

Tract 1 Cedardale Canyon Ranch
N2210 Road
Mooreland, OK 73852

\$212,000
80± Acres
Woodward County



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

SUMMARY

Address

N2210 Road

City, State Zip

Mooreland, OK 73852

County

Woodward County

Type

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

Latitude / Longitude

36.34277 / -99.06319

Acreage

80

Price

\$212,000

Property Website

<https://arrowheadlandcompany.com/property/tract-1-cedardale-canyon-ranch/woodward/oklahoma/99485/>



Tract 1 Cedardale Canyon Ranch Mooreland, OK / Woodward County

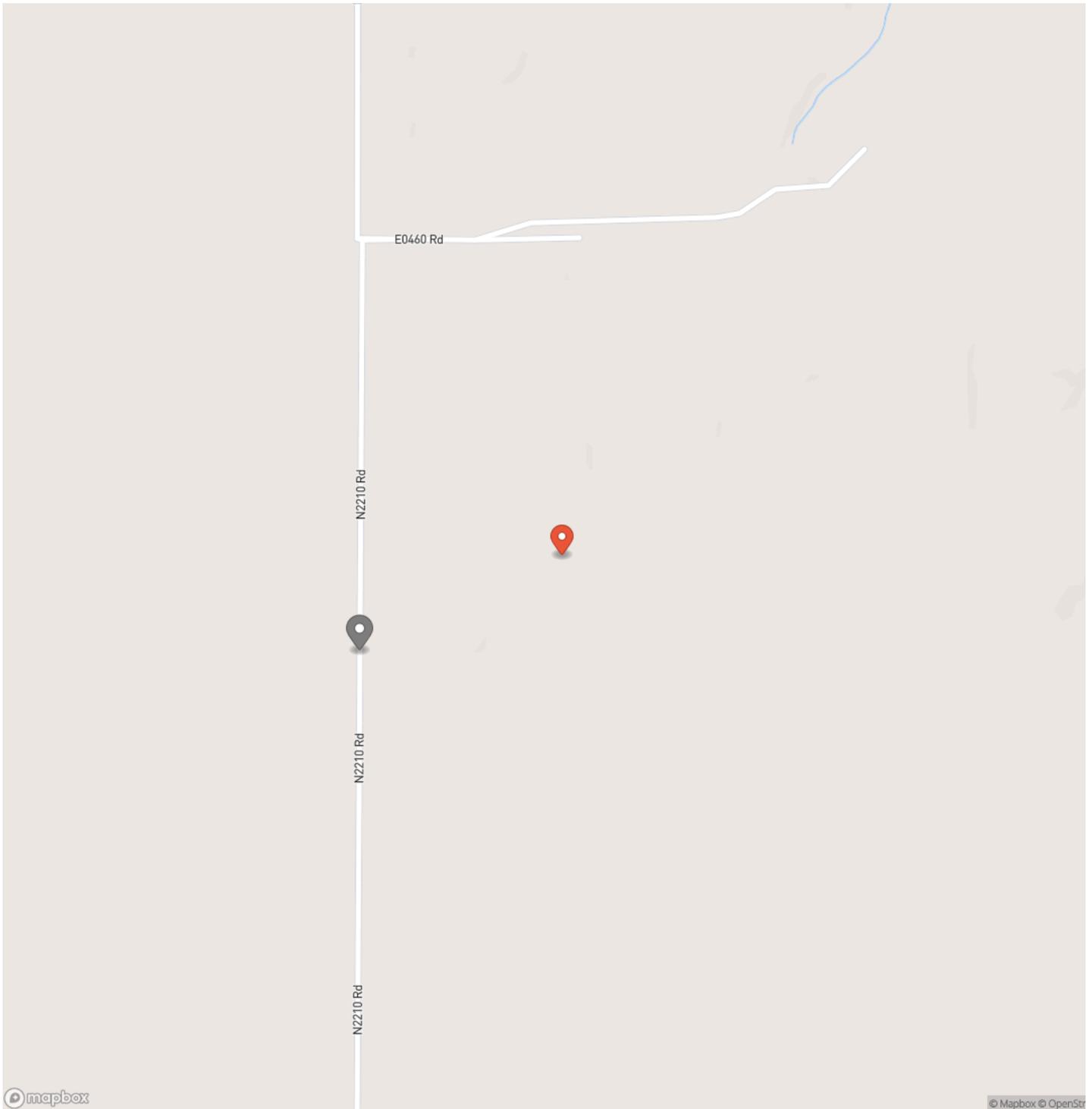
PROPERTY DESCRIPTION

Tract 1 of the Cedardale Canyon Ranch consists of 80+/- 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 fenced on 3 sides and features a gated entrance on the west side off a county road, providing easy access. 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.

