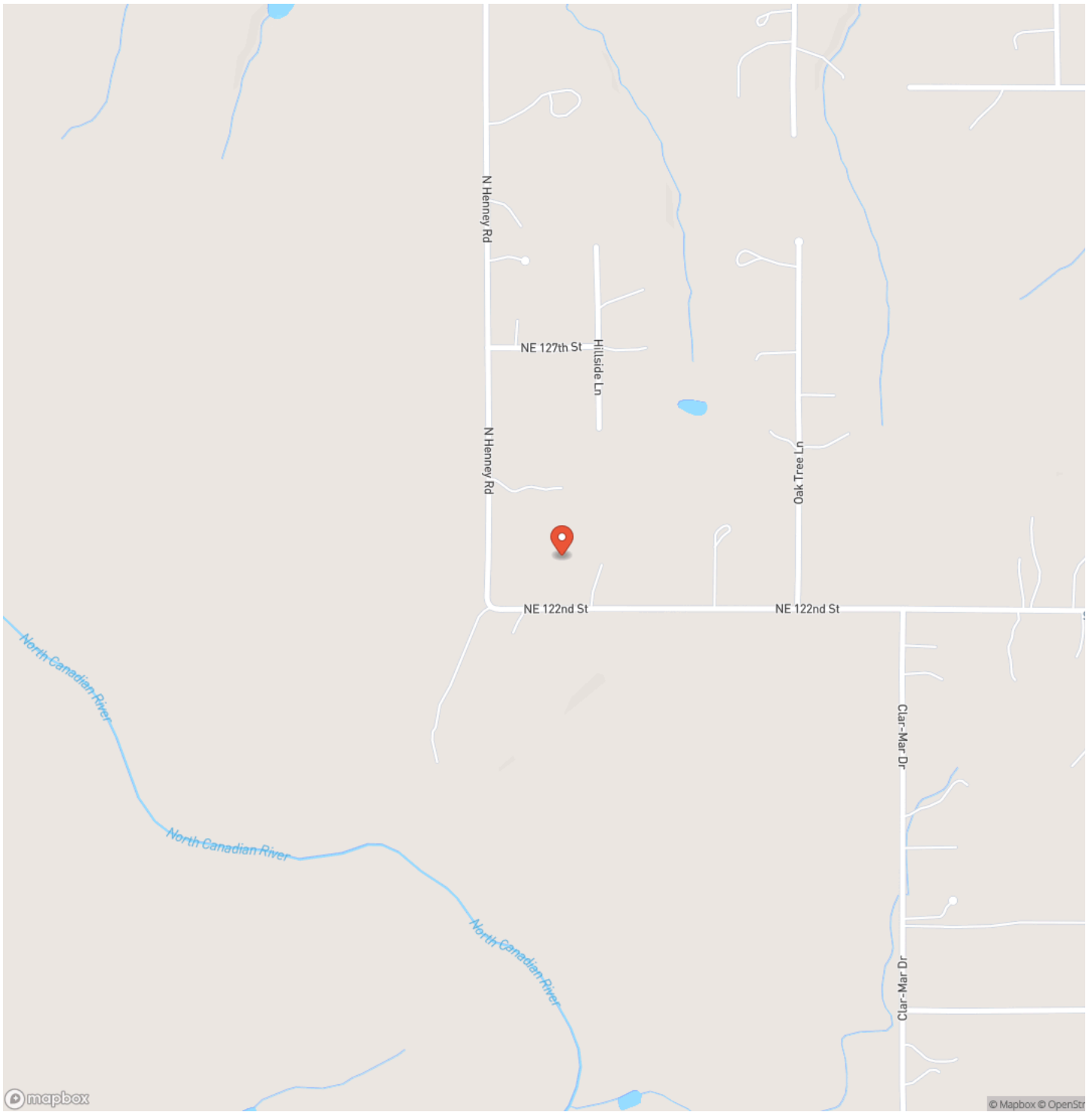
Situated just outside of Jones in Oklahoma County, this 5 ± acre property offers a balanced combination of country living, functional improvements, and usable space for both residential and livestock purposes. The property includes a 3-bedroom, 2-bath manufactured home totaling approximately 1,280 ± square feet, featuring a connected kitchen and living area that creates an open, comfortable layout for everyday living. The primary bedroom includes a private bath with dual sinks, a bathtub, and a separate shower, while wood decks on both the front and back of the home provide ideal spaces to enjoy the quiet rural setting. The property is set up with practicality in