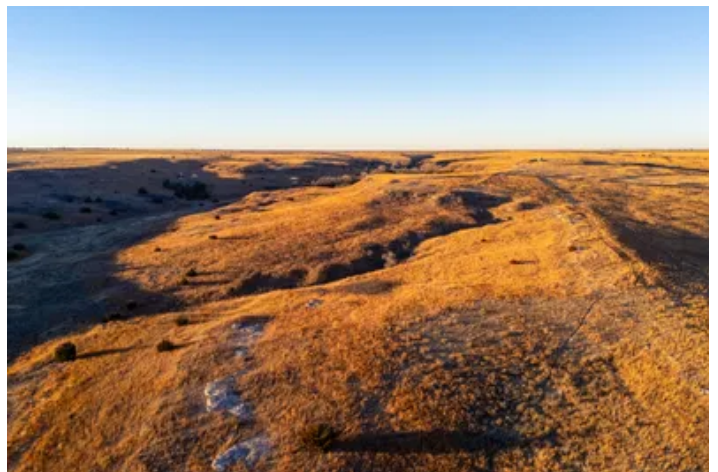


**Northwest Canyon Ranch**  
S County Rd 172  
Shattuck, OK 73858

**\$952,000**  
560± Acres  
Ellis County



**Northwest Canyon Ranch  
Shattuck, OK / Ellis County**

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**SUMMARY**

**Address**

S County Rd 172

**City, State Zip**

Shattuck, OK 73858

**County**

Ellis County

**Type**

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

**Latitude / Longitude**

36.1291 / -99.9354

**Acreage**

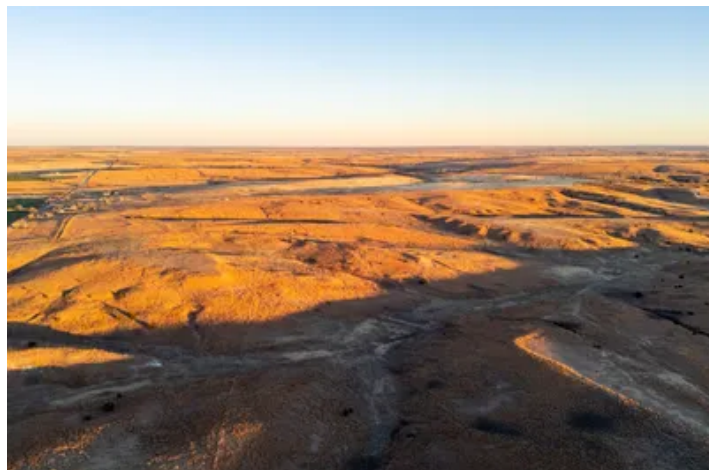
560

**Price**

\$952,000

**Property Website**

<https://arrowheadlandcompany.com/property/northwest-canyon-ranch/ellis/oklahoma/97372/>



## Northwest Canyon Ranch Shattuck, OK / Ellis County

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### **PROPERTY DESCRIPTION**

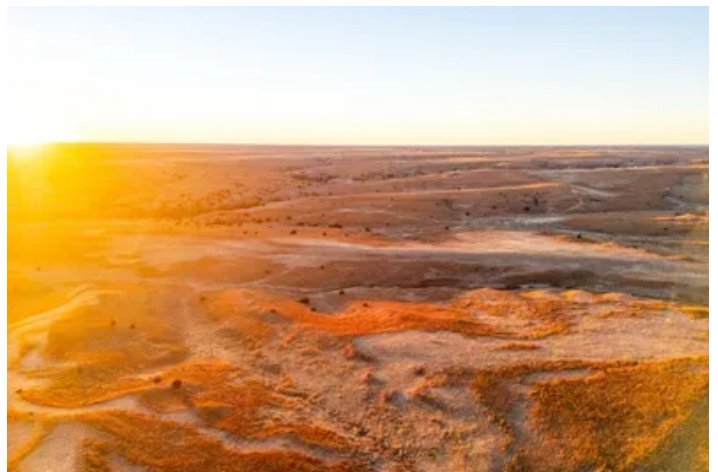
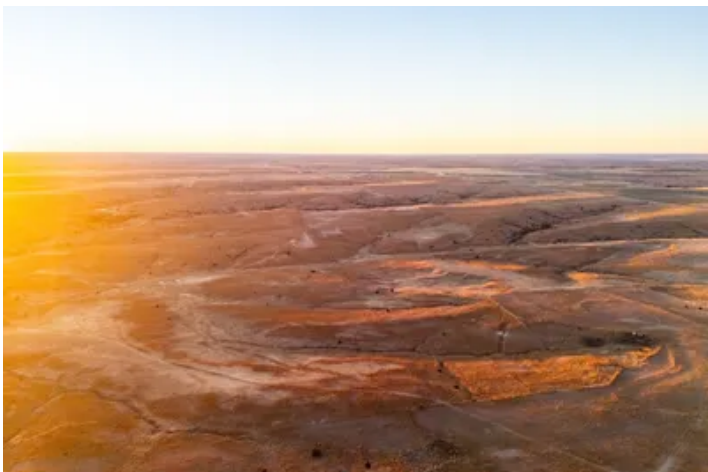
The Northwest Canyon Ranch offers 560± acres of impressive rolling terrain highlighted by deep canyons and expansive views, making it a standout property for both ranching and recreation! The ranch is cross fenced and well suited for an efficient cattle operation, with natural terrain features that provide protection and usability across the property. On the west side, a prominent canyon lined with mature hardwoods, cottonwoods, and cedar trees creates exceptional cover and well-defined travel corridors for whitetail deer. Numerous additional deep ridges and draws throughout the ranch further enhance wildlife movement and habitat, setting the stage for outstanding hunting opportunities. With its combination of productive grazing land and premier whitetail habitat, Northwest Canyon Ranch is a rare offering with both strong agricultural value and exceptional recreational potential! This property is located just 10+/- minutes from Arnett, OK, 15+/- minutes from Shattuck, OK, and 48+/- minutes from Woodward, OK. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).

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.



Northwest Canyon Ranch  
Shattuck, OK / Ellis County

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## Locator Map

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## Locator Map

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## Satellite Map

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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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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