

Tract 3 Cedardale Canyon Ranch
E0480 Road
Mooreland, OK 73852

\$1,006,300
402.52± Acres
Woodward County



Tract 3 Cedardale Canyon Ranch
Mooreland, OK / Woodward County

SUMMARY

Address

E0480 Road

City, State Zip

Mooreland, OK 73852

County

Woodward County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

36.3301 / -99.0478

Acreage

402.52

Price

\$1,006,300

Property Website

<https://arrowheadlandcompany.com/property/tract-3-cedardale-canyon-ranch/woodward/oklahoma/98684/>



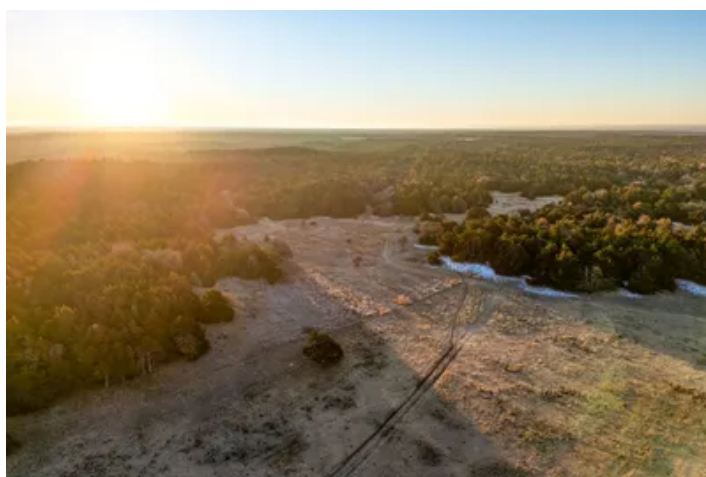
Tract 3 Cedardale Canyon Ranch

Mooreland, OK / Woodward County

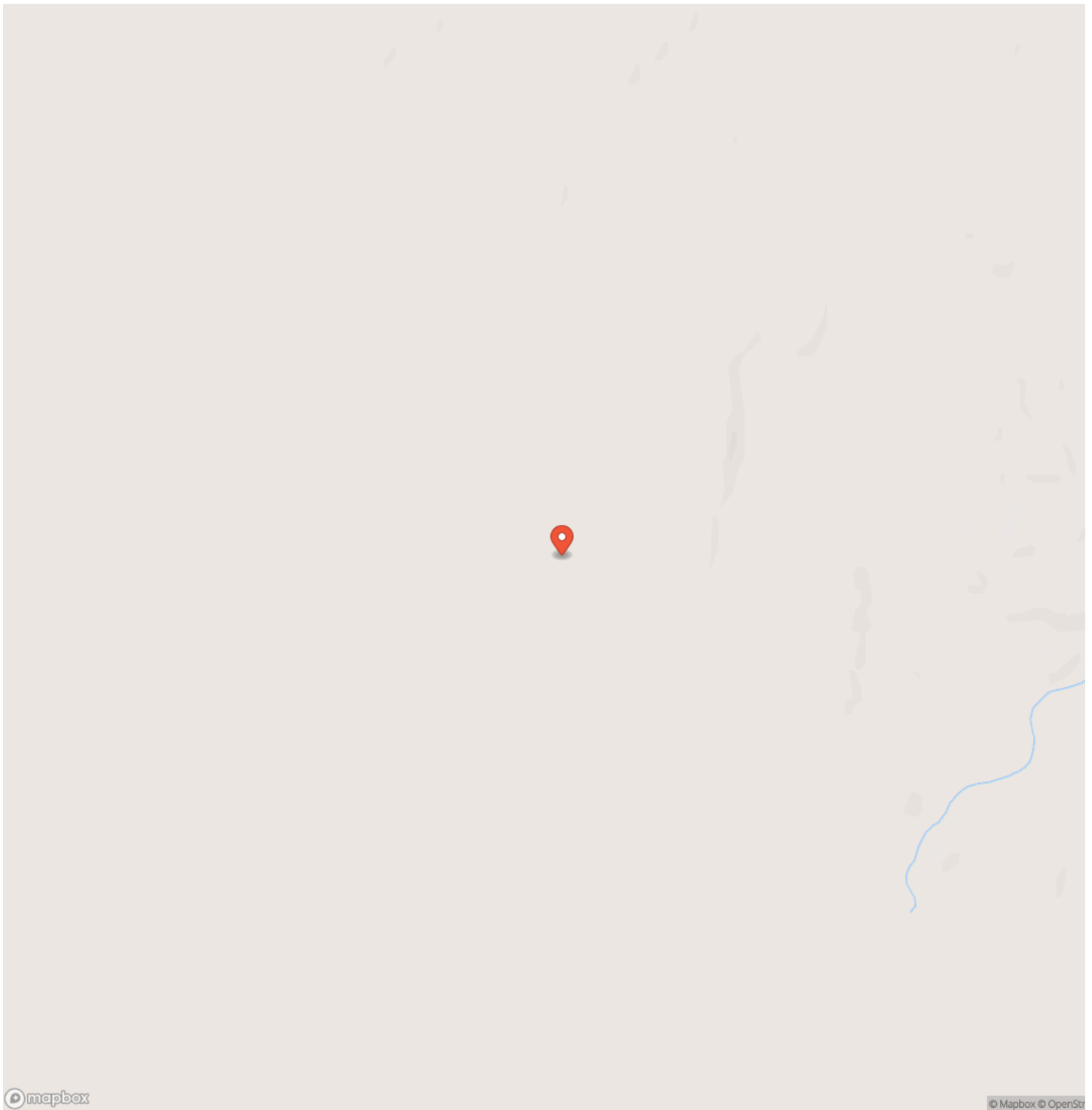
PROPERTY DESCRIPTION

Tract 3 of the Cedardale Canyon Ranch is made up primarily of cedar-covered terrain with scattered open pockets throughout the property. Cedar trees remain the dominant feature, providing privacy, cover, and a strong sense of seclusion, while the openings add usable space without changing the overall character of the land. The property features rolling topography with ridges, elevation changes and natural drainages that add depth and separation across the tract. This terrain gives the property a rugged layout and creates a landscape that is both functional and visually appealing. Several water sources are located on the property and are great for cattle and wildlife. A well-established trail system runs across Tract 3, making it easy to navigate with a side-by-side and allowing efficient access to different areas of the property. This property also offers excellent deer and turkey hunting. The combination of cedar cover, open pockets, water sources, and varied terrain supports strong wildlife numbers and consistent activity across the property. Access is available directly from the county road along the south boundary, offering convenient entry for vehicles and equipment while maintaining privacy once on the property. This tract is well suited for recreational use, hunting, and long-term land ownership. 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.

