

**Tract 1 Cedardale Canyon Ranch**  
N2210 Road  
Mooreland, OK 73852

**\$297,325**  
118.93± Acres  
Woodward County



**Tract 1 Cedardale Canyon Ranch  
Mooreland, OK / Woodward County**

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**SUMMARY**

**Address**

N2210 Road

**City, State Zip**

Mooreland, OK 73852

**County**

Woodward County

**Type**

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

**Latitude / Longitude**

36.344608 / -99.063203

**Acreage**

118.93

**Price**

\$297,325

**Property Website**

<https://arrowheadlandcompany.com/property/tract-1-cedardale-canyon-ranch/woodward/oklahoma/98677/>



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### **PROPERTY DESCRIPTION**

Tract 1 of the Cedardale Canyon Ranch consists of 118.93+/- acres with open pastures and cedar-covered timber. The open pasture areas are well suited for livestock grazing or hay production and also offer excellent locations for establishing food plots for those looking for a hunting property. The property is fully fenced and features two gated entrances on the west side off a county road, providing convenient and secure access. A small pond serves as a reliable water source and adds to the overall functionality of the property. Cedar trees across the property provide strong cover and bedding habitat, supporting a solid population of whitetail deer and turkey. There are some trails on the property that make navigating through it easy. In addition to agricultural and recreational uses, this tract offers attractive home build potential. Several open areas provide suitable building sites. The property is located just 25+/- minutes from Seiling, 30+/- minutes from Woodward, and 2 hours and 5+/- minutes from OKC. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(580\) 727-5019](tel:5807275019). 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.

\*Map coming soon.

