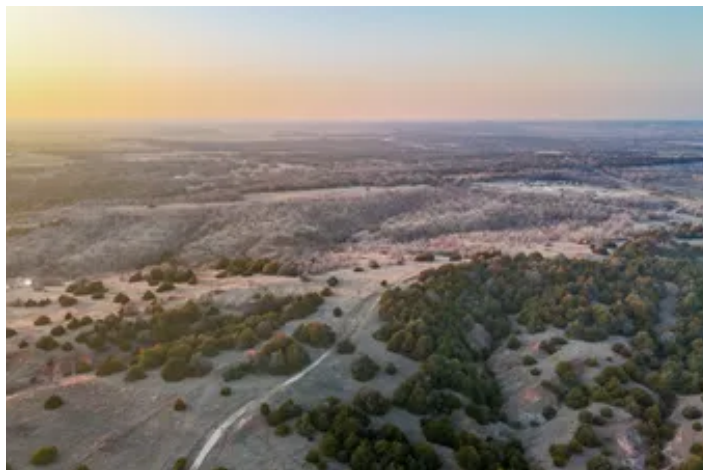
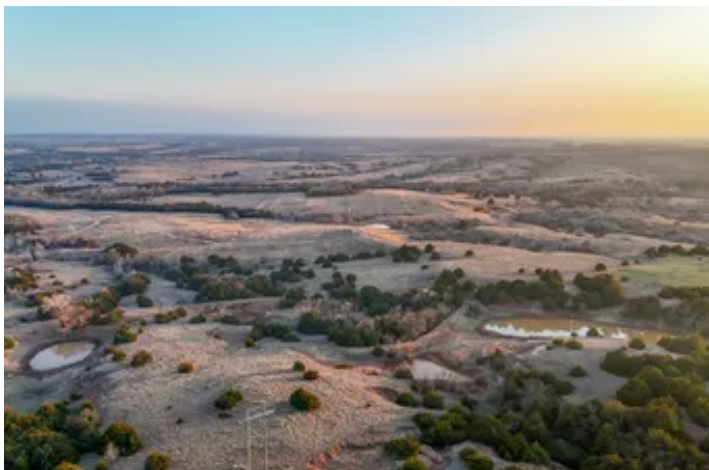


Cedar Canyon Ranch
State Highway 58
Longdale, OK 73755

\$672,000
320± Acres
Blaine County



Cedar Canyon Ranch
Longdale, OK / Blaine County

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

36.155121 / -98.521304

Acreage

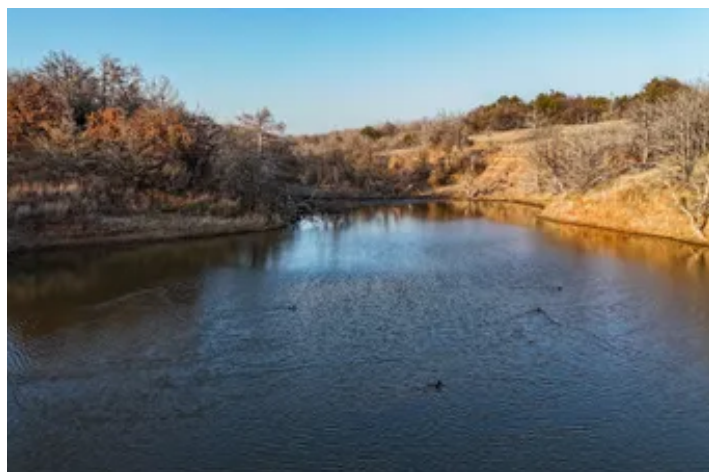
320

Price

\$672,000

Property Website

<https://arrowheadlandcompany.com/property/cedar-canyon-ranch-blaine-oklahoma/76138/>



