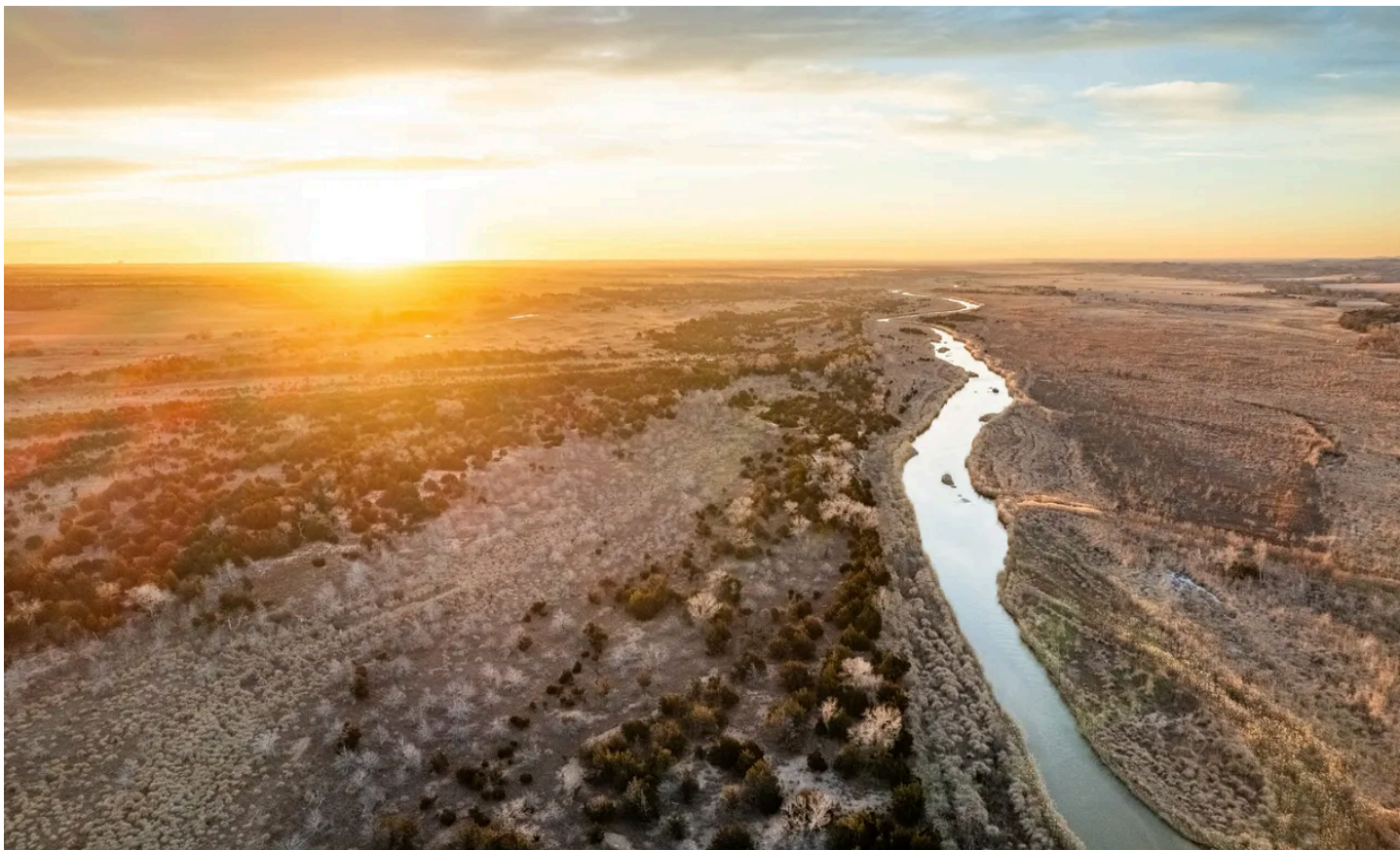


**The Canadian River Ranch**  
E 0770 Rd  
Oakwood, OK 73658

**\$4,975,000**  
2,008± Acres  
Dewey County



**The Canadian River Ranch**  
**Oakwood, OK / Dewey County**

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**SUMMARY**

**Address**

E 0770 Rd

**City, State Zip**

Oakwood, OK 73658

**County**

Dewey County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Riverfront

**Latitude / Longitude**

35.906433 / -98.797138

**Acreage**

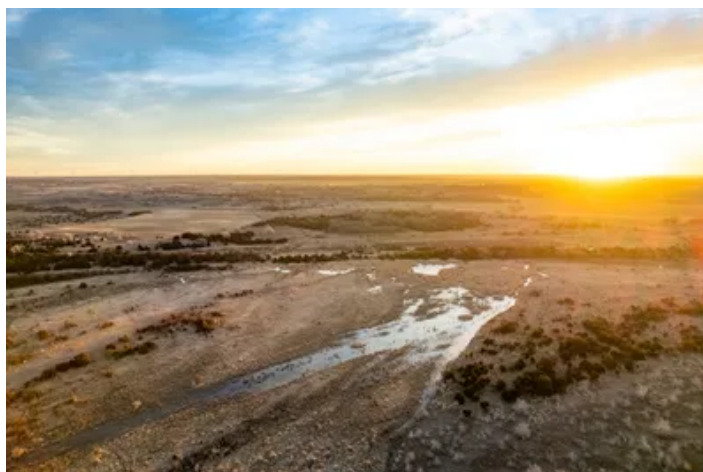
2,008

**Price**

\$4,975,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-canadian-river-ranch-dewey-oklahoma/77404/>





## The Canadian River Ranch Oakwood, OK / Dewey County

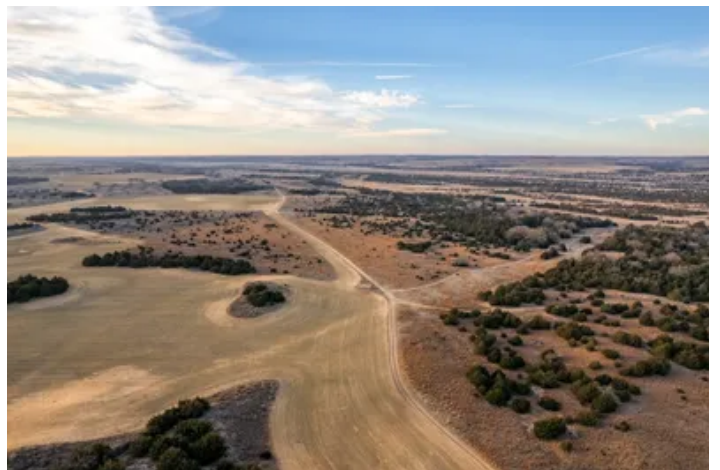
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### **PROPERTY DESCRIPTION**

Introducing The Canadian River Ranch, 2,008 +/- acres located in Dewey County, Oklahoma! This ranch offers everything you could possibly want! Whether you are looking for incredible deer, turkey, hog hunting; or a waterfowl mecca, the Canadian River Ranch encompasses everything that an outdoorsman would desire. Highlighting the major feature, there is four miles of river frontage. The massive ranch winds through the Canadian River bottoms, gradually gaining elevation as it extends eastward into rolling sandhills and crop fields. The diversity of the landscape is evident in the wide variety of hardwoods, including large Oaks, Cottonwoods, Black Walnuts, Elms, Black Locusts, and China-berry trees. While the river frontage for waterfowl hunting is an excellent feature this ranch offers, it also provides exceptional waterfowl hunting opportunities within the ranch. Scattered throughout this premier hunting ranch are multiple wetlands, ponds, marshes, and sloughs, creating the ultimate habitat for a rich population of waterfowl to thrive such as ducks, geese, and cranes. Stretching across massive meadows and bottomlands, this property offers an insane amount of natural cover. Plum thickets and native grasses spread throughout the terrain, all