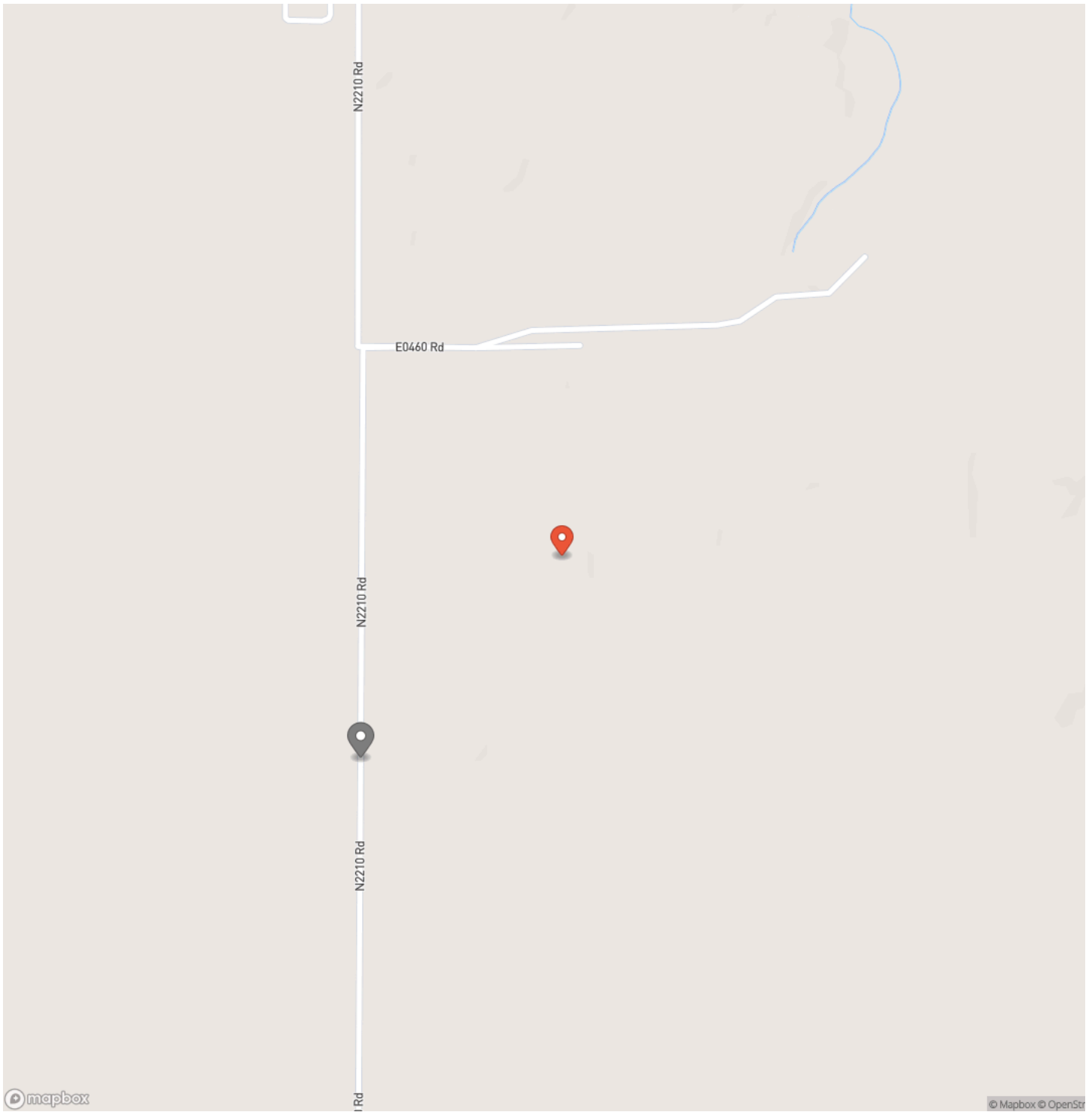


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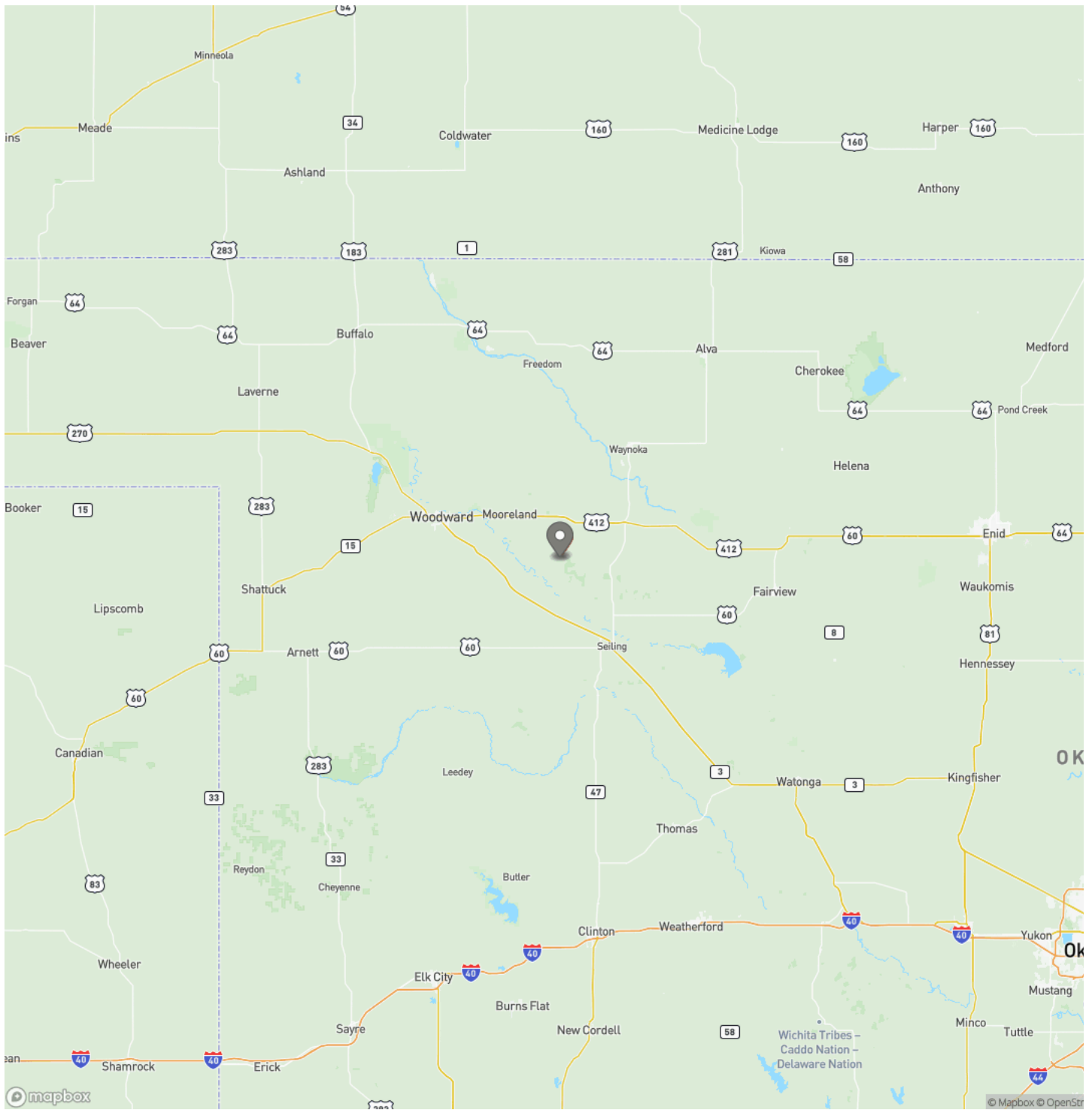
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## Locator Map



# 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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