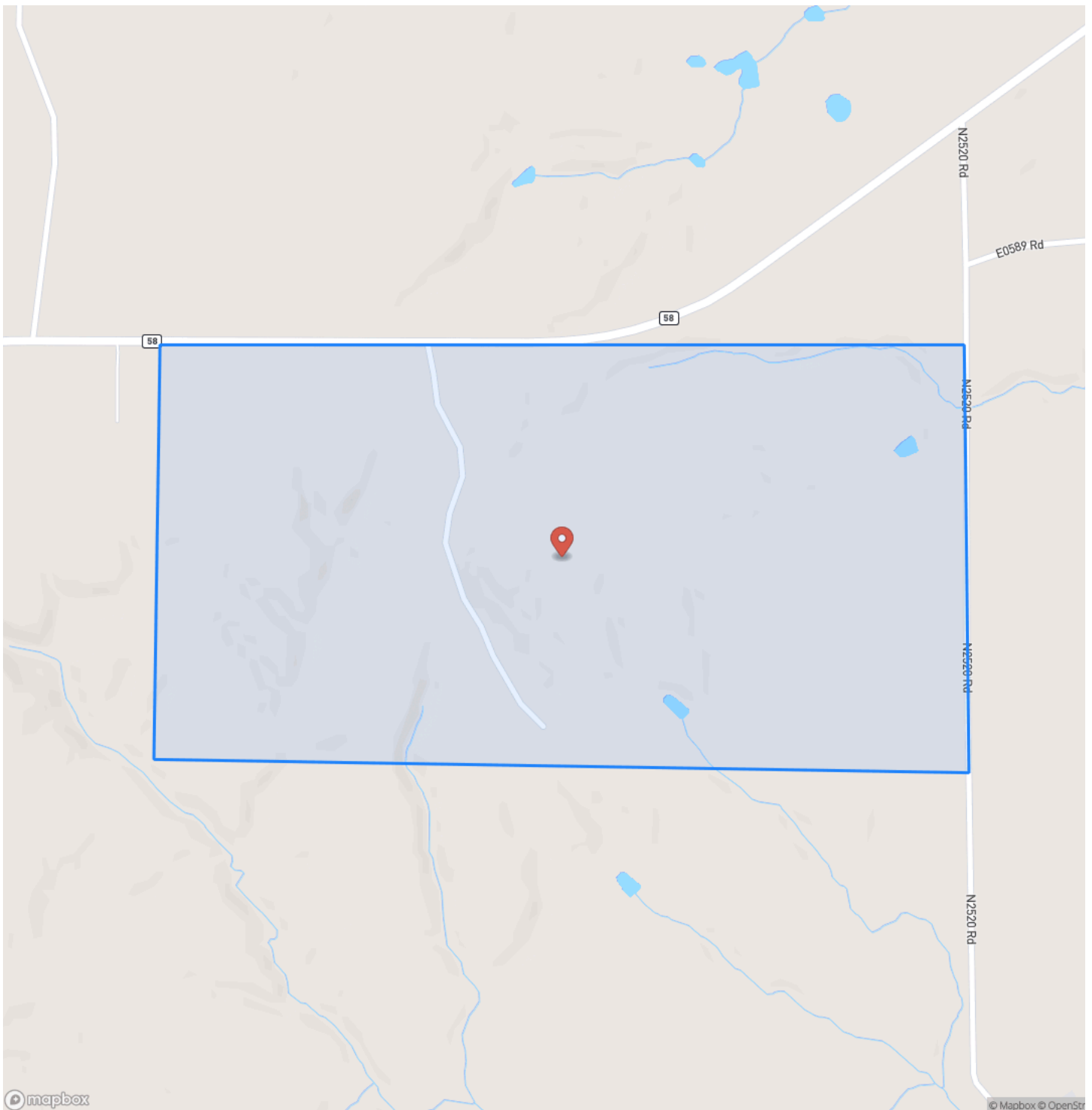
PROPERTY DESCRIPTION

Welcome to Cedar Canyon Ranch in Blaine County, Oklahoma! This 320+/- 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 five ponds, providing excellent duck hunting opportunities, with the potential to develop some areas into larger duck sloughs. While photographing the property, a big buck and a good number of ducks were spotted! 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 Will Bellis at [\(918\) 978-9311](tel:9189789311) or Owen Bellis at [\(918\) 367-7050](tel:9183677050) .