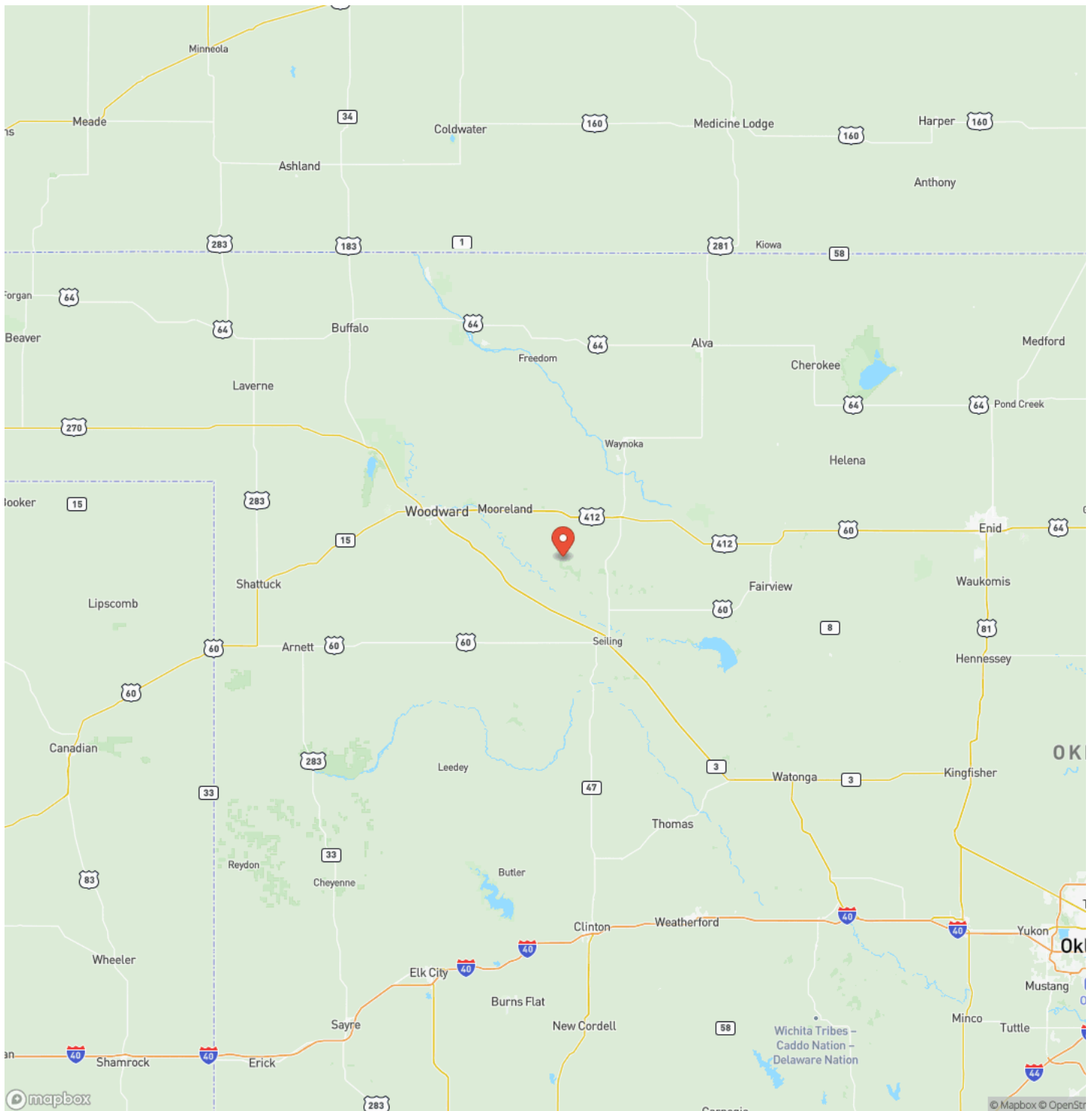
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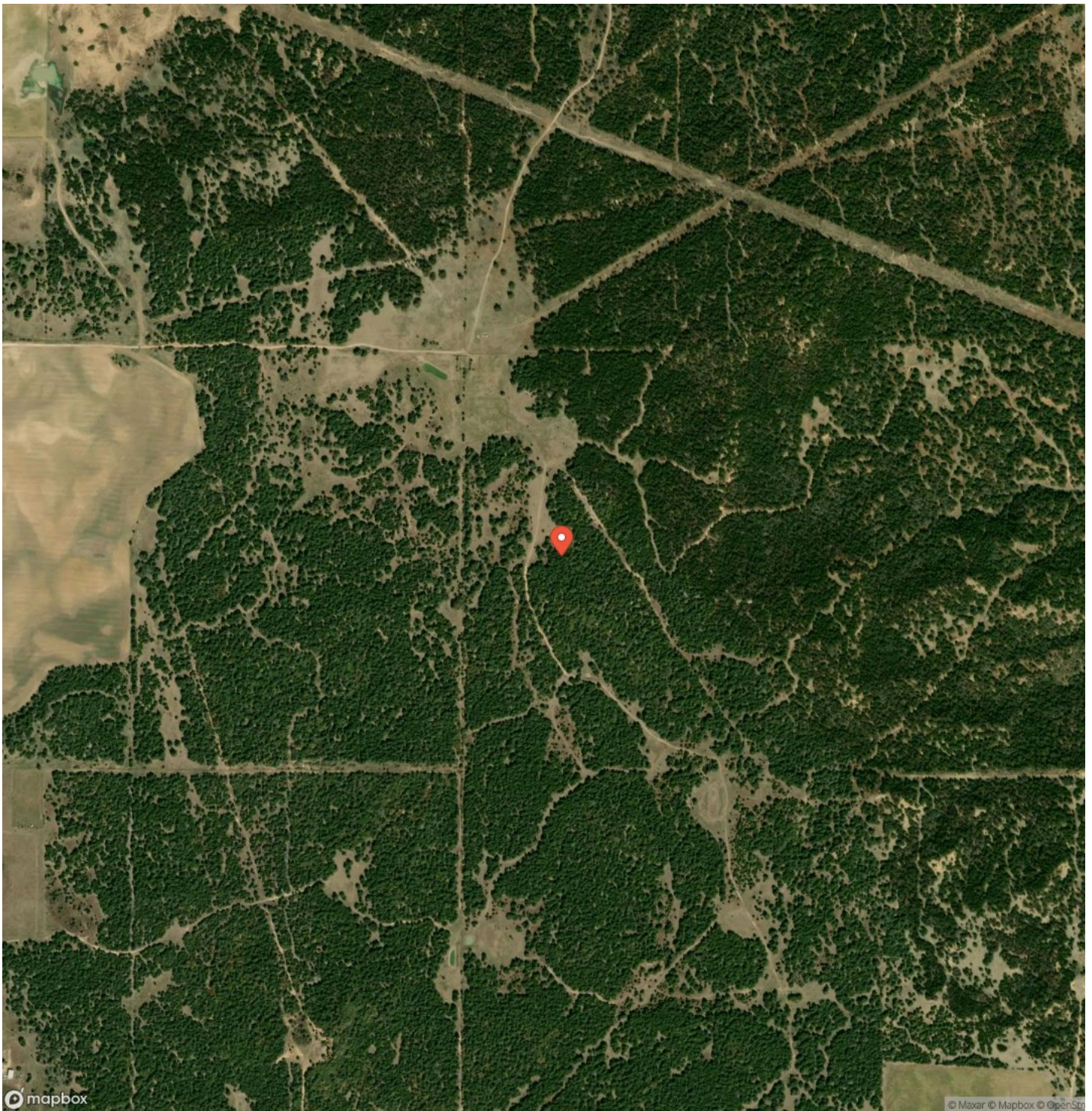
Locator Map



Locator Map



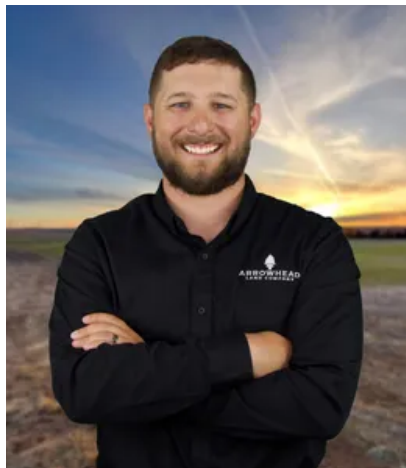
Satellite Map



**Tract 3 Cedardale Canyon Ranch
Mooreland, OK / Woodward County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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Email

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Address

City / State / Zip

Laverne, OK 73848

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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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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