Cottonwood Creek Country Estate
820 W 126th St S
Jenks, OK 74037

$1,464,000
40± Acres
Tulsa County







SUMMARY

Address
820 W 126th St S

City, State Zip
Jenks, OK 74037

County
Tulsa County

Type
Horse Property, Single Family, Ranches, Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude
35.979 / -96.0005

Dwelling Square Feet
1,769

Bedrooms / Bathrooms
3 / 3

Acreage
40

Price
$1,464,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Cottonwood Creek Country Estate offers a rare opportunity to own +/- 40 acres of highly usable land in Tulsa County +/- 15 minutes south of the Tulsa metro, located off W 126th St S, east of US-75. This property balances country living with convenient access to work, school, shopping, and entertainment, all while sitting in the path of continued growth in Tulsa County, adding to this property's immediate upside and investment potential. At the heart of the property, behind electronic gated access, sits a beautifully maintained and newly improved 1,769 sq ft, 3-bedroom, 3-bathroom classic country farmhouse, originally built in 1970, it blends modern comfort with timeless character. This beautiful home features central air conditioning, a high efficiency natural gas furnace, and a wood burning fireplace with a Buck stove insert. Recent 2024 improvements include a new roof, all new windows, freshly restained deck, new front porch posts, and gutter guards. New vinyl siding was added in March 2026, giving the home a clean, move-in-ready feel. Inside the open-concept kitchen is anchored by granite countertops, soft-close custom cabinetry, and a large island that flows seamlessly into the main living area. The split floor plan offers privacy, highlighted by a spacious primary suite with an updated walk-in tiled shower. Secondary bedrooms are well-sized with great natural light, and a functional utility space rounds out the interior. A standout feature of the home is the private guest wing with its own exterior access, complete with a bedroom, full bathroom, and coffee bar with a built-in microwave and an under the counter ice maker capable of producing +/- 100 lbs of ice per day . This space has been successfully utilized as an income-producing Airbnb and offers excellent flexibility for continued rental use or accommodating additional guests. The attached single-car garage is climate-controlled with a mini split system and offers versatility as secure storage, workshop space, or potential additional living area. Step outside and the property is built for enjoying Oklahoma summers. A large covered patio with custom timber framing creates a true outdoor living centerpiece, complete with a firepit and multiple seating areas. This space transitions into an elevated deck overlooking a 52" in x 24 ft above-ground pool. The acreage surrounding the home offers a clean, gently rolling mix of open pasture and mature timber, providing excellent usability for livestock, recreation, or future development. Long sightlines stretch across the property while scattered trees and timber pockets maintain natural privacy. Several well-placed ponds add both function and visual appeal, while a winding creek corridor along the northeast portion of the property is lined with mature hardwoods, creating a natural wildlife travel corridor and shaded exploration area. This section features a mix of large timber, including a standout cottonwood tree, along with producing pecan and hackberry trees that add seasonal value and character. The property is well-equipped for agricultural or hobby farm use with multiple outbuildings, including a 40x24 barn-red metal machine shop, a 30x40 hay barn, and a 10x24 hog barn. These improvements are positioned with practical access from the homesite, and existing fencing and working areas further support functionality. The property is serviced by public water, with the added benefit of also having a functional water well. With its combination of location, buildable acreage, improvements, water features, and income-producing potential, Cottonwood Creek Country Estate represents a true turn-key rural lifestyle property in a high-demand area. Whether you're looking for a primary residence, investment opportunity, or a private country retreat with room to grow, this property delivers across the board. Conveniently located just +/- 23 minutes from Tulsa International Airport, +/- 8 miles from Bixby, and +/- 7 miles from downtown Sapulpa. All showings are by appointment only. For more information or to schedule a private tour, contact Steve Horner at (918) 859-0699
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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.