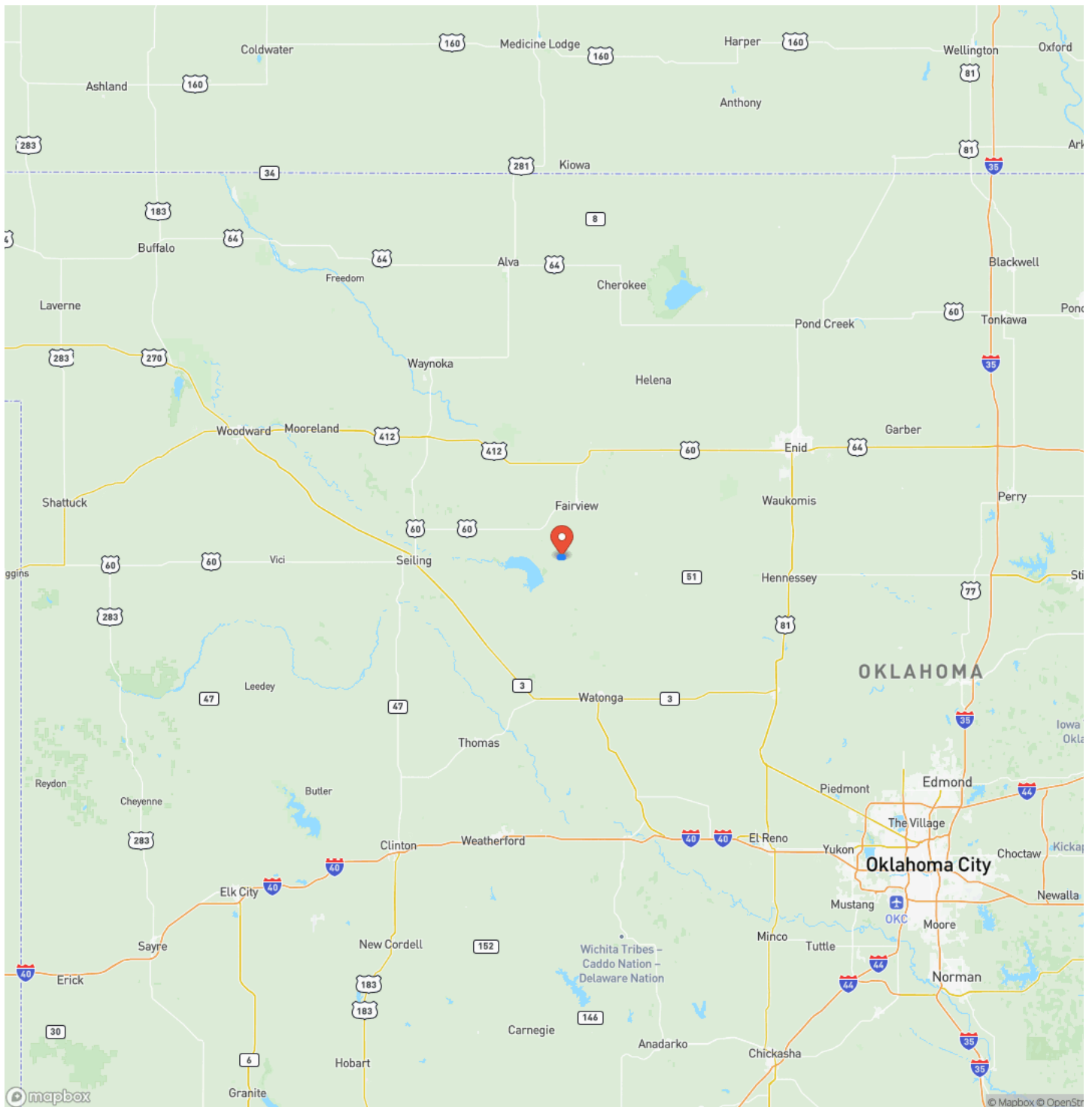
Cedar Canyon Ranch
Longdale, OK / Blaine County



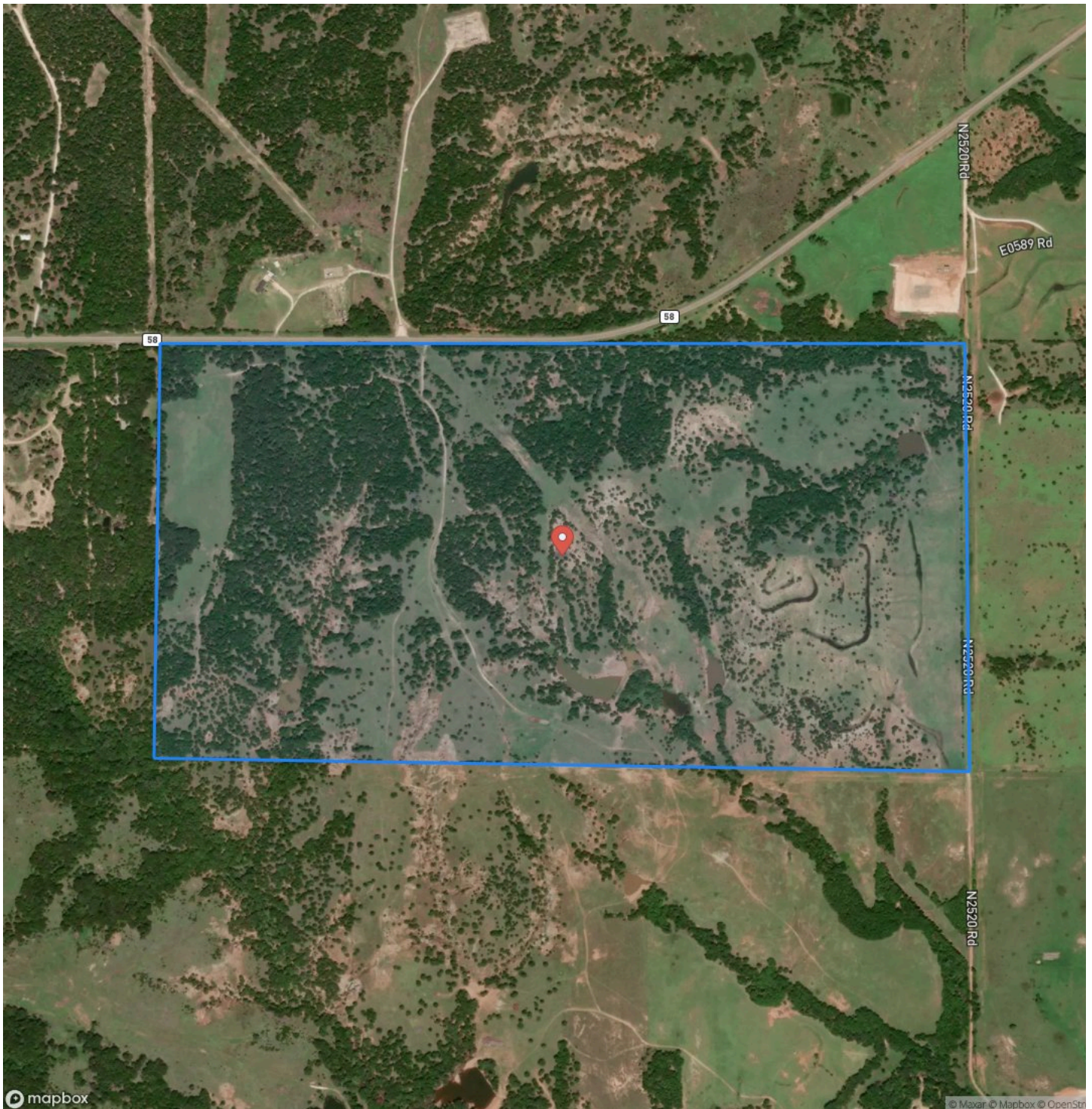
Locator Map



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

NOTES

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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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