

Cedar Woods Ranch  
TBD N 3540 Rd  
Konawa, OK 74849

**\$1,995,000**  
440± Acres  
Seminole County



**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



**Cedar Woods Ranch**  
**Konawa, OK / Seminole County**

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**SUMMARY**

**Address**

TBD N 3540 Rd

**City, State Zip**

Konawa, OK 74849

**County**

Seminole County

**Type**

Hunting Land, Ranches, Residential Property

**Latitude / Longitude**

35.036 / -96.6967

**Dwelling Square Feet**

3360

**Bedrooms / Bathrooms**

5 / 4

**Acreage**

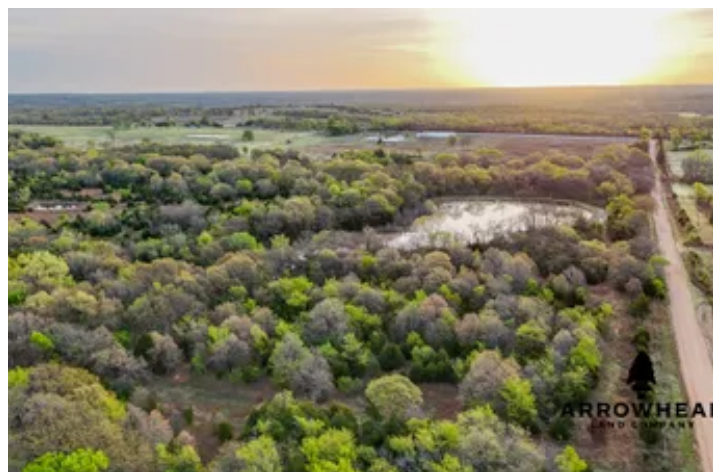
440

**Price**

\$1,995,000

**Property Website**

<https://arrowheadlandcompany.com/property/cedar-woods-ranch-seminole-oklahoma/55600/>



**PROPERTY DESCRIPTION**

Welcome to the Cedar Woods Ranch! Featuring 440 +/- acres in Seminole County, Oklahoma. This ranch offers a 3,360 Sq Ft lodge with 5 beds and 4 baths! The lodge has an open-style living room and a spiral staircase going up to the loft. The lodge also has a room that is used as a game room and has a sliding garage-style door to open up and enjoy the summer breeze. The ranch also has 3 10x12 cabins for sleeping more guests. The ranch also features a 50x40 shop that is being used for volleyball and has a basketball goal, but can be used to store equipment. The Cedar Woods Ranch comes with 5 enclosed tower blinds that all have a pen and feeders right in front of them. The deer hunting on the ranch is truly extraordinary; it's known to produce big mature whitetails with all the options you can hunt and grow deer. With a little bit of work, you could plant multiple lush food plots to attract those big bucks in early and late season. Also, there are multiple areas in the timber where you can hang rut stands to catch those big bucks cruising through their travel corridors on those cold November mornings. The turkey hunting on this ranch is phenomenal; there is a big flock of turkeys on this ranch and they are mixed between easterns and Rios. There are hogs on this ranch but with the pens already in place they won't be a problem to your deer hunting. The Cedar Woods Ranch offers 8 ponds on the property with 3 of the ponds stocked with double-digit Florida strain largemouth bass. There are 2 ponds with docks, one being the pond in the southeast corner and the pond in the center of the property. What's also so appealing about the ranch is that the duck hunting on the ponds is very good; there is already a blind located on the pond in the southeast corner. The ranch is fully fenced, so you will have the ability to run cattle on the ranch as well! Don't miss out on owning the Cedar Woods Ranch. Located just 10 +/- mins from Konawa, 15 +/- mins from Seminole, and only 25 +/- mins from Ada! All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

