Cedar Canyon Ranch
State Highway 58
Longdale, OK 73755

$440,000
200± Acres
Blaine County

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MORE INFO ONLINE:

www.arrowheadlandcompany.com
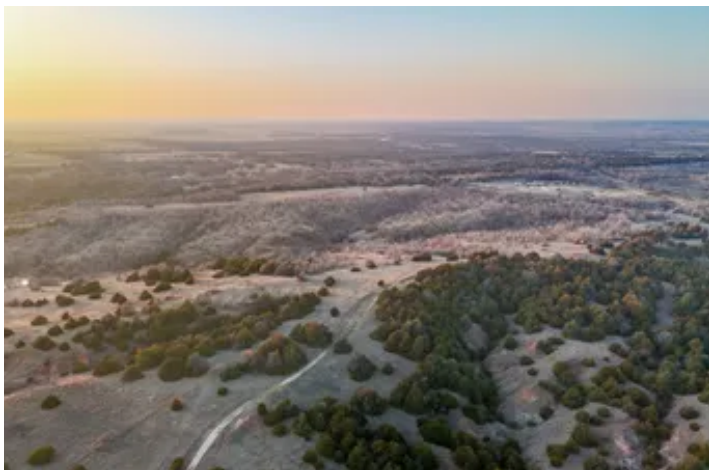
SUMMARY

Address
State Highway 58

City, State Zip
Longdale, OK 73755

County
Blaine County

Type
Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land
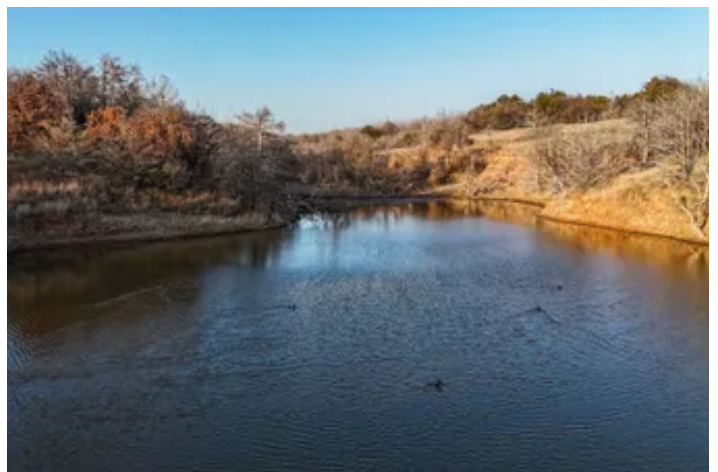
Latitude / Longitude
36.15519 / -98.524646

Acreage
200

Price
$440,000

Property Website
https://arrowheadlandcompany.com/property/cedar-canyon-ranch-blaine-oklahoma/95673/

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PROPERTY DESCRIPTION

Welcome to Cedar Canyon Ranch in Blaine County, Oklahoma! This 200 +/- acre ranch is a great opportunity to own prime hunting ground and cattle grazing land in Northwest Oklahoma. When you pull into the main entrance, you will notice the established road and trail system, making the ranch easily navigable. The property features an abundance of lush native grasses, ideal for cattle grazing, along with plenty of water sources for livestock. There is phenomenal deer hunting potential on the ranch, thanks to ample cover and resources that support big deer populations. Additionally, the ranch boasts multiple ponds, providing excellent duck hunting opportunities, with the potential to develop some areas into larger duck sloughs. The ranch is fully fenced and located right off the highway, offering easy access. There is a beautiful 20 +/- acre clearing close to electric lines and rural water on property, perfect site for a cabin or home. The ranch is 7 +/- miles from Canton Lake and Hunting Area, 22,800 +/- acres of land and water resources. Canton Lake is Oklahoma's leading fisherman's paradise! A 7,910 +/- acre lake stocked with an abundance of walleye, largemouth bass, white bass, channel catfish, and crappie. Canton has become the primary source of walleye eggs for incubation and stocking of other state lakes. The community and local merchants promote an annual Walleye Rodeo in May. The four-day event offers visitors the chance to win cash and other prizes that total over $30,000. The Canton Public Hunting Area, located along the north and west portion of the lake, covers 14,861 +/- acres of land forested with post oak-blackjack timber on the uplands and cottonwood, chittam wood, elm and hackberry in the bottomlands. The area provides some of the best hunting in the state. Approximately 2,000 +/- acres are planted with wildlife foods such as maize, wheat and other grains for bobwhite quail, wild turkey, rabbit, squirrel, dove, deer, waterfowl and other game. On the south, a gently sloping sandy beach is an open invitation for swimming and sunbathing. Water skiing and boating are popular on the broad expanse of water paralleling the dam where winds are subdued. Other features include a nature trail, overlook visitor center, outdoor amphitheater, scenic drive, and active prairie dog town. There is a restaurant overlooking the lake, also the Lucky Star Casino and restaurant, and numerous restaurants in nearby Canton and Fairview. Cedar Canyon Ranch is conveniently located 1 hour and 30 +/- minutes from Oklahoma City. Whether you're looking for an amazing recreational property or a place to run cattle, come check this one out before it's too late! All showings are by appointment only. For more information or to schedule a private viewing, please contact Owen Bellis at (918) 367-7050 .