mixed within the wetland pockets. With that, there are already established food plots ready for your own customization to hold and grow mature, giant whitetails. The whitetail deer hunting is truly impressive! Well-established deer trails lead from the river bottom to the crop fields, and with the existing management on the ranch, it has produced really nice bucks over the years. The renowned trophy genetics in the area add to the ranch's further potential, offering the opportunity to hunt some of Oklahoma's largest whitetails! On top of the ranch being a waterfowl mecca and great whitetail hunting, turkey hunting on this property is not something you want to look past. Scattered Oaks and Cottonwoods throughout the ranch offer several roosting sites for turkeys, primarily Rio Grande Turkeys. To support the thriving population of wildlife on this property, having the freedom to choose what you want planted in large crop fields only adds to the hunting potential on this ranch by equipping it with quality food sources. Offering both seclusion and accessibility, the ranch has a single entrance located at the highest point, providing excellent access from the east side. Electricity is available, running about a mile down the main road of the ranch. The elevated site offers spectacular views of the Canadian River bottoms, making it an ideal location for a hunting lodge or your dream home. There are few to no ranches of this caliber in the state of Oklahoma that offer such stunning views and premier hunting opportunities! With its diverse hunting potential, river frontage, marshes, crop fields, timber and cover, the Canadian River Ranch represents the ultimate recreational property in the state of Oklahoma! The ranch is located 40 +/- minutes from Weatherford, approximately an hour and a half from Oklahoma City and Enid, and 2 +/- hours from Lawton. Don't miss out on a one-of-a-kind opportunity to own one of the best recreational ranches to hit the market in Oklahoma! 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) or Owen Bellis at [\(918\) 367-7050](tel:9183677050).

