

Red River Ridge
6415 Marshall
Marietta, OK 73448

\$1,700,000
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

3,531

Bedrooms / Bathrooms

5 / 5

Acreage

80

Price

\$1,700,000

Property Website

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



Red River Ridge Marietta, OK / Love County

PROPERTY DESCRIPTION

Red River Ridge is an 80+/- acre property with a stunning log-sided home located at the edge of Love's Valley Bottom in Love County, OK. Leading to the home is a beautiful winding drive through a park-like setting of mature scattered timber. Just south of the home is a well equipped 50' x 75' insulated shop with a bathroom and office. This property would make a fabulous primary home, weekend getaway, or a great place to hold events!

Location:

- *Marietta, OK - 8 miles
- *I-35 Bridge at the Oklahoma - Texas border - 18 miles
- *Gainesville, TX - 27 miles
- *DFW - 85 miles
- *Oklahoma City - 124 miles

Access:

- *County Road Marshall Rd

Water:

- *2 ponds

Utilities:

- *1 water well (approximately 450' deep, 5HP Pump, approximately 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

Improvements:

- *3,531+/- sf, two story home (plus additional 2,112+/- sqft basement).
- *50' x 75' insulated metal shop
- *Bath House / well house



Equipment:

A current list of equipment available for purchase can be provided upon request. No equipment is included in the list price.

Red River Ridge Description

Red River Ridge encompasses 80+/- fertile acres just above the Red River in the Love's Valley Bottom of Love County, Oklahoma. After entering the property, a winding drive leads through towering pecan trees to the custom-built ranch home. The home was constructed in 2005 as a family retreat.

The home is the focal point of this property but the views are what truly make it special. The wrap-around porch is a fabulous feature and affords a place to enjoy the morning sun to the east or watch native deer as they travel through the yard on the west side. The main floor features a large open-concept kitchen, living, and dining area as well as a utility room and a spacious master suite. Upstairs, there are four additional bedrooms. The basement is perfect for entertaining and includes a large media/game room, two additional rooms ideal for storage or extra sleeping quarters and a bathroom. There is also a door leading directly from the basement to a landing just outside. From the landing, there are a short set of steps that lead to the backyard. In total, the home includes two full bathrooms, three 3/4 baths (sink, toilet, shower), and ample living space designed for comfort, function, and durability. The home has also benefited from new landscaping and planter beds around much of the perimeter, adding to its charm and livability.

The house is constructed with Insulated Concrete Form (ICF) with all steel framing throughout and 3" x 10" exterior log siding. The main floor is steel insulated truss with a poured concrete floor which is also the ceiling for the basement. This creates a fully concrete enveloped basement. The 14" exterior walls provide not only durability but also extraordinary efficiency and comfort throughout the year.

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. Combining high-quality infrastructure with exceptional land stewardship, Red River Ridge is a rare opportunity to own a productive property in one of Oklahoma's most fertile river bottoms.

Infrastructure Details**Main House**

- *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) recently replaced 5-ton HVAC unit
- *Concrete Block and rock raised beds with sidewalks around main house
- *Major dirt, drainage, and retaining wall work around the house
- *Exterior weatherized and refinished, staircases and railings replaced, and stained concrete added
- *(2) Recently installed tankless gas water heaters for the house; along with gas and hot water lines
- *Generac generator
- *200 Amp service at Entrance, 200 Amp service at House
- *Dedicated septic system to the house
- *500 gallon propane tank (leased)
- *50' pole receptor and high speed internet w/ wifi

Water/Bath House

- *Concrete Block constructed bath house that also contains water shutoff valves and a water filtration system
- *3 Unfinished bathrooms rough plumbed that could possibly be finished out as ADA compliant (Ideal for a wedding venue or event with numerous guests)
- *1 dedicated septic system for 3 exterior bathrooms
- *Reverse osmosis system by Culligan that services the main house
- *Insulated removable well house around well head
- *Approximately 425' deep well - 5 hp pump - approximately 30gpm

Shop

- *50' x 75' insulated metal shop building
- *200 Amp service
- *Roll-up door
- *(2) recently installed 3 ton & 4 ton AC units (not hooked up to electric)



*Bathroom and office in barn, with washer and dryer

*Dedicated septic system

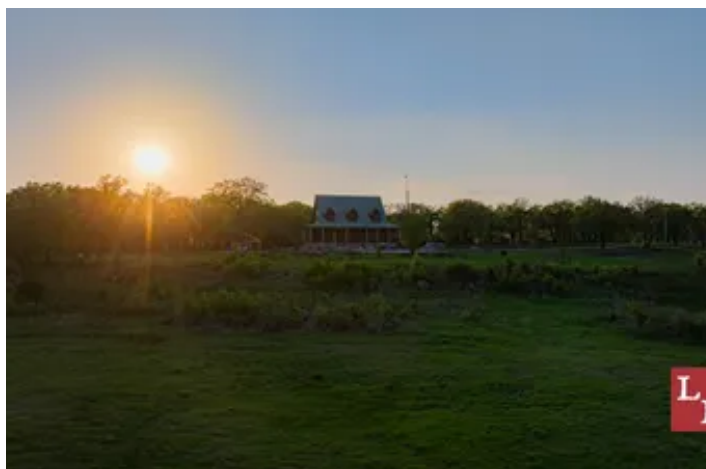
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Red River Ridge
Marietta, OK / Love County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

111 D St. SW

City / State / Zip

Ardmore, OK 73401

NOTES

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http://legendary.land

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