

**The Crown Point Ranch**  
E0110 Rd  
Alva, OK 73717

**\$1,860,000**  
640± Acres  
Woods County



**The Crown Point Ranch**  
**Alva, OK / Woods County**

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**SUMMARY**

**Address**

E0110 Rd

**City, State Zip**

Alva, OK 73717

**County**

Woods County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

**Latitude / Longitude**

36.8543 / -98.7315

**Acreage**

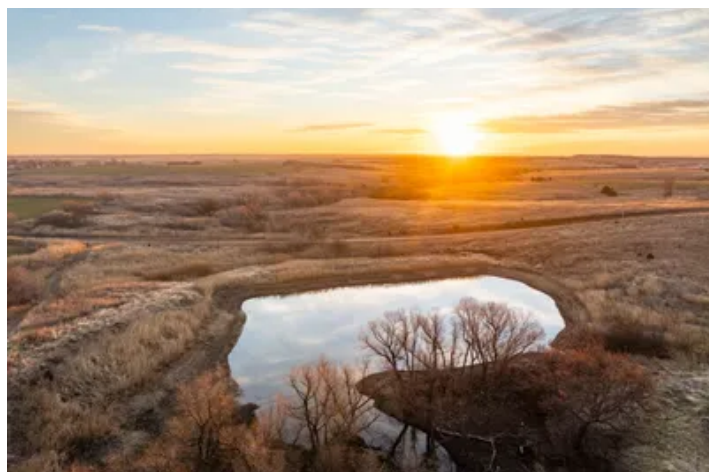
640

**Price**

\$1,860,000

**Property Website**

<https://arrowheadlandcompany.com/property/the-crown-point-ranch/woods/oklahoma/99597/>



## The Crown Point Ranch Alva, OK / Woods County

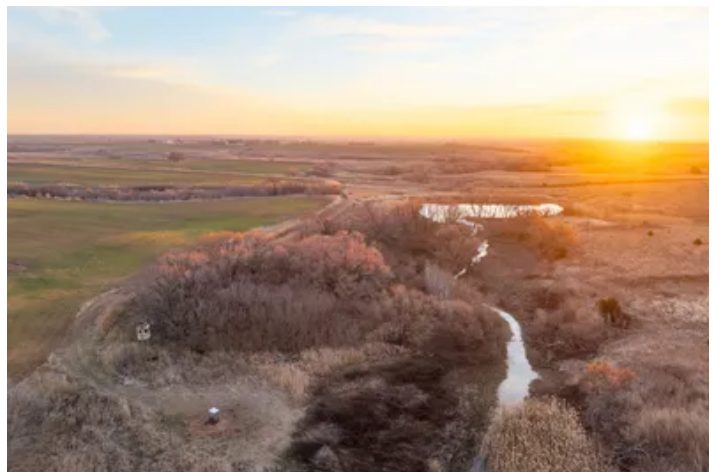
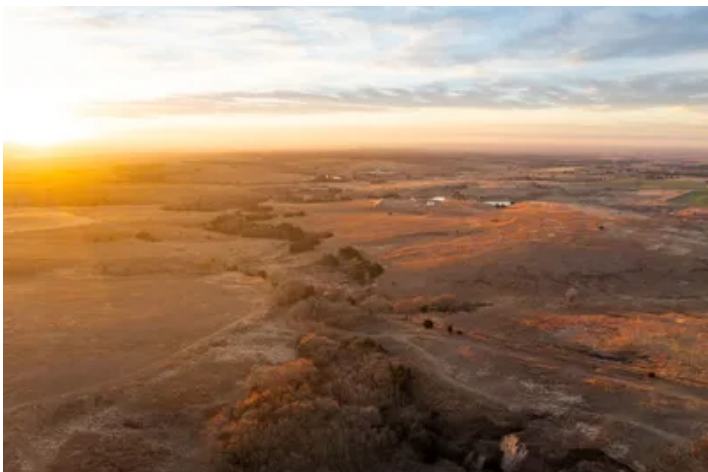
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### **PROPERTY DESCRIPTION**