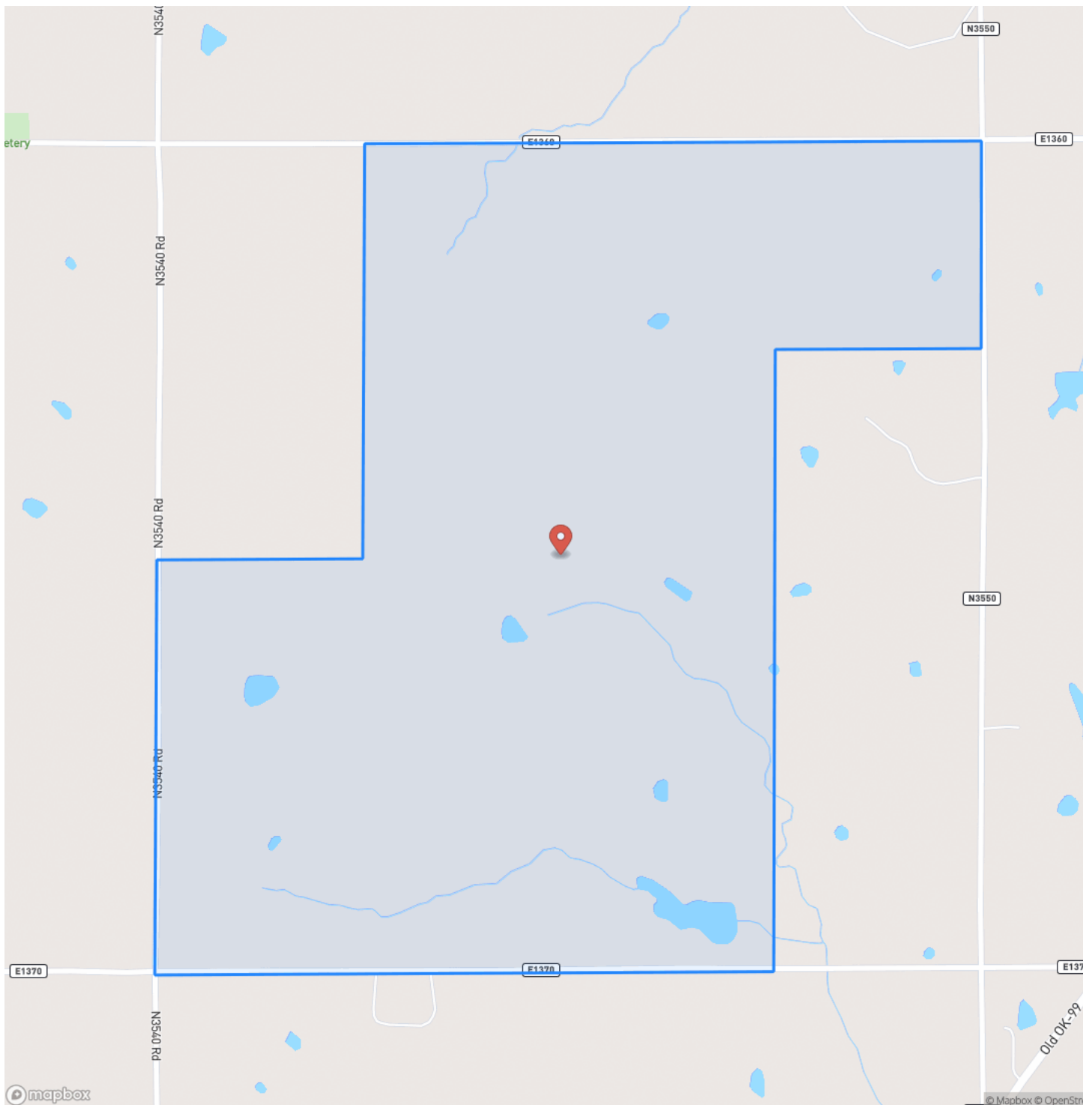