mind, featuring cross fencing that separates the home and yard from the livestock area. A 20x30x10 metal barn currently used for horses, a working pen, and two equipment sheds provide excellent functionality for small-scale ranching or hobby livestock. Multiple gates throughout the property - including a gated entrance - make access easy and efficient. Approximately 1.5 ± acres along the back portion of the property remain untouched and fenced separately, offering added flexibility for future building plans or simply preserving open space. The property is serviced by well water and utilities, and an in-ground storm shelter adds an extra layer of security and peace of mind. Located approximately 26 ± minutes from Edmond, 30 ± minutes from Oklahoma City, and about 1 hour 15 ± minutes from Tulsa, this tract offers peaceful country living while keeping major city conveniences within easy reach. From the existing setup to the open space still left to shape, this property provides a solid foundation for country living, livestock, or future improvements! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

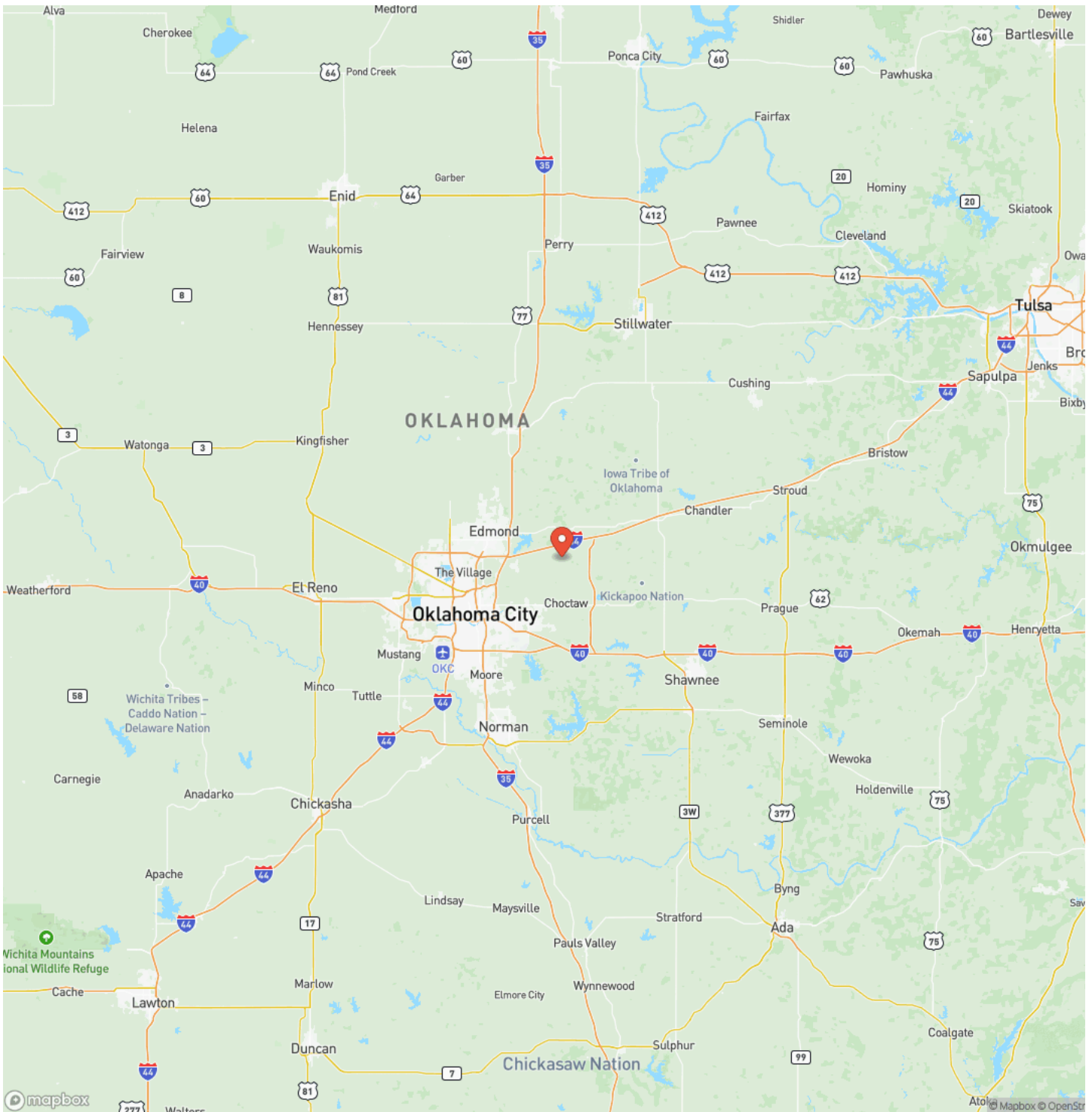
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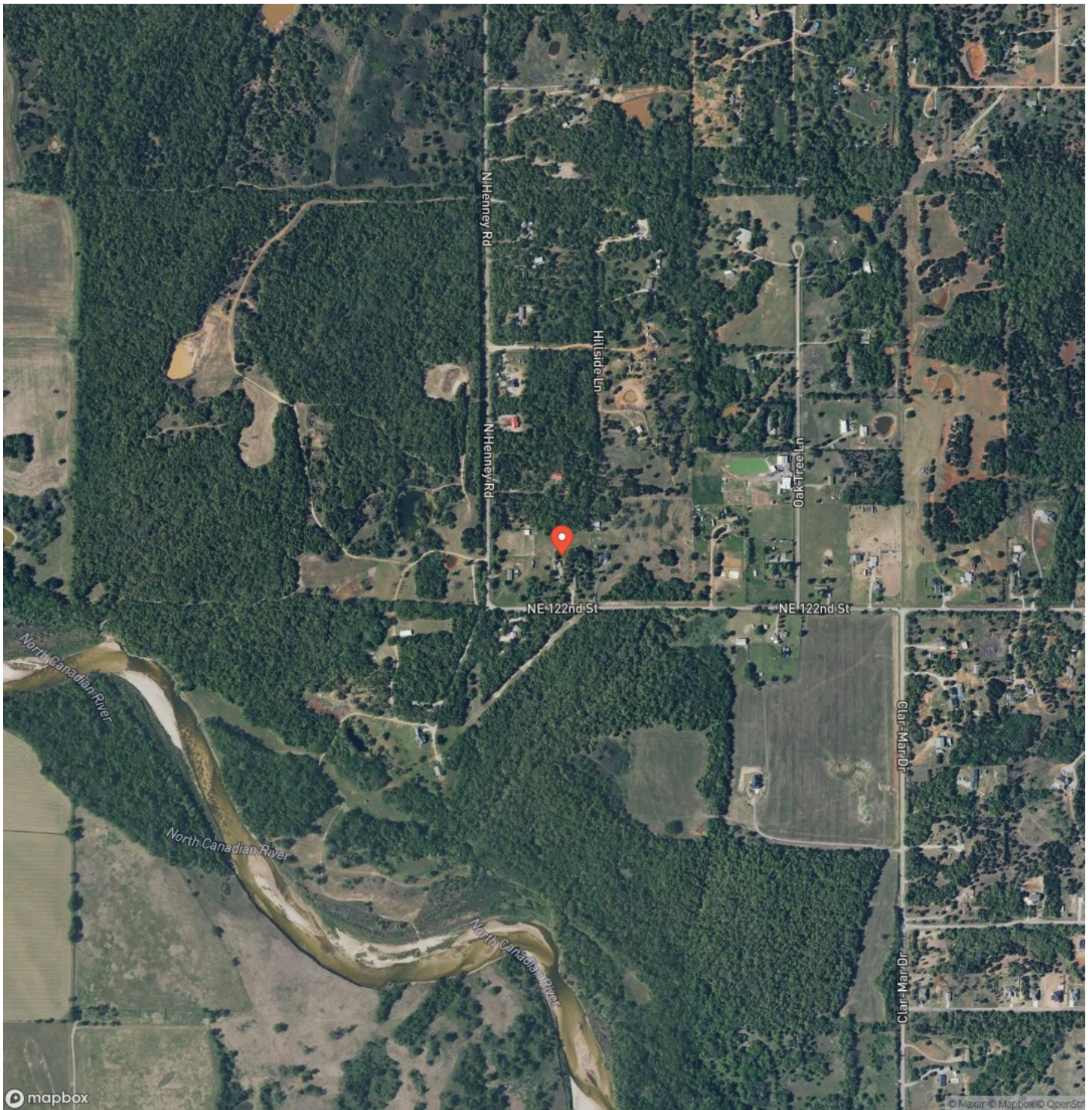
## Locator Map



# Locator Map



## Satellite Map







## **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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