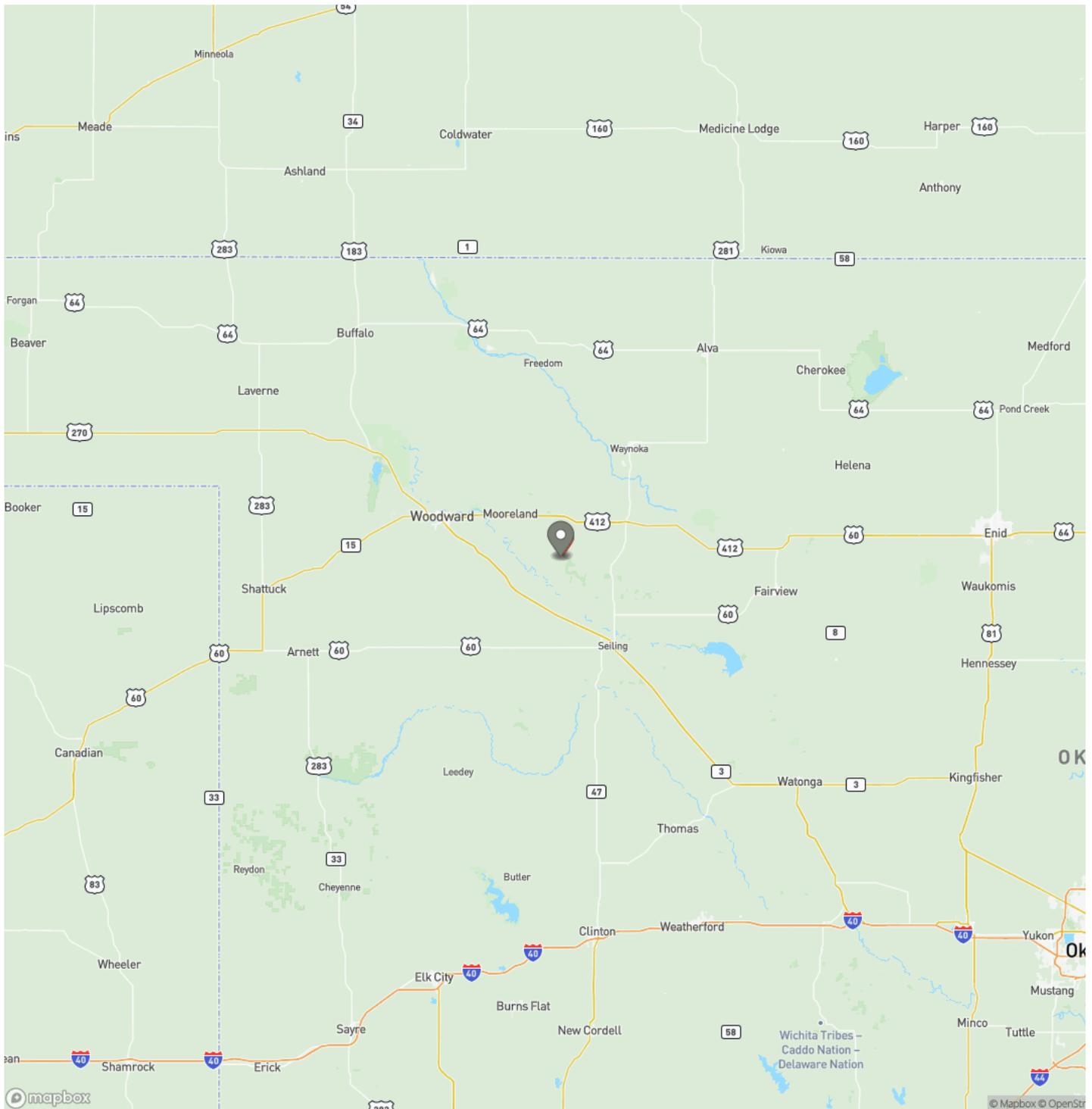
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Locator Map



Locator Map



Satellite Map



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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