**The Canadian River Ranch  
Oakwood, OK / Dewey County**

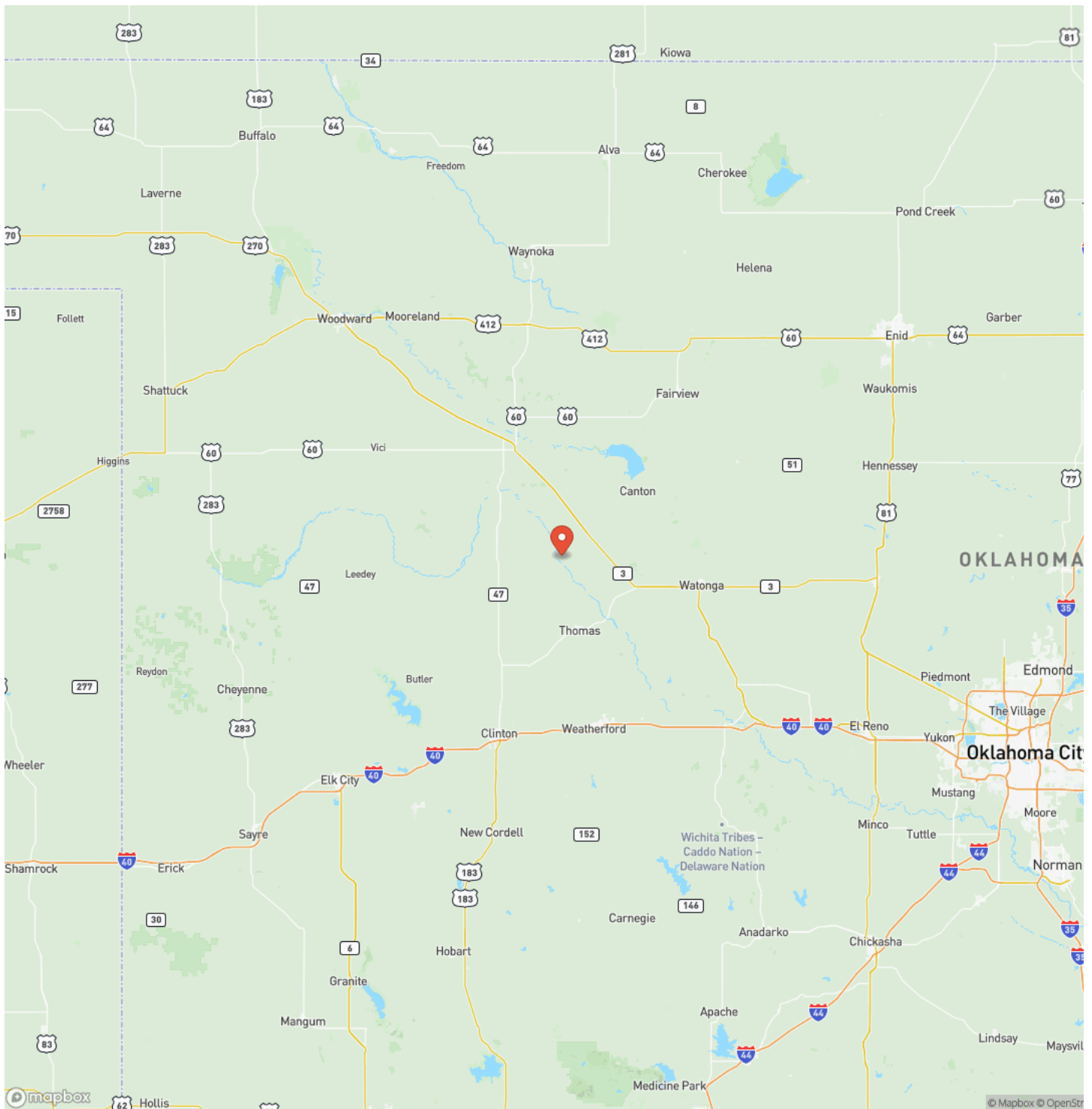
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## Locator Map



## 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

## NOTES

[illegible]



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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