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.
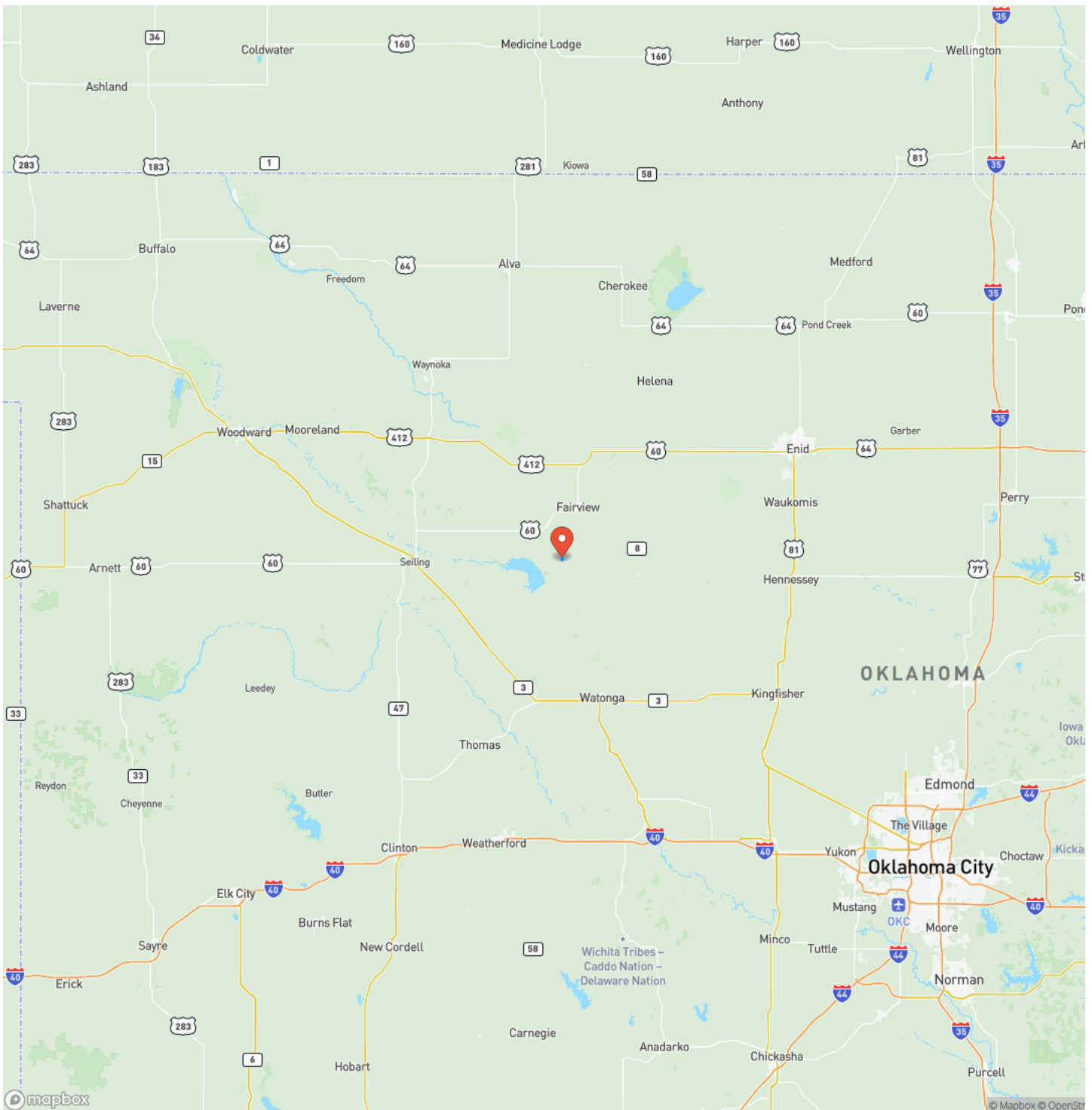
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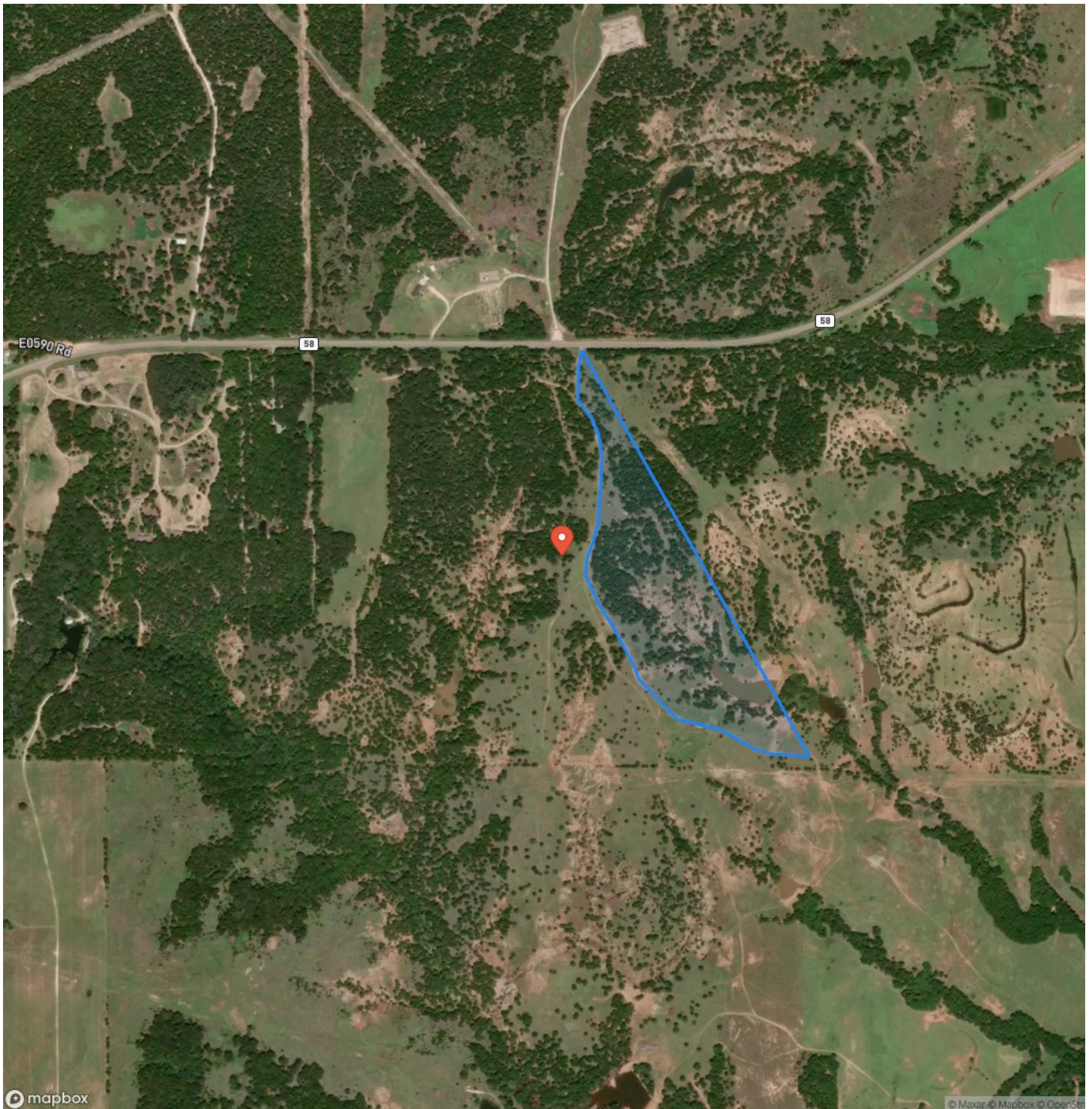**www.arrowheadlandcompany.com**

Locator Map

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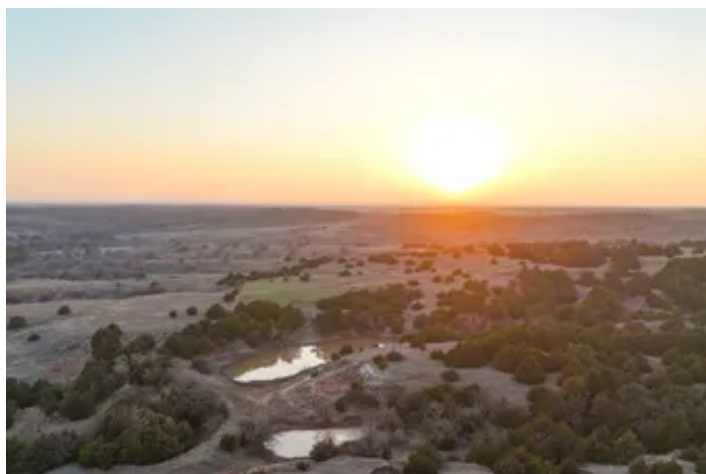
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Locator Map

Satellite Map

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LISTING REPRESENTATIVE
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Address

City / State / Zip

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DISCLAIMERS

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