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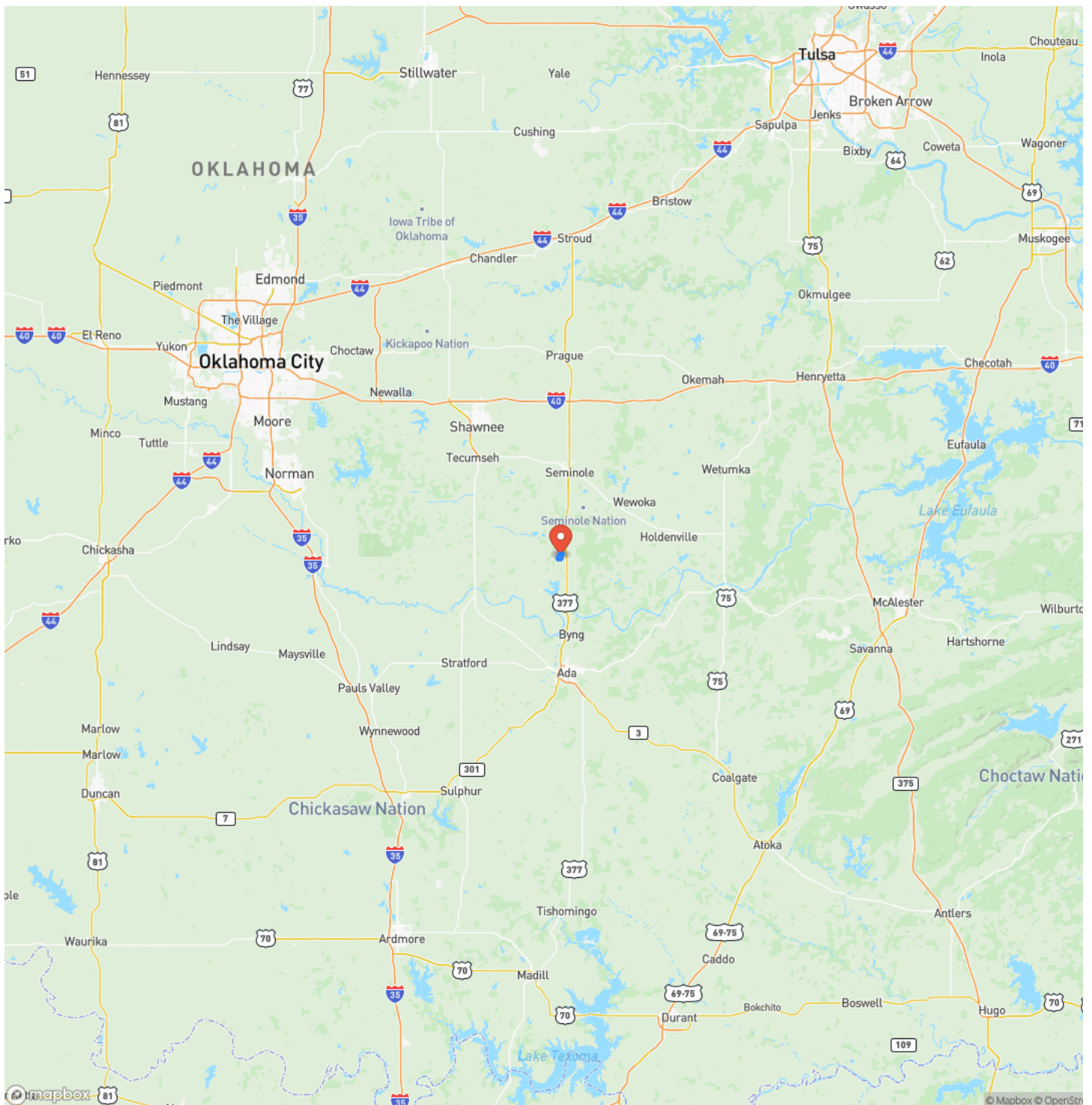


## Locator Map



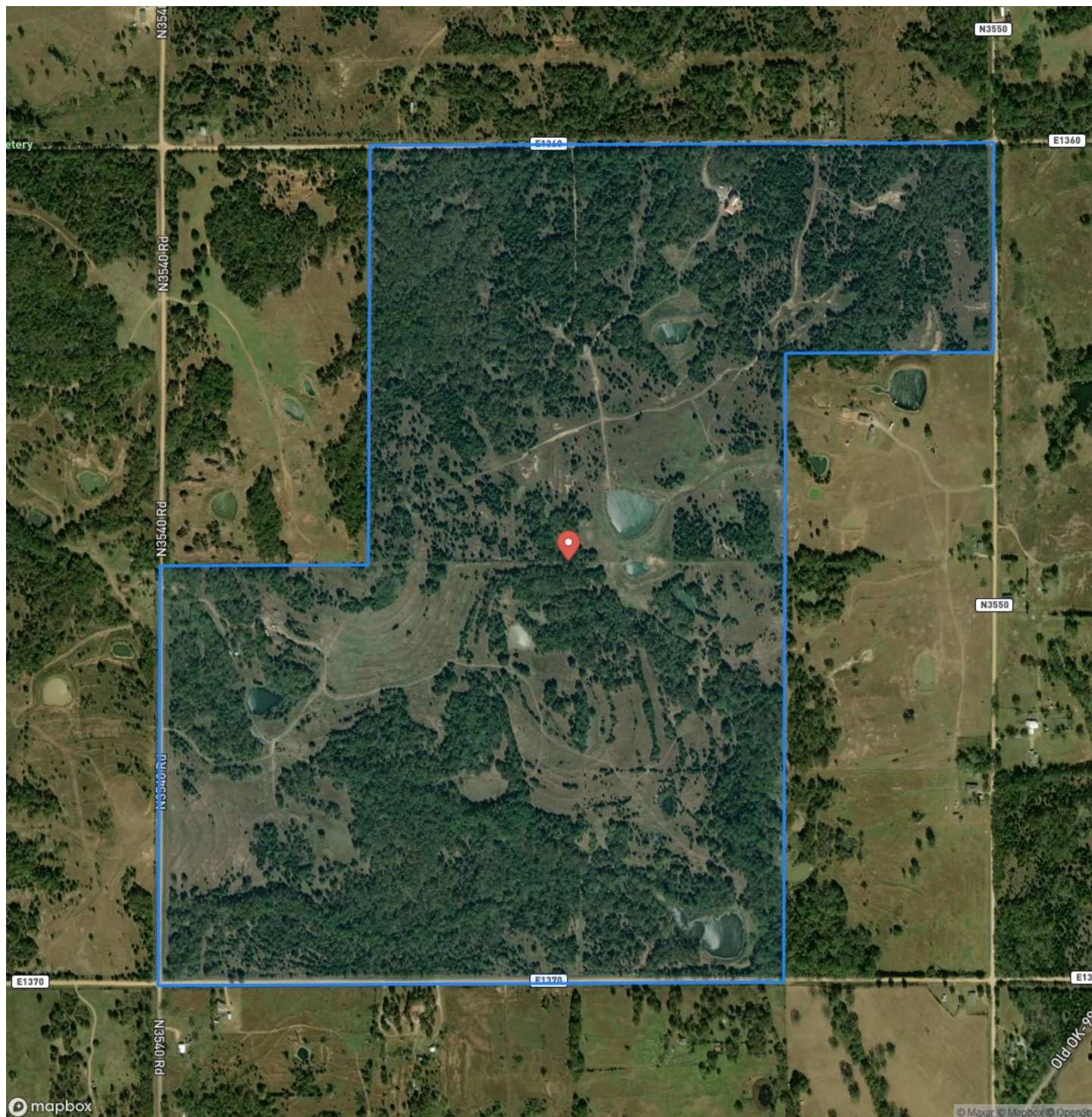


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Will Bellis

## Mobile

(918) 978-9311

## Office

(580) 319-2202

## Email

will.bellis@arrowheadlandcompany.com

**Address**

## City / State / Zip

Kellyville, OK 74039

## NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the page.



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## **DISCLAIMERS**

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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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