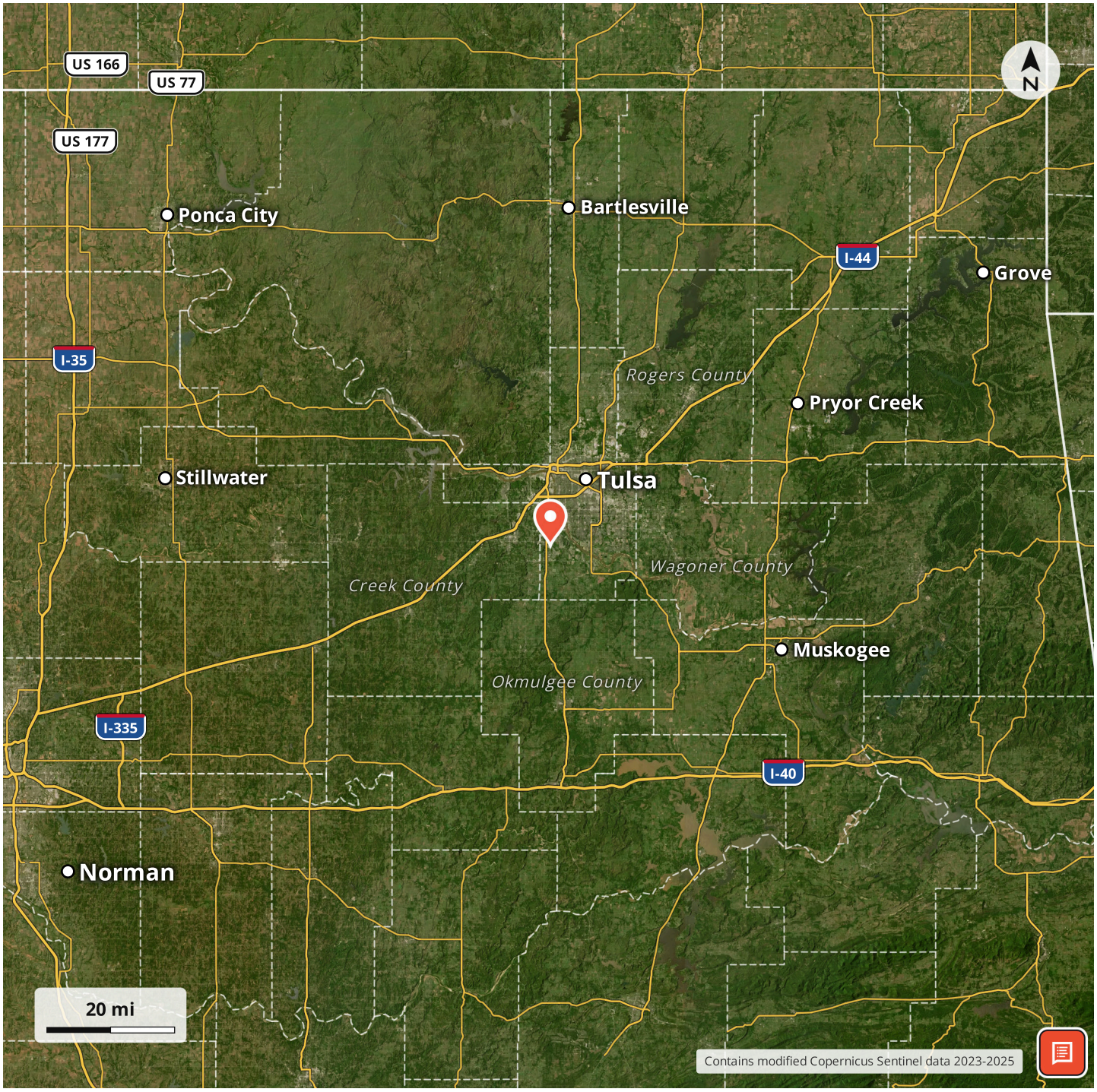








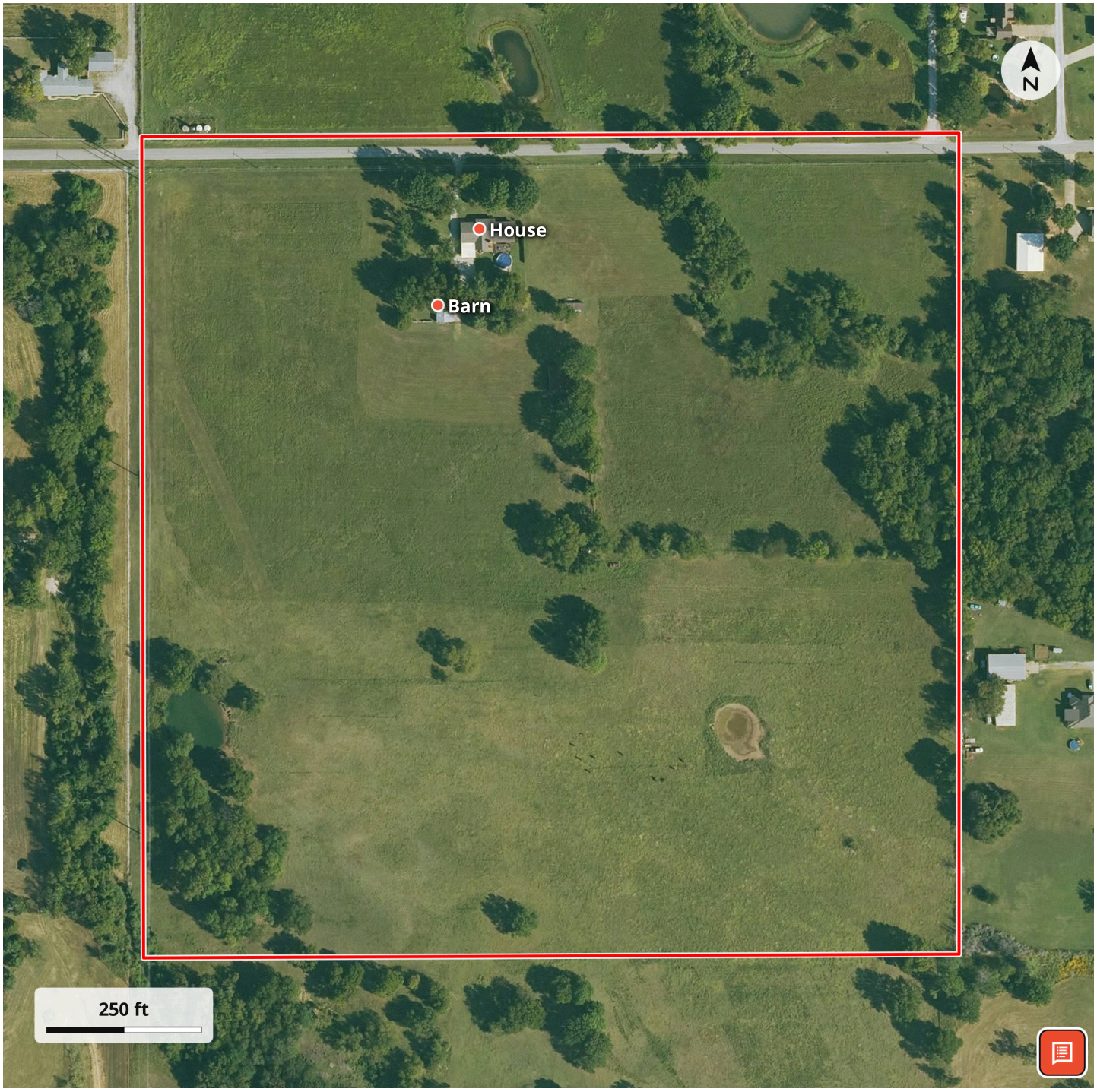
Regional Map



Locator Map

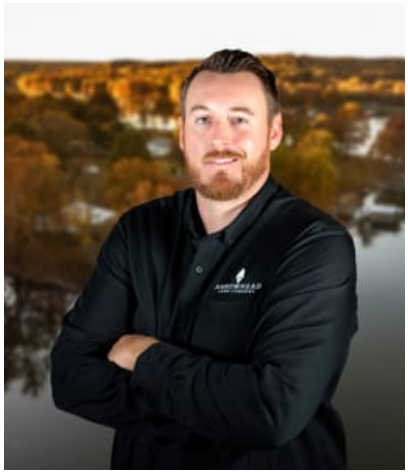

N
S City Park Rd
Glen Ct
Elwood Ave
W 126th St
W 126th St S
House
Barn
W 131st St S
1000 ft

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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