

Red River Regenerative
6415 Marshall
Marietta, OK 73448

\$3,050,000
260± Acres
Love County



**Red River Regenerative
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

260

Price

\$3,050,000

Property Website

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



Red River Regenerative Marietta, OK / Love County

PROPERTY DESCRIPTION

Red River Regenerative Ranch lies in the fertile 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 reclaimed wheat fields. The land is managed under regenerative principles, with a mixed rotation of large and small ruminant grazers used to restore soil health, enhance water retention, and increase long-term productivity. Combining exceptional infrastructure with sustainable land stewardship, this ranch represents a model of modern, regenerative agriculture in one of Oklahoma's most productive regions.

Location:

- *Marietta, OK - 8 miles
- *Gainesville, TX - 27 miles
- *DFW - 85 miles
- *Oklahoma City - 124 miles

Access:

- *County Road Marshall Rd

Water:

- *Four ponds
- *35,000 gallons holding tanks for irrigation & livestock

Utilities:

- *3 water wells (250' 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

*30' x 40' Fertigation shed

*Bath House / well house

*Large set of cattle working pens

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 Regenerative Ranch

Red River Regenerative Ranch encompasses 260 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 and reclaimed wheat fields that gently slope nearly 60 feet down toward the east side of the ranch. The land has been thoughtfully managed using regenerative grazing practices, supporting a mixed herd of sheep and cattle designed to rebuild soil health and enhance long-term productivity.

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

******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
- *2" water line that runs from well, past barn and down pipe cable fence line to water plant break tanks. Risers are set every 200' for managment intensive grazing.

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

Water Plant and Fertigation System (\$750,000 improvment)

- *400 Amp service
- *North and East wells have new pumps and telemetry that communicate with the Water Plant.
- *The North Well (29' 2hp pump - 15gpm) has 200 Amp service and 2" pipe with risers every 200' through the middle of the main field and emptying in the break tanks at the Water Plant.
- *The East Well (300' 3hp pump - 20gpm) has 100 Amp service and 2" pipe that runs to the break tanks at the Water Plant.
- *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
- *10,000 gallons of buried break tanks; 35,000 gallons of buried clean water tanks
- *3 large sand filters and pre-filters
- *100,000 gallon per day Reverse Osmosis system (26% waste)
- *26,000 gallon per day Reverse Osmosis system to handle the 26% waste (8% total waste)
- *3 large DAB pumps that pull a 4" column of water up 12' from clean water tanks, pushes at a specified flow rate through the 3 large Dosatrons and supplementary systems
- *Field plumbing to run 13 beam stations for drip line; 500' wide and 1000' long (10 acres)
- *Fully automated controls that connect all wells, break tanks, R/O, and fertigation and telemetry connected via wifi
- *2,000 cubic yards of organic matter, sharp sand, gypsum, and other prescribed soil amendmets to establish a 5 acre amended field. The amendment was spread 3' deep over 5 acres and plowed into existing soil. (Amendment cost \$300,000)
- *2) generators and 1000 gallon underground gas tank

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

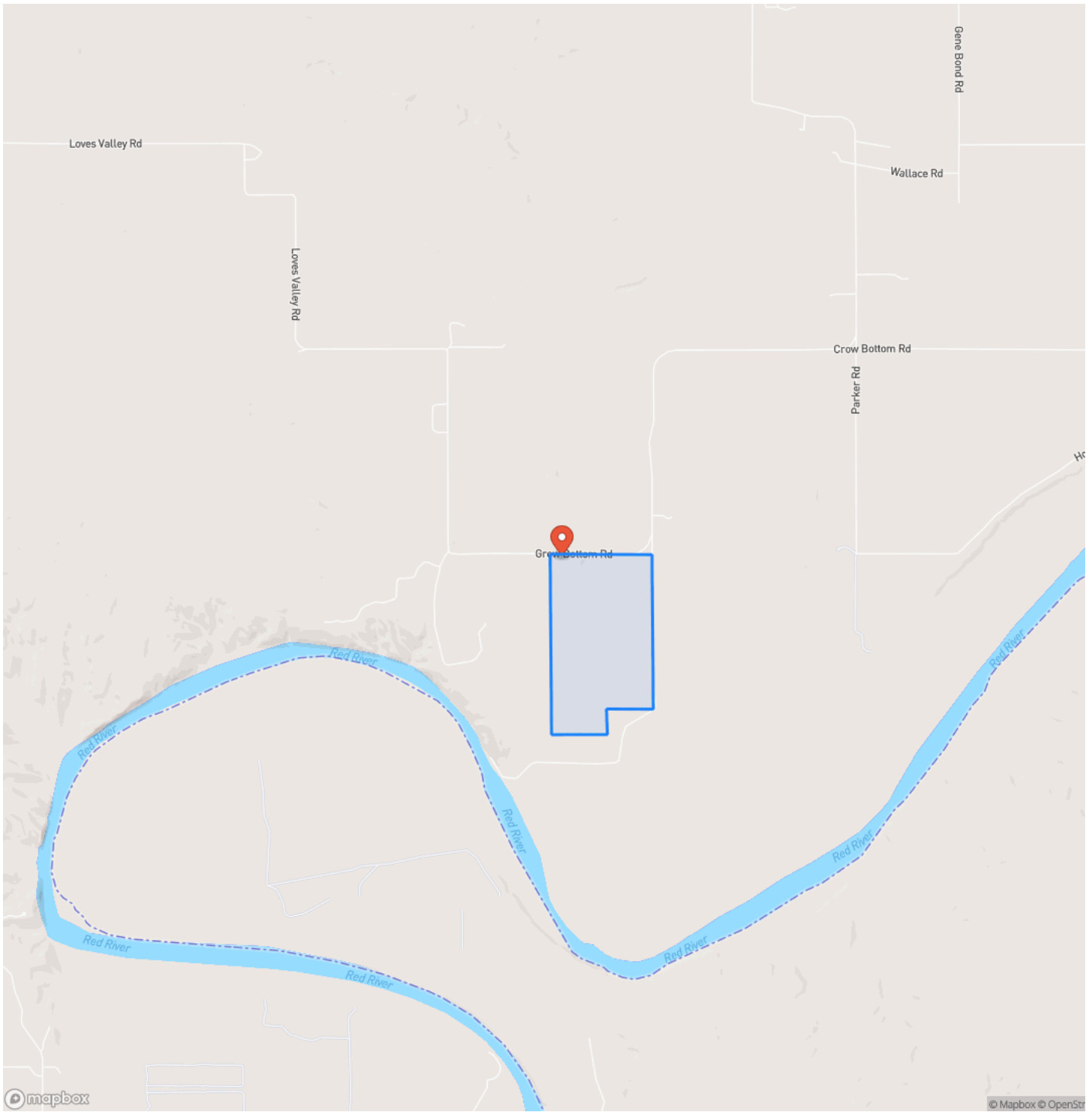
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