

**23122 266th Street**  
Washington, OK 74093

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& COHEN**  
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**MLS# 1190460**



**\$949,000**

**3 Bedrooms | 2 Bathrooms | 1,860 Sqft**

Horse lovers this one's for you! Set on 15 acres in the much sought-after South Ladd Ave horse community and Washington School District this property offers the perfect blend of country living and equine amenities making it an ideal homestead or turnkey boarding facility. Horse enthusiasts will appreciate the thoughtfully designed setup. A 60'x201D; pipe round pen with rubber-coated cable three paddocks with lanes and V-mesh pipe rail fencing provide safe functional spaces for horses with one paddock currently used as an outdoor arena. The impressive Morton barn features 19 (12x14) stalls with rubber mats, concrete lanes, wash rack, 2 tack rooms, and a 3-4 bath with shower. Convenience and efficiency continue with a fly spray system, overhead doors, sprinkler system, and three large doors for ventilation. Upstairs, two rooms offer flexible use as offices, bunkrooms, or storage, while the attached 60x120 indoor arena ensures year-round training and riding. A concrete-floor equipment shed adds additional utility. The two-story home offers 1860 square feet of comfortable living space with three bedrooms, two and a half baths, and a two-car garage. The main level includes a cozy living room, laundry, mudroom, and half bath. The dining room, complete with a wood-burning stove and sliding glass doors, flows seamlessly to the kitchen with beautiful granite.



**Wenona Jones**

Phone: (405) 816-2844

Chinowth & Cohen Realtors

Office: (918) 296-7950

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