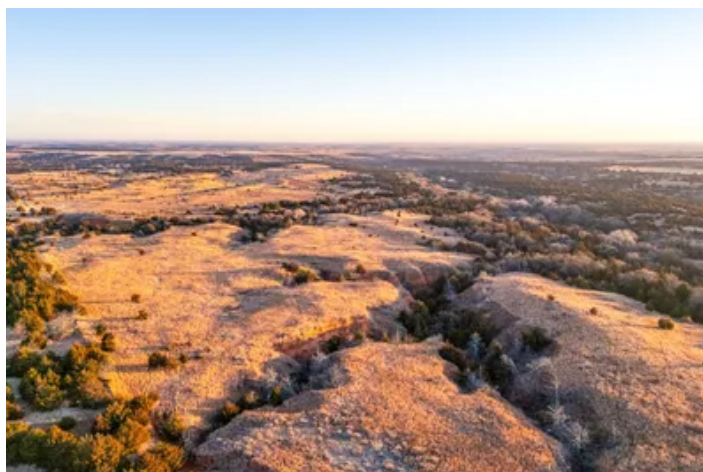


Cedardale Canyon Ranch
E0480 RD
Mooreland, OK 73852

\$1,711,300
684.52± Acres
Woodward County



Cedardale Canyon Ranch
Mooreland, OK / Woodward County

SUMMARY

Address

E0480 RD

City, State Zip

Mooreland, OK 73852

County

Woodward County

Type

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

Latitude / Longitude

36.34095 / -99.0477

Acreage

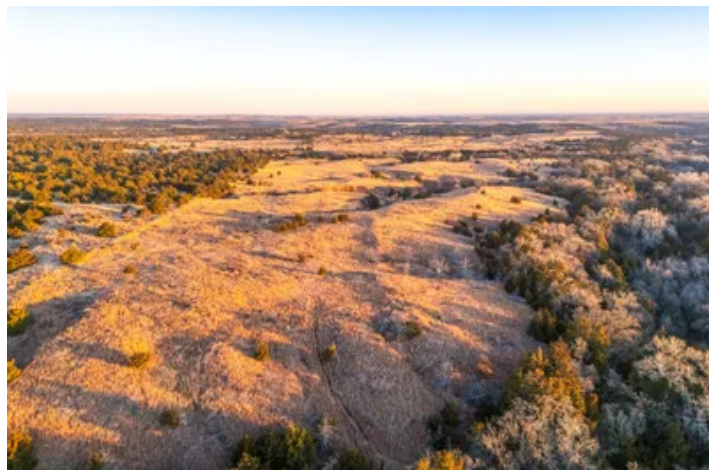
684.52

Price

\$1,711,300

Property Website

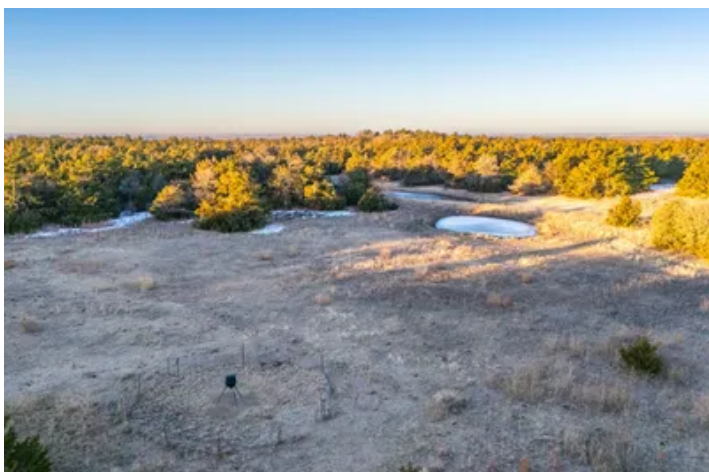
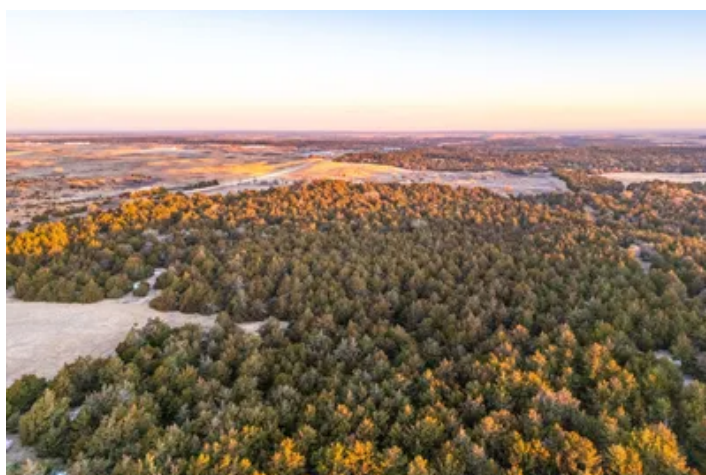
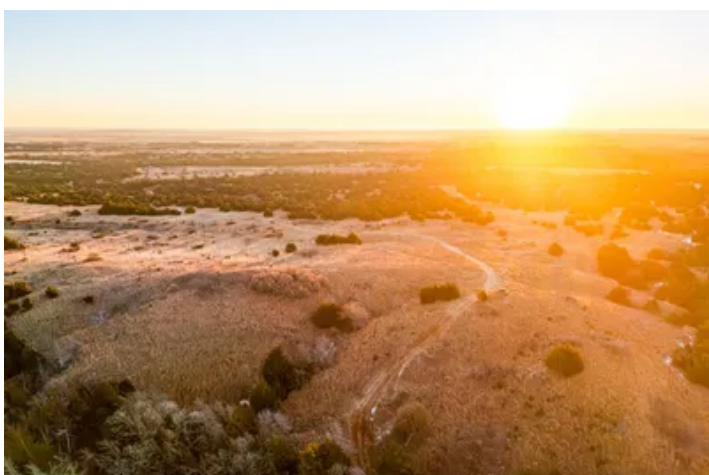
<https://arrowheadlandcompany.com/property/cedardale-canyon-ranch/woodward/oklahoma/98688/>



PROPERTY DESCRIPTION

Cedardale Canyon Ranch totals 684.52+/- acres in Woodward County and features extensive cedar cover with open pasture areas throughout the ranch! Cedar trees remain the dominant feature, providing privacy, cover, and natural separation, while the open areas add usable space for grazing, food plots, and general use. Several of the larger pasture areas are suitable for cattle grazing or hay production. The ranch features rolling topography with ridges, elevation changes, and natural drainages. Multiple water sources are located throughout the ranch, providing dependable water and encouraging consistent use across the property. A well-established trail system runs throughout the ranch, making it easy to navigate with a side-by-side and allowing efficient access to all areas for management, recreation, and general use. The trail layout makes moving across the ranch simple despite its size. Cedardale Canyon Ranch offers excellent deer and turkey hunting, supported by the great habitat and travel corridors on the ranch. There is room to improve and set up the ranch to manage the wildlife however you would like. The ranch has multiple access points, including gated entrances and county road frontage, providing convenient entry while maintaining privacy once inside. This ranch is well suited for recreational use, hunting, and cattle ranching in Woodward County, Oklahoma. 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.

