

**Woodward County Country Living**  
44188 S County Road 220  
Mooreland, OK 73852

**\$580,000**  
160± Acres  
Woodward County



## Woodward County Country Living Mooreland, OK / Woodward County

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### **SUMMARY**

**Address**

44188 S County Road 220

**City, State Zip**

Mooreland, OK 73852

**County**

Woodward County

**Type**

Farms, Hunting Land, Ranches, Recreational Land,  
Residential Property, Horse Property

**Latitude / Longitude**

36.4392031 / -99.2048249

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

160

**Price**

\$580,000

**Property Website**

<https://greatplainslandcompany.com/detail/woodward-county-country-living-woodward-oklahoma/33345>



## **PROPERTY DESCRIPTION**

Woodward county country living! 160 acre property with a 2,500+/- sqft. house, sheds, barns, carports, ect, just 6 miles east and 4 south of Mooreland Oklahoma. The location is excellent with the blacktop access and paved road that connects to HWY 412, for those short daily commutes to town or for the traveling outdoorsman as he heads up for hunting camp!

Underground electric lines feed up to the property and into a power box capable of running 480 three phase and the shop has a 250-amp service. A backup generator is hooked up and ready to run with the flip of a switch when those winter storm's role through. The house is approximately 2,500 sqft with 5 beds and 3 baths and has 125mph wind load metal shingles, double pane high efficiency windows, wood burning stove, and new hot water heater to name a few. An excellent water well is on the property with a new pump and pressure tank!

The acreage is a perfect multi purposed property with good border fencing around the land. The 160 acres is cross fenced into 3 parts, 80-, 45-, and 35-acre tracks for rotational grazing with water in every pasture. Besides the excellent forage for the livestock this place would make an exceptional hunting camp and property for not only trophy deer hunters but also for quail, turkey, and dove hunters as well. The cedar trees were cleared off this place a few years back, and the terrain is big and rolling with trees, thickets and sumac, neighbored by some extremely thick properties of cedar trees!

Overall, this property would make a great place to call home or a great place to setup hunting camp! Whether you are looking for that country living lifestyle, another ranching track, or an outdoorsman's paradise, this property can check all the boxes!

### **Location:**

- Mooreland - 11 miles
- Woodward - 21 miles
- Enid - 74 miles
- OKC - 129 miles
- Blacktop access

### **Extras:**



- 5 Beds
- Storm shelter
- 44X45 shop
- 8X16 tool shed
- 16X30 car port
- 24X24 car port
- Horse stalls, loafing shed, tack room
- Outdoor cooking area and fire pit
- 4 stall dog shed w/ runs
- 60' round pen

No Minerals





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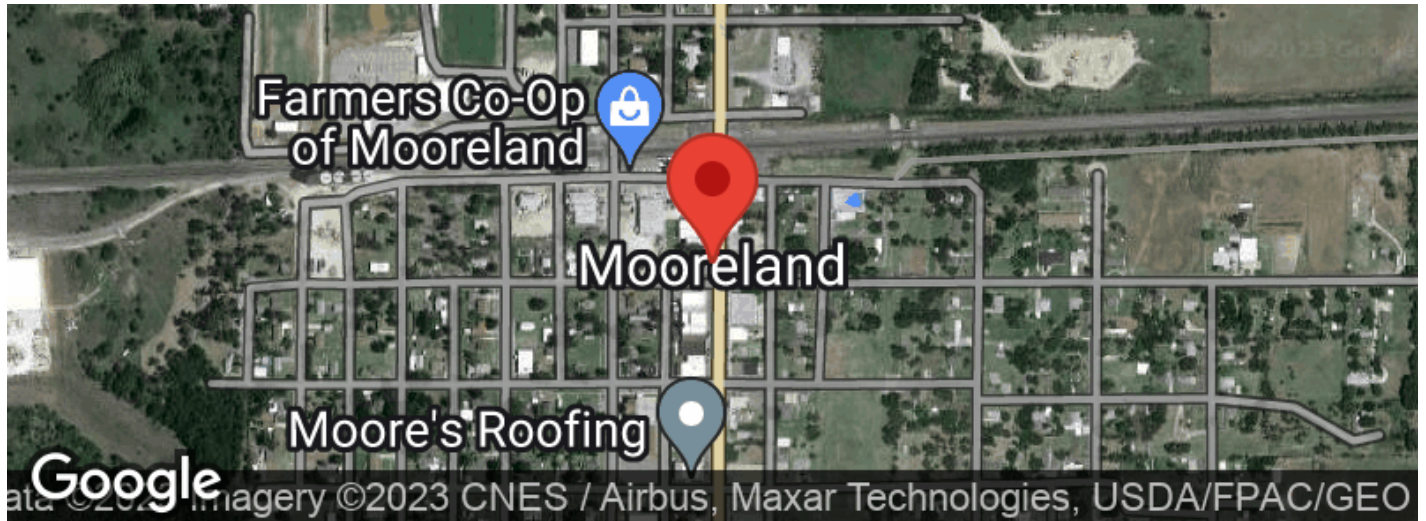


## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ky Pfleider

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(580) 430-7005

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**City / State / Zip**

Alva, OK 73717

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**NOTES**

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**MORE INFO ONLINE:**

**[greatplainslandcompany.com](http://greatplainslandcompany.com)**



## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **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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