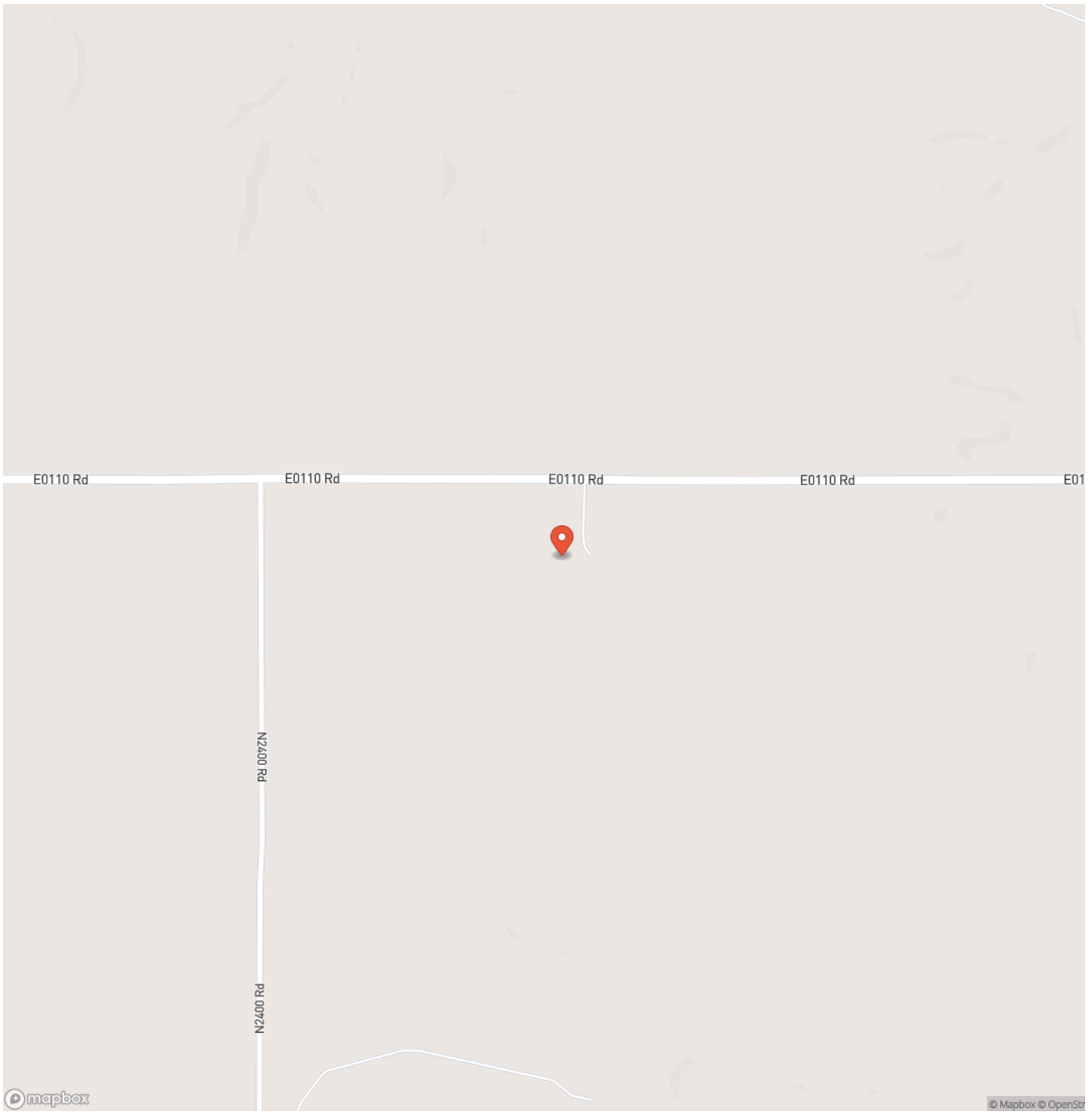
Welcome to The Crown Point Ranch, a 640 +/- acre hunting mecca located in Woods County, Oklahoma! With 216 +/- acres of tillable ground, including 136 +/- acres currently planted in winter wheat and 80 +/- acres in grass that could easily be broken back out, the ranch offers strong agricultural potential while simultaneously enhancing the wildlife habitat. The tillable acreage provides excellent potential for income generation and serves as a major draw for deer and other game. This is a stellar hunting ranch defined by rolling topography, winding creek bottoms, and natural draws that create incredible habitat diversity. The creek bottom spans throughout the entire property, supplying consistent water and establishing natural travel corridors. The combination of thick wooded creek bottoms, dense native grasses, and ideal bedding areas has created phenomenal whitetail habitat. The property is covered in game trails and rubs, showcasing the heavy deer activity. Bottom field pockets offer additional opportunities for food plots beyond the existing tillable fields, further increasing the property's holding power and hunting potential. The whitetail deer hunting here is nothing short of exceptional! In addition to premier deer hunting, the ranch offers outstanding waterfowl opportunities. Three major ponds are strategically located across the property and are stocked, providing excellent fishing as well as strong waterfowl attraction. While touring the ranch, the ponds were stacked with ducks, and the marsh-like bottoms combined with abundant water throughout the property create tremendous potential for further waterfowl development. Beyond deer and ducks, the thick native grass pastures make this an excellent upland bird property, supporting strong populations of quail and pheasants. Improvements add both function and future potential to the ranch. On the north side of the property sits a 5,000 +/- square foot shop that is ideal for equipment storage and ranch operations. The shop is connected to rural water with a meter already in place, and additional buildings offer further utility. This area of the property is an excellent location to build a home or hunting lodge overlooking the ranch. Multiple gated access points along the boundaries provide convenient entry and flexibility across the property. Blinds and feeders are already in place and are negotiable with the sale, making this a turn-key hunting setup! The Crown Point Ranch offers the complete package-farmland, exceptional whitetail habitat, strong waterfowl and upland bird potential, stocked fishing ponds, quality improvements, and excellent access! Properties with this combination of production, water, habitat diversity, and infrastructure rarely come to market, making this a true legacy ranch opportunity! The ranch is located 7 +/- miles from Alva, 40 +/- miles from the Salt Plains National Wildlife Refuge, 64 +/- miles from Woodward, 116 +/- miles from Wichita, and 164 +/- miles from Oklahoma City. This property is Co-Listed with Blake Merritt at Oklahoma Landmark. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(580\) 954-5456](tel:580-954-5456).

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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Alva, OK / Woods County**



# Locator Map





## Satellite Map







## **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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