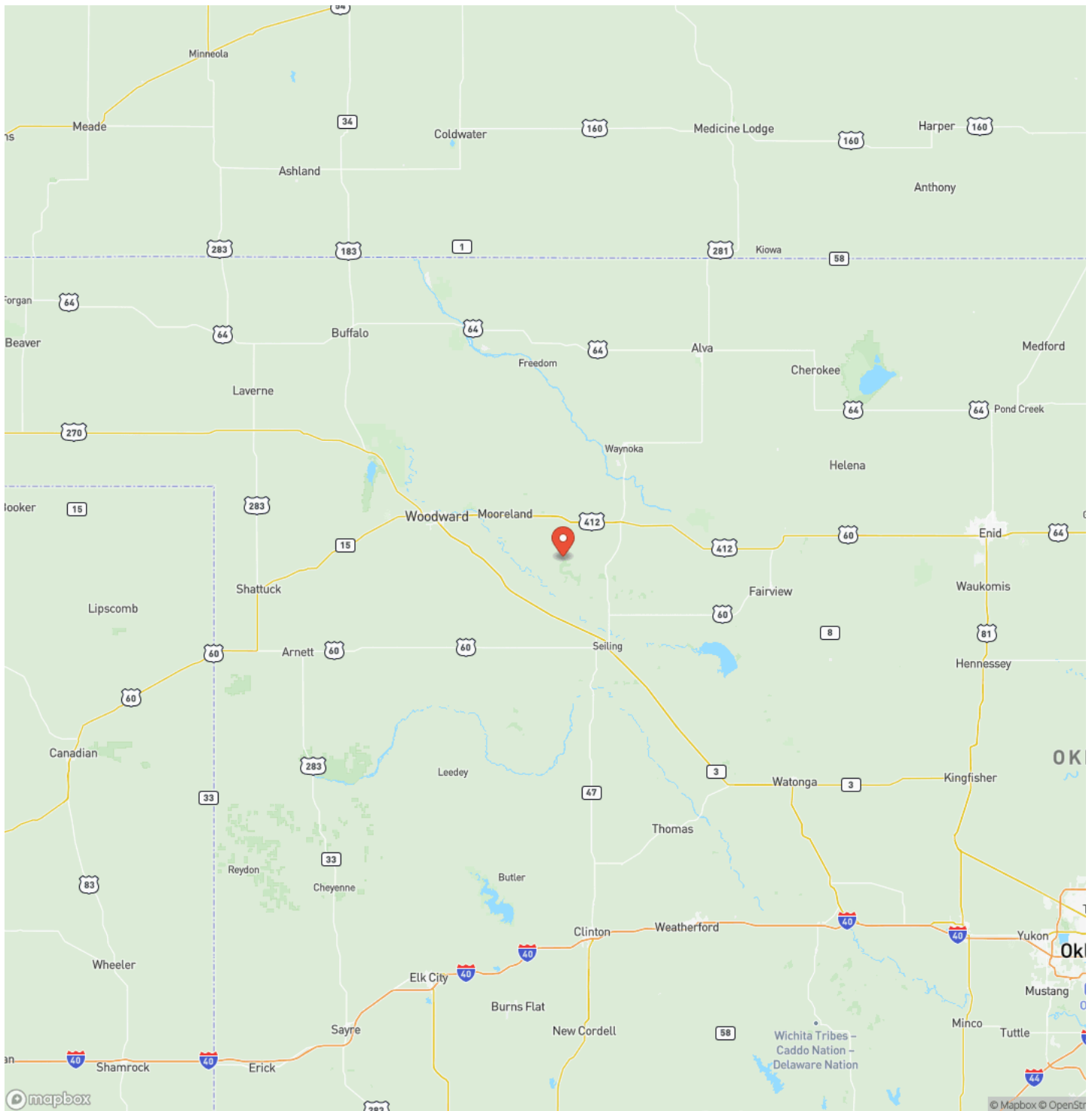
Cedardale Canyon Ranch
Mooreland, OK / Woodward County



Locator Map



Locator Map



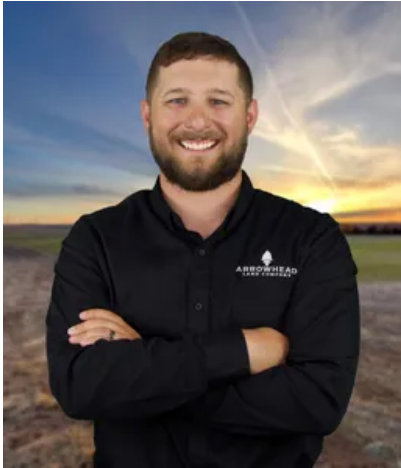
Satellite Map



Cedardale Canyon Ranch
Mooreland, OK / Woodward County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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(580) 727-5019

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(620) 501-3688

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Address

City / State / Zip

Laverne, OK 73848

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.



www.arrowheadlandcompany.com

DISCLAIMERS

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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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