

Tract 2 Cedardale Canyon Ranch
TBD
Mooreland, OK 73852

\$702,500
282± Acres
Woodward County



Tract 2 Cedardale Canyon Ranch Mooreland, OK / Woodward County

SUMMARY

Address

TBD

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

282

Price

\$702,500

Property Website

<https://arrowheadlandcompany.com/property/tract-2-cedardale-canyon-ranch/woodward/oklahoma/98680/>



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PROPERTY DESCRIPTION

Tract 2 of the Cedardale Canyon Ranch encompasses 282+/- acres and offers the type of terrain and habitat serious hunters look for! The property features pronounced topography with deep drainages, rolling ridges, and elevation changes that naturally funnel wildlife movement. The topography adds visual appeal and creates a property that feels larger and more dynamic. The ranch is loaded with wildlife, with strong populations of whitetail deer and turkey using the cover, terrain, and secluded draws throughout the property. Cedar breaks, brushy bottoms, and ridge systems provide excellent bedding, thermal cover, and security, allowing wildlife to stay on the property year-round. An established trail system winds through the ranch, making it easy to navigate with a side-by-side and providing access to all areas for hunting, scouting, and management. These trails also allow quiet entry and exit to hunting locations, which is a major advantage during the season. The north end of the property includes pasture ground suitable for cattle grazing, adding agricultural utility while also improving habitat diversity and wildlife use. This open ground provides flexibility for future improvements or management practices. With its size, topography, and strong wildlife presence, this tract stands out as a premier recreational property 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:(580)727-5019). 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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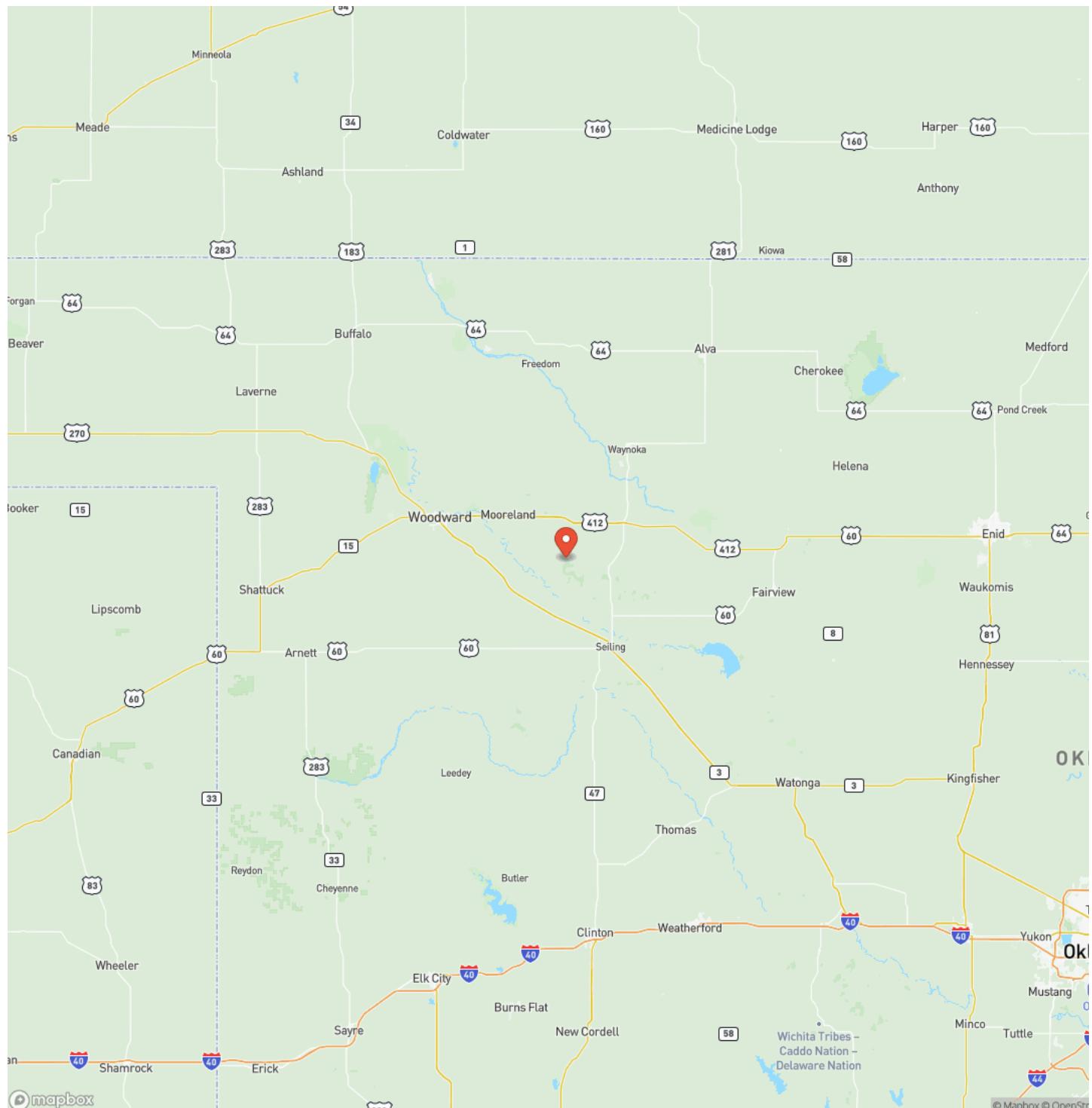
Locator Map



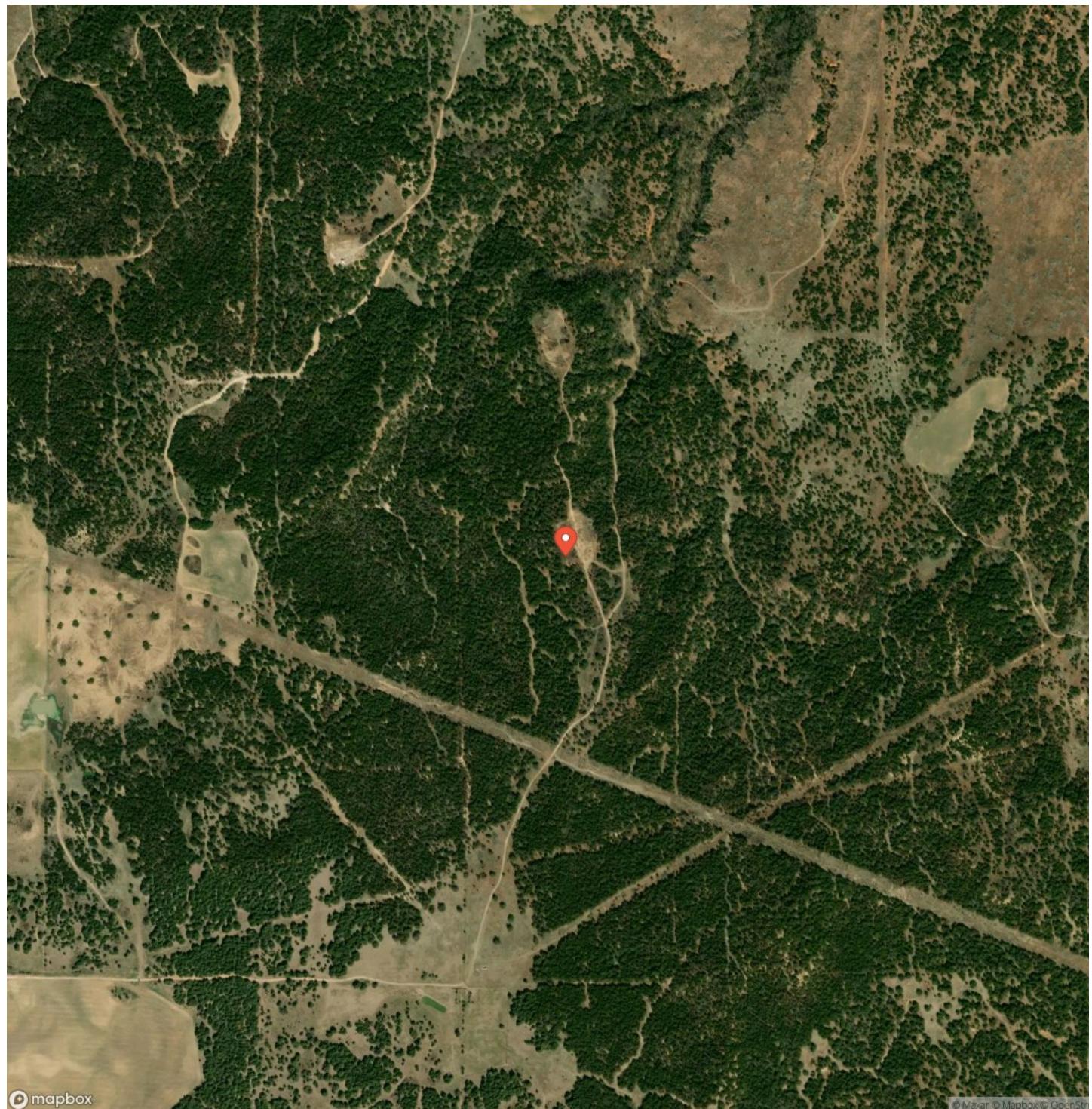
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© Mapbox © OpenStreetMap

Locator Map

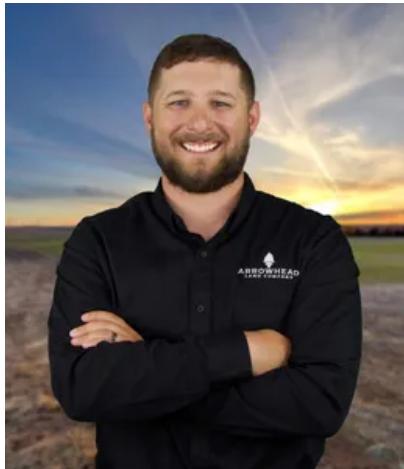


Satellite Map



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LISTING REPRESENTATIVE
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NOTES



NOTES



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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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