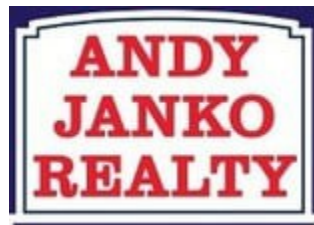




Recreational 180 Acres w/ 32 acre Clear Lake

12941 N Anderson Rd, Jones, OK 73049



Dave Shannon

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Recreational 180 Acres w/ 32 acre Clear Lake

\$2,450,000

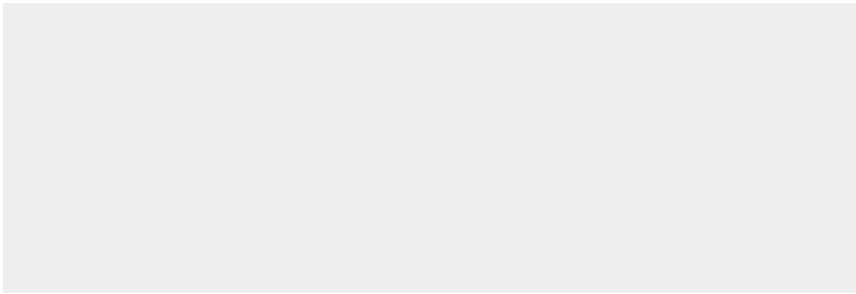
180 acres located in an unincorporated area of Jones, Oklahoma in Oklahoma County. Consists of 2 parcels (160 acres and 20 adjoining acres on the North end)...

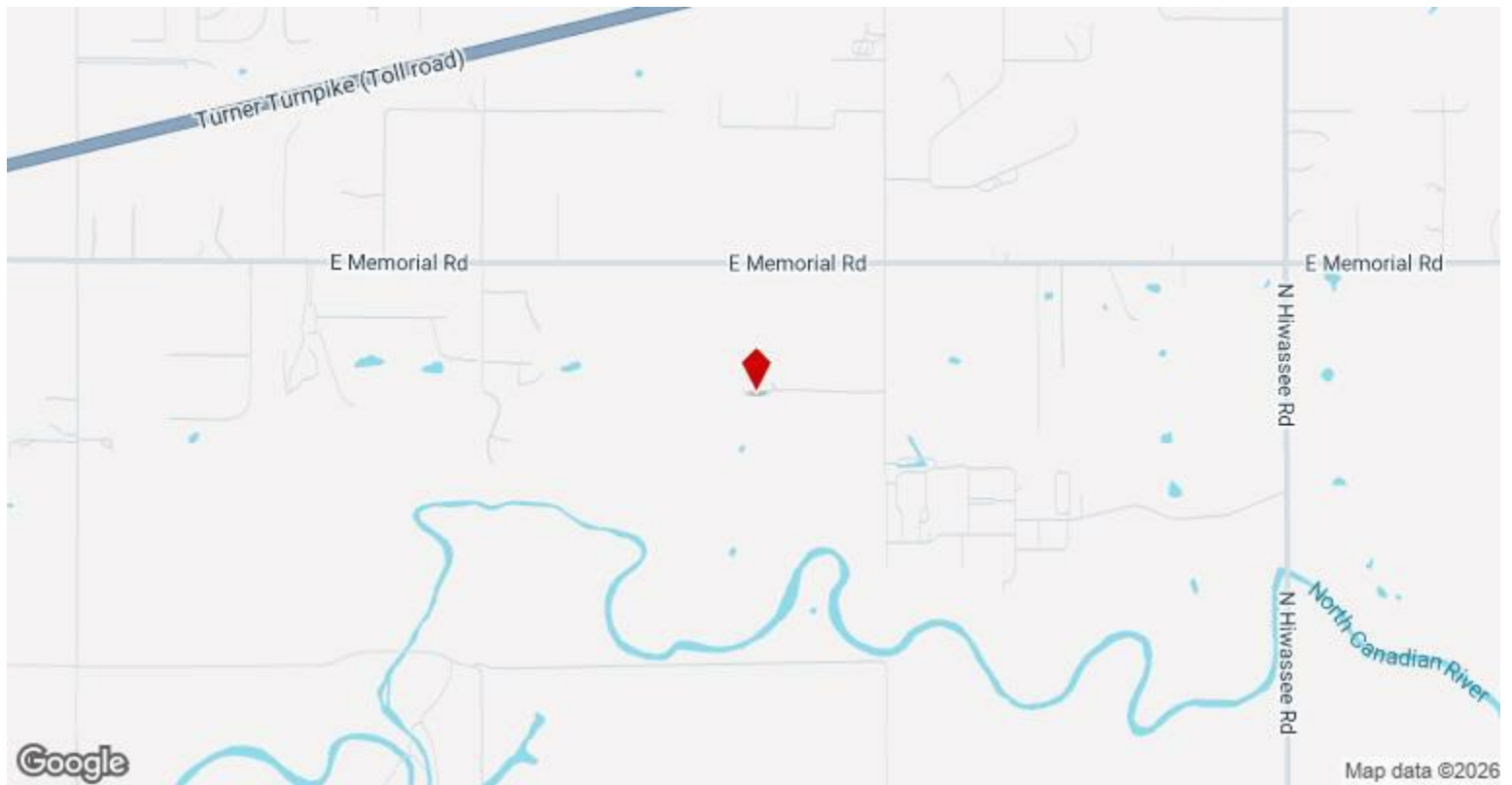
Spectacular 180 Acre (+/-) recreation property just a 30 minute drive from downtown OKC in the East Edmond area with a 32 acre (+/-) clear lake 28-32 feet deep and the North Canadian River running thru the lower end of the property.. Great private destination for ATV riding, Jet Skis, Hunting, Fishing, Horse Riding or just getting away. Included are a 500/SF former office building with HVAC, lighting, half bath, plumbed for a kitchen and on well water and septic system for overnight stays, a 40'X90' metal shop building, 40'X50' of which is enclosed with a concrete slab and grade doors perfect for big boy toy storage. Concrete storm shelter & OG&E 3 Phase electric on site. North Canadian River runs through the lower end of the property. Deer tracks galore and not uncommon to see deer and other wildlife when visiting the property. Hard surface roads all the way to the property....

- Spectacular 180 acre recreational destination just 25 minutes from downtown OKC in East Edmond area
- 32 acre clear lake (28-32 feet deep) / North /Canadian River runs thru the lower end of the property
- Potential activities include jet skiing, ATV riding, fishing, hunting, horse riding or just getting away
- 40X90 equipment barn / shop / ATV / Boat / Jet Ski storage
- 20X24 climate controlled building with half bath perfect for a hunting cabin or just overnight stays



Price:	\$2,450,000
Property Type:	Land
Property Subtype:	Agricultural
Proposed Use:	Agricultural
Sale Type:	Owner User
Total Lot Size:	180.00 AC
No. Lots:	1
Zoning Description:	Agricultural
APN / Parcel ID:	193891020





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