

Woodward County 157
000 State Highway 412
Mooreland, OK 73852

\$360,000
157± Acres
Woodward County



Woodward County 157
Mooreland, OK / Woodward County

SUMMARY

Address

000 State Highway 412

City, State Zip

Mooreland, OK 73852

County

Woodward County

Type

Hunting Land, Farms, Ranches, Recreational Land

Latitude / Longitude

36.4165 / -99.0275

Acreage

157

Price

\$360,000

Property Website

<https://greatplainslandcompany.com/detail/woodward-county-157-woodward-oklahoma/89140/>



PROPERTY DESCRIPTION

This 157-acre property in Woodward County brings together accessibility, varied terrain, established water sources, and excellent wildlife habitat. Located directly between Mooreland and Bouse Junction along Highway 412, it is simple to reach while still offering the quiet and seclusion many landowners value.

The land itself has a strong mix of features. Broad grass fields cover the higher ground, providing space for livestock or hay production while also giving wide, open views of the surrounding countryside. From these elevated areas, the property transitions into rugged canyons and wooded draws. These natural cuts through the land not only add visual interest but also create protected bedding and travel areas for wildlife. The variety in elevation and cover makes the acreage productive for both recreation and practical use.

Water resources are a key strength. A surface pond of nearly an acre and a half provides a steady supply of water for deer, quail, and other wildlife. In addition, a solar-powered well is already in place. This well provides dependable fresh water without the need for electricity, adding both convenience and long-term reliability. These resources help ensure the property can sustain game, livestock, or personal use year-round.

For hunters, the setup is especially appealing. The combination of grass, cover, and water creates an environment where Whitetail deer thrive. The property has the right mix to support mature bucks throughout the year, with bedding cover in the canyons, food sources in the open fields, and water within easy reach. Quail are also well established, benefiting from the grasslands, while mule deer occasionally move through the area. With multiple game species present and a layout that naturally draws and holds them, the acreage is well positioned for hunting success.

Beyond recreation, the property offers practical uses. The open fields can support cattle or hay production, while the draws and canyons remain untouched, contributing both habitat and natural character. The balance of open space and sheltered cover makes management straightforward while maintaining the property's natural appeal.

At 157 acres, the tract is large enough to give owners the ability to manage for multiple goals—hunting, ranching, or simply enjoying the outdoors—while still being manageable in size and upkeep. Its direct location between Mooreland and Bouse Junction on Highway 412 adds another advantage, making it easy to access while maintaining the privacy and open space that make properties in this region desirable.

Overall, this property brings together several key elements: good access, strong water resources, a diverse landscape, and proven wildlife habitat. It can be used as a productive hunting property, a working piece of ground for livestock, or simply a place to spend time outdoors. With its mix of open fields, canyons, and reliable water, it is a versatile tract of land in northwest Oklahoma that offers both utility and enjoyment.

10 miles from Mooreland, Ok

18 miles from Woodward, Ok

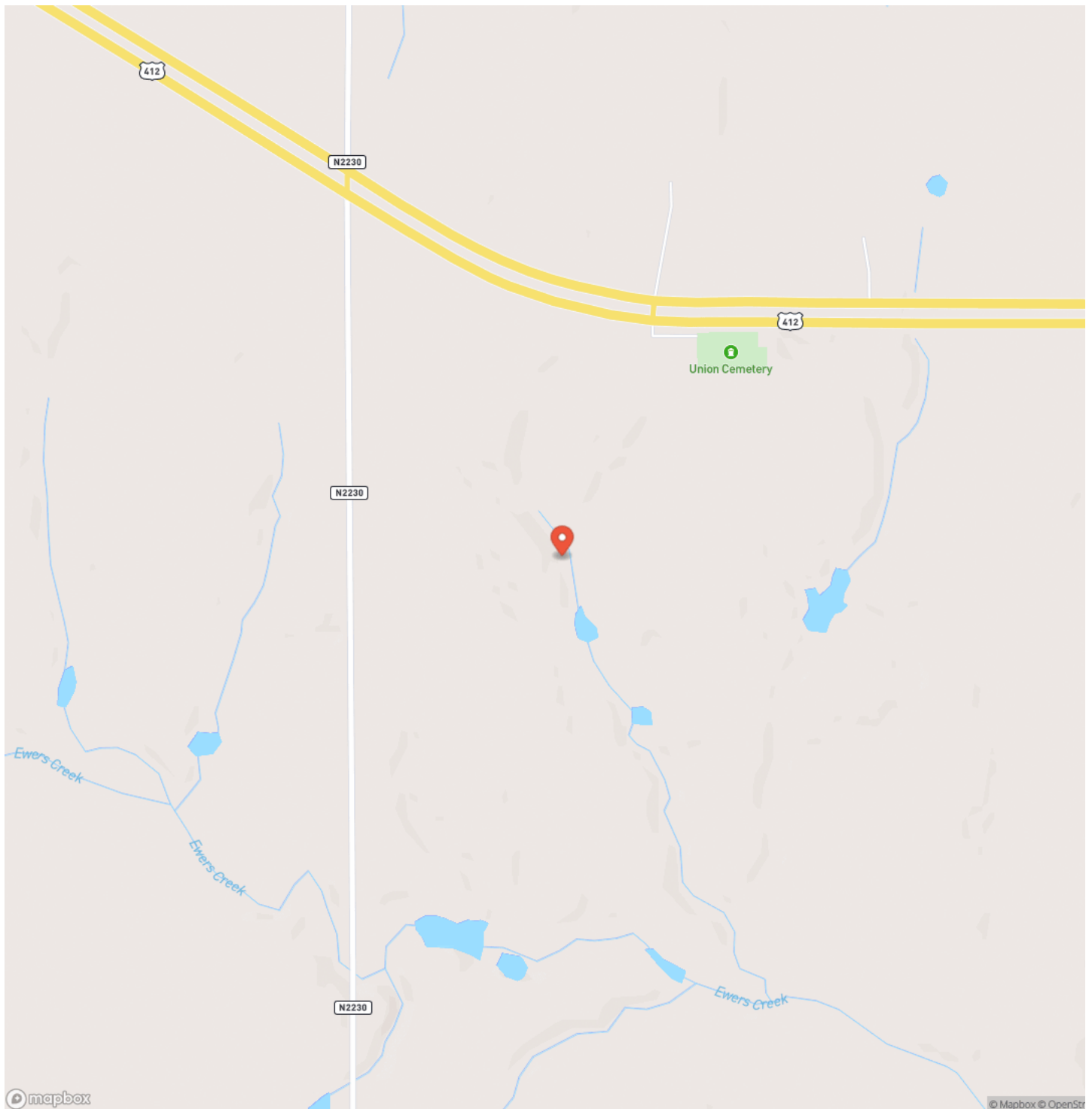
27 miles from Seiling, Ok

117 miles from the Oklahoma City Metro Area

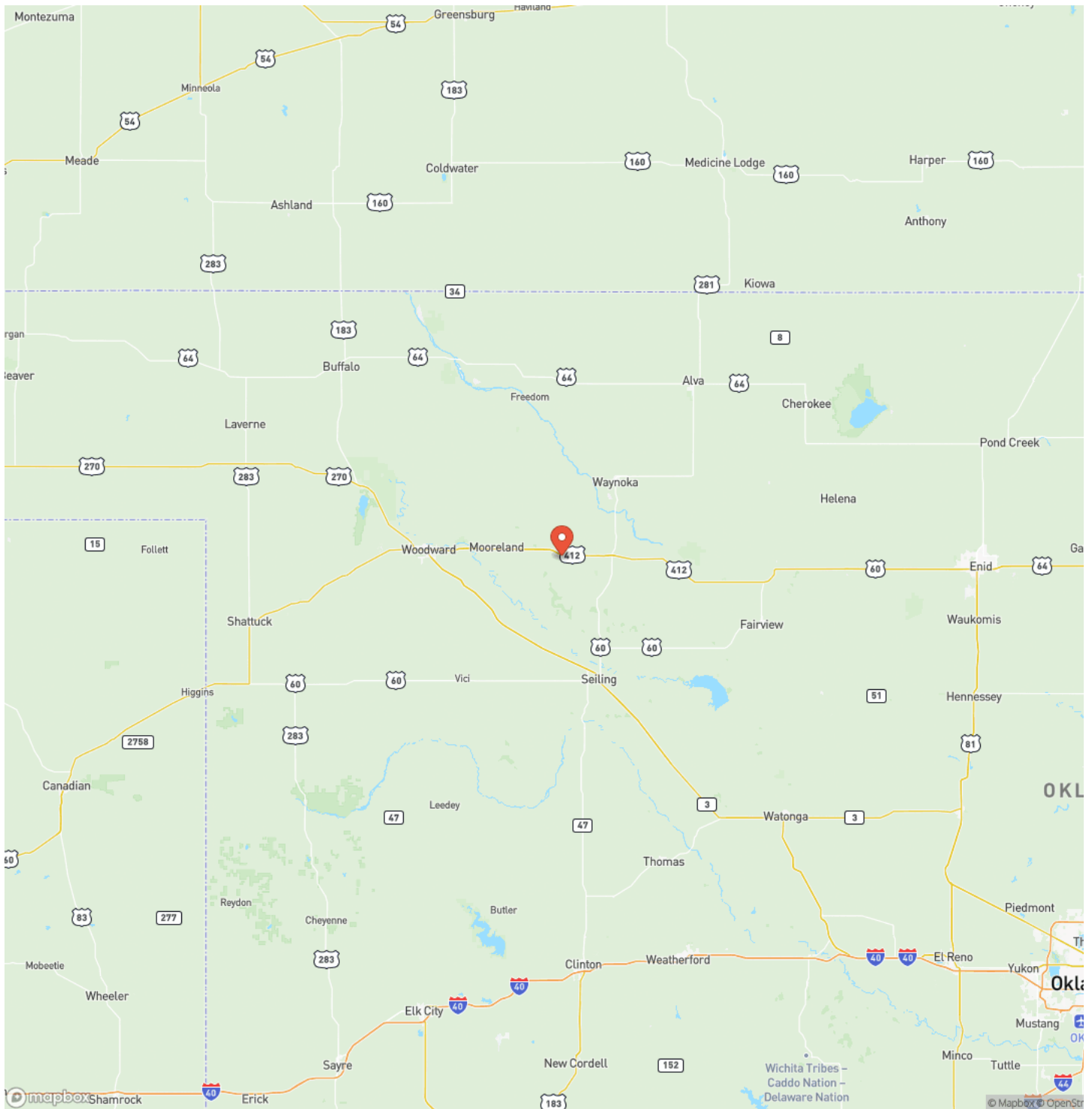
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Trey Percy

Mobile

(405) 545-0985

Email

trey@greatplains.land

Address

200 S. Broadway Ave.

City / State / Zip

NOTES

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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.



MORE INFO ONLINE:
greatplainslandcompany.com

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Great Plains Land Company
501 N. Walker St.
Oklahoma City, OK 73102
(405) 255-0051
greatplainslandcompany.com

