

Red River Ridge
6415 Marshall
Marietta, OK 73448

\$1,780,000
80± Acres
Love County



Red River Ridge
Marietta, OK / Love County

SUMMARY

Address

6415 Marshall

City, State Zip

Marietta, OK 73448

County

Love County

Type

Farms, Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

33.867484 / -97.04704

Dwelling Square Feet

5800

Bedrooms / Bathrooms

5 / 6.5

Acreage

80

Price

\$1,780,000

Property Website

<https://legendary.land/property/red-river-ridge-love-oklahoma/80335/>



Red River Ridge

Marietta, OK / Love County

PROPERTY DESCRIPTION

Red River Ridge lies at the edge of Love's Valley Bottom of Love County, Oklahoma - a rare blend of beauty, productivity, and craftsmanship. Anchored by a custom-built 5,800-square-foot ranch home surrounded by mature pecan trees, the property sits just above the Red River and offers sweeping views of rolling pastures and Native pecan groves. With elevation changes, natural backdrops, and signature pecan-lined entrance, Red River Ridge is perfectly suited for **weddings, events, and retreats**. The expansive porches, manicured grounds, and open-concept interiors create an ideal setting for ceremonies, receptions, rehearsal dinners, and photo sessions. Towering hardwoods, wide-open skies, and lush valley scenery give the property the timeless atmosphere of a true Oklahoma Ranch. The land has been carefully managed under regenerative principles, focusing on soil health, long-term productivity, and ecological balance. Combined with exceptional infrastructure and architectural quality, the property offers a unique opportunity to operate a premier wedding venue while maintaining the character and function of a working ranch.

Location:

- *Marietta, OK - 8 miles
- *Gainsville, TX - 27 miles
- *DFW - 85 miles
- *Oklahoma City - 124 miles
- *I35 Bridge Oklahoma - Texas border - 18 miles

Access:

- *County Road Marshall Rd

Water:

- *2 ponds

Utilities:

- *1 water well (450' deep, 5HP Pump, 30 gpm)
- *Electric Meter
- *Septic System

Climate:

- *Approximately +/-38 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Quail
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Topography ranging from 655'-750'



*Rolling native & bermuda grass pasture

*Land is able to be certified organic and has not received any chemical fertilizers for over 3 years in the amended field; over 4 for the rest of the property

Improvements:

*5,800 sf, Three-story ranch home. The house is Insulated Concrete Form (ICF) construction with all steel framing throughout. The exterior cladding is 3" x 10" log siding, which is the largest log siding produced. The main floor is steel insulated truss with poured concrete slab, providing for a fully concrete enveloped basement. The 14" exterior walls provide for extraordinary efficiency and comfort throughout the year. The entire house and all its porches all sit on bedrock, and there have never been water problems in the basement.

*50' x 75' air conditioned metal shop building

*Bath House / well house

Equipment:

*John Deere 2022 6105E cab tractor with 87hp PTO (\$101,600 in 2023 new) 490 hrs

*John Deere H310 standard loader (\$8,700 new in 2023)

*John Deere 4640 Universal Display (\$8,500 new 2023)

*Starfire 3000 reciever (\$3,000 new in 2023)

*2023 forks for the tractor

*2022 Polaris Ranger 1000 (\$23,500 new in 2023)

Description

Red River Ridge

Red River Ridge encompasses 75 fertile acres just above the Red River in the Love's Valley Bottom of Love County, Oklahoma. As you enter the property, a winding drive through towering pecan trees leads you to the custom-built ranch home - a true work of craftsmanship. Constructed in 2005 as a family retreat and recently updated, this home is as solid and sound as any you'll step into.

From the wide front porch, you can look out over rolling pastures for nearly a mile.

The ranch home offers approximately 5,800 square feet across three levels, built with 14-inch thick concrete walls for superior strength, insulation, and longevity. The main floor features a large open-concept kitchen, living, and dining area with a utility room and a spacious master suite. Upstairs, there are four additional bedrooms, each with individual sinks, providing privacy and convenience for guests or family. The lower level includes a large media/game room perfect for entertaining or a man cave, along with two additional rooms ideal for storage or extra sleeping quarters. In total, the home includes five full bathrooms and ample living space designed for comfort, function, and durability.

The property has also benefited from new landscaping and planter beds around the home, adding to its charm and livability. With its picturesque pecan-lined drive, sprawling porches, and sweeping views over the valley, the setting naturally lends itself to use as a boutique wedding or event venue. The open pastures, mature timber, and architectural character of the home create multiple outdoor ceremony sites, photo backdrops, and gathering areas - making the property well-suited for intimate weddings, retreats, or special events. Combining high-quality infrastructure with exceptional land stewardship, Red River Ridge is a rare opportunity to own a productive, self-sustaining property in one of Oklahoma's most fertile river bottoms. The land is able to be certified organic and has not received any chemical fertilizers for over three years.

******Find additional upgrade lists below******

Infrastructure and other upgrades since 2022

Main House

*46 piers poured to bedrock at each post of the porches front and back

*Water and Electric loop that runs around the perimeter of the main house area for easily hooking up a sprinkler system, additional risers, or whatever the need may be.

*(1) new 5-ton HVAC unit

*Concrete Block and rock raised beds with sidewalks around main house

*Major dirt, drainage, and retaining wall work around whole house



- *Entire exterior weatherized and refinished, new staircases and railings, stained concrete
- *(2) New tankless gas hot water heaters for the house; new gas and hot water lines
- *New Generac generator installed
- *200 Amp service at Entrance, 200 Amp service at House
- *Dedicated septic system to house
- *500 gallon gas tank
- *50' pole receptor and high speed internet w/ wifi

Water/Bath House

- *Concrete Block constructed water room, storage room
- *3 ADA bathrooms built at main house (Ideal accomadation for a wedding venue)
- *1 new dedicated septic system installed for 3 exterior bathrooms
- *New whole house Reverse osmosis system by Culligan that services the main house and the 50'x75' insulated air conditioned metal shop building.
- *Insulated removable well house around well head
- *425' well - 5hp pump - 30gpm

Barn

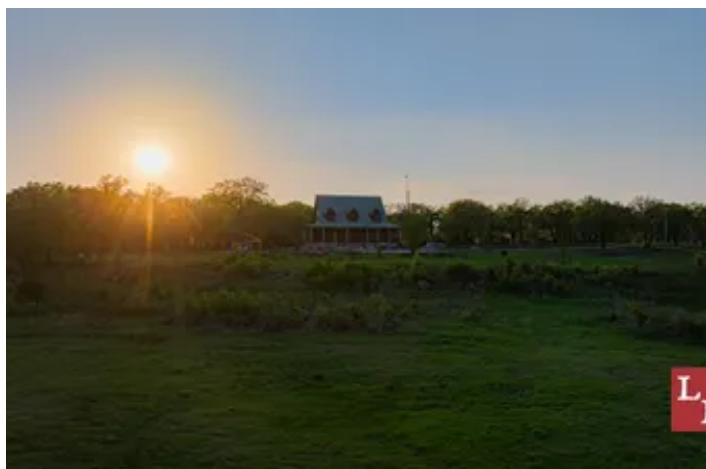
- *200 Amp service at barn
- *New roll-up door
- *(2) new AC units at barn: 4 ton and 3 ton
- *Bathroom and office in barn, with washer and dryer
- *Dedicated septic system for barn

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

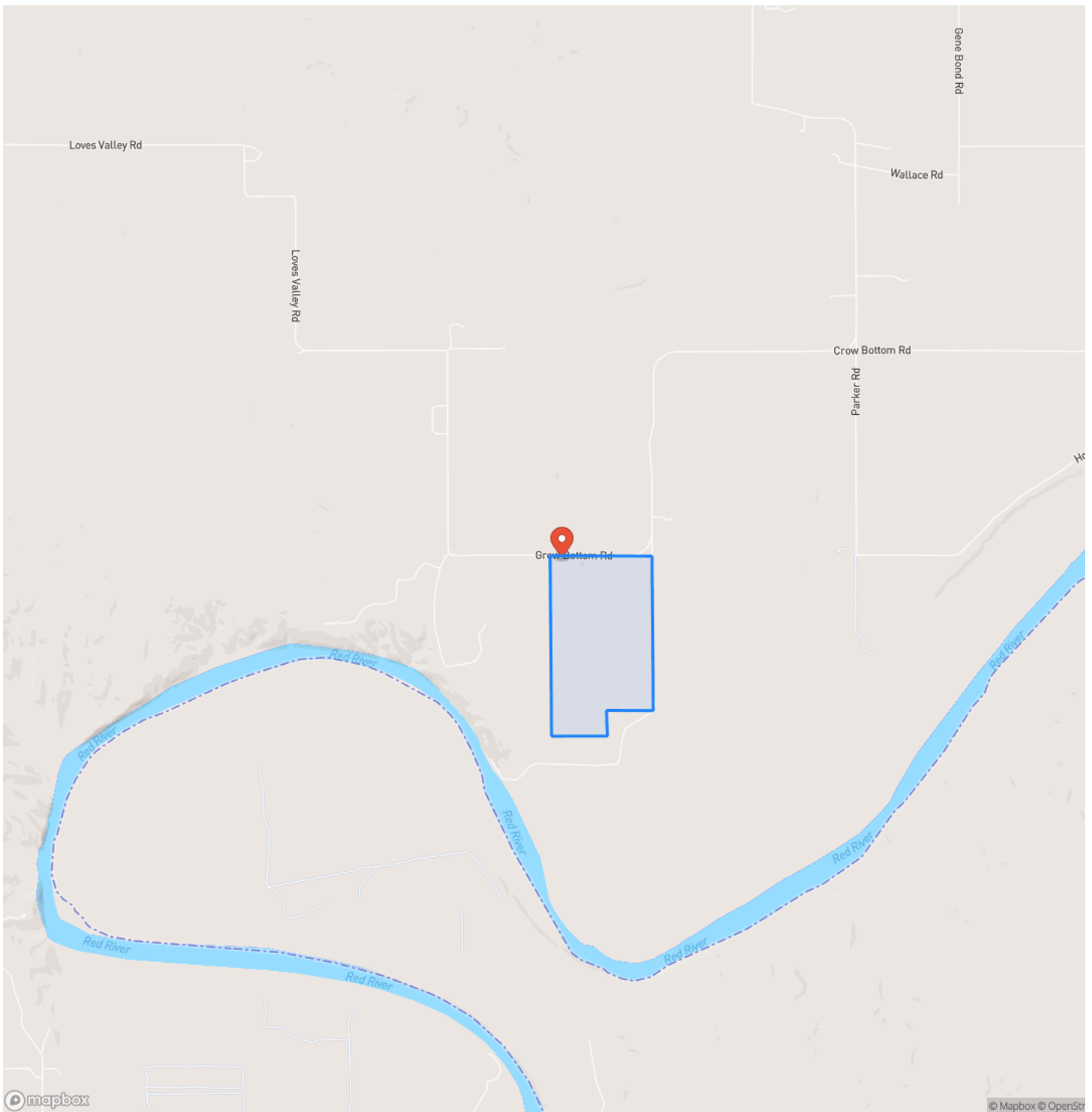
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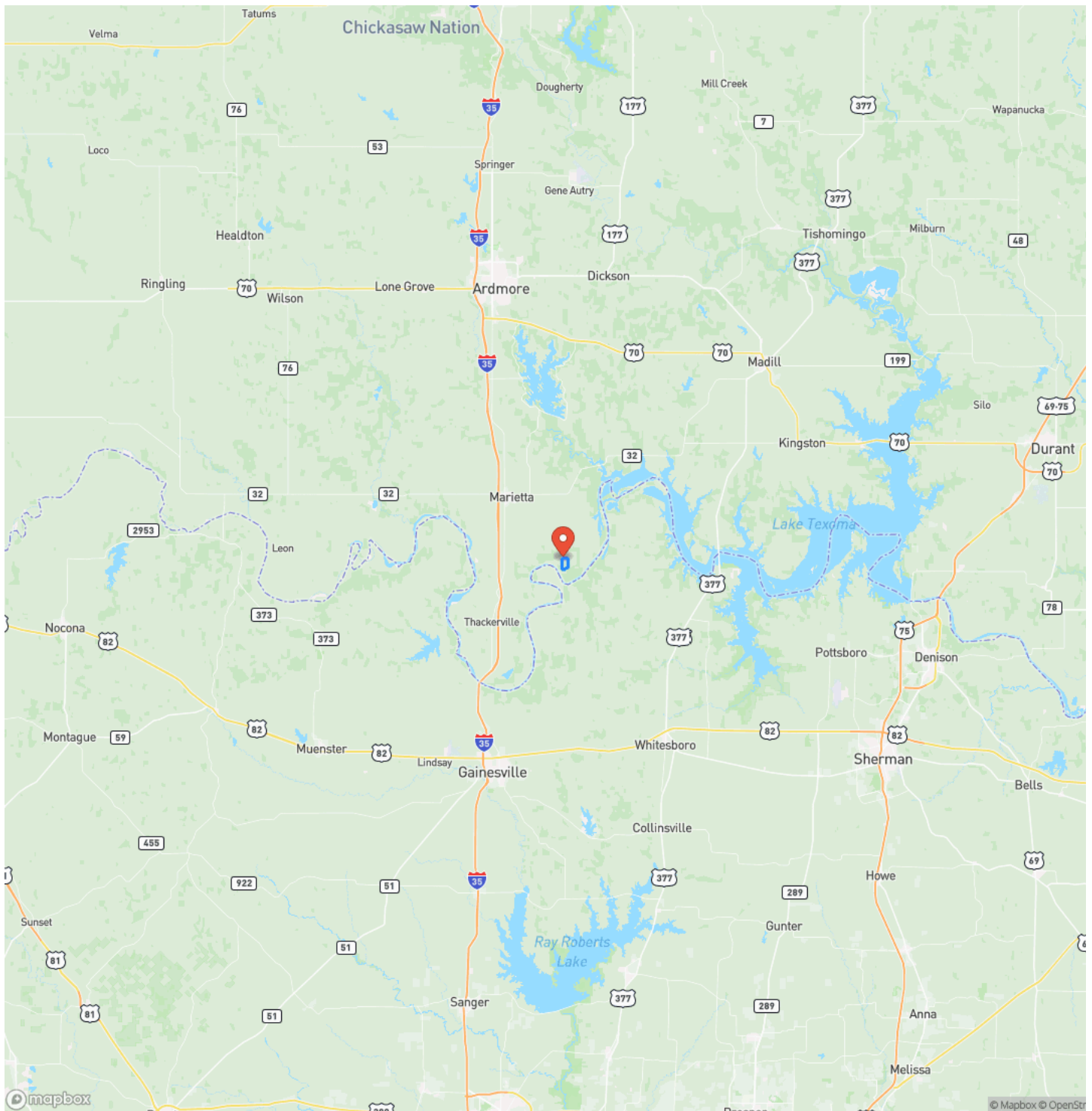
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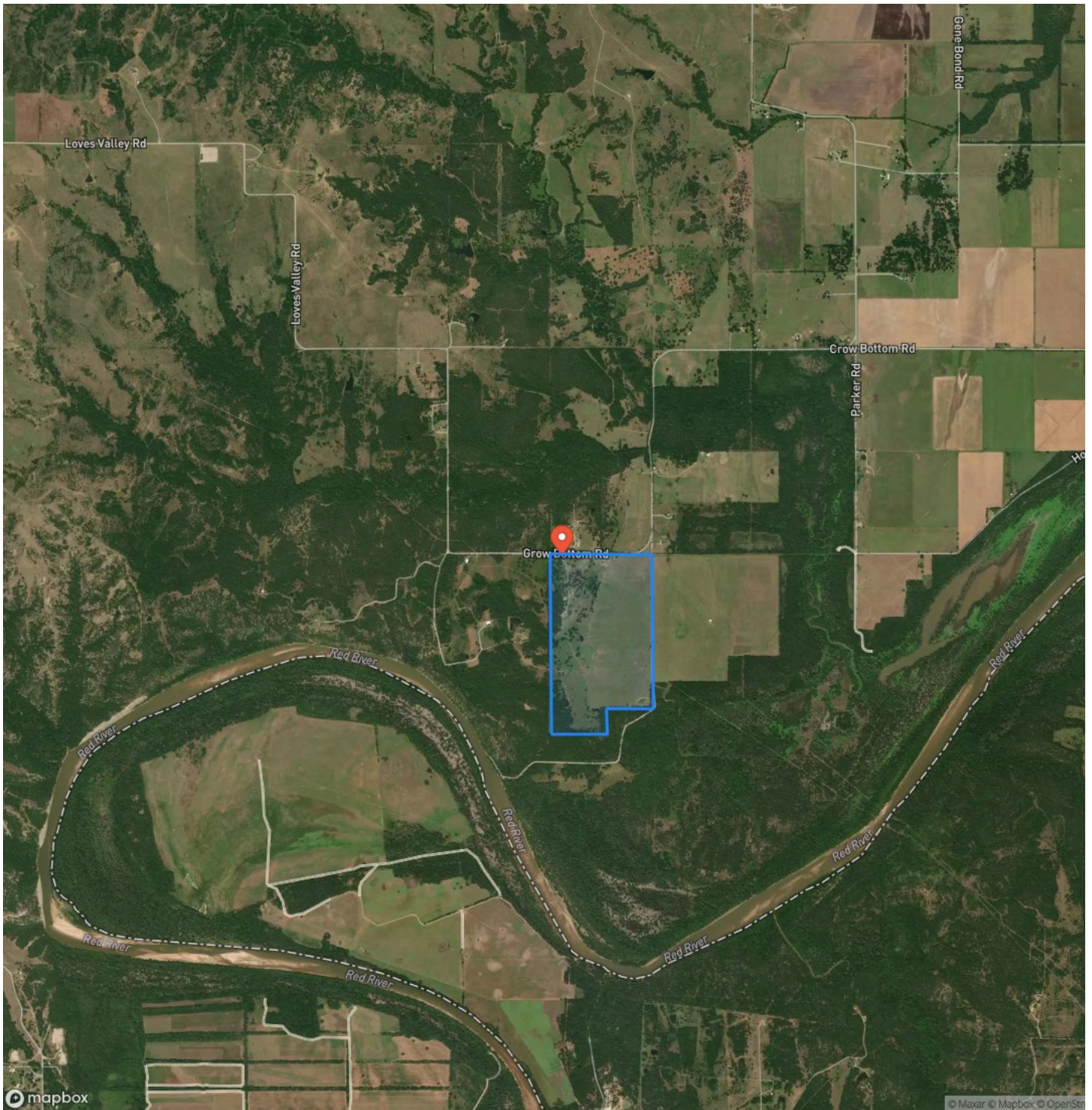
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Cody Gillham

Mobile

(580) 276-7584

Email

cody@Legendary.Land

Address

111 D St. SW

City / State / Zip

NOTES

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http://legendary.land

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Legendary Land Co
1021 Regal Rd
Yukon, OK 73099
(405) 206-0914
<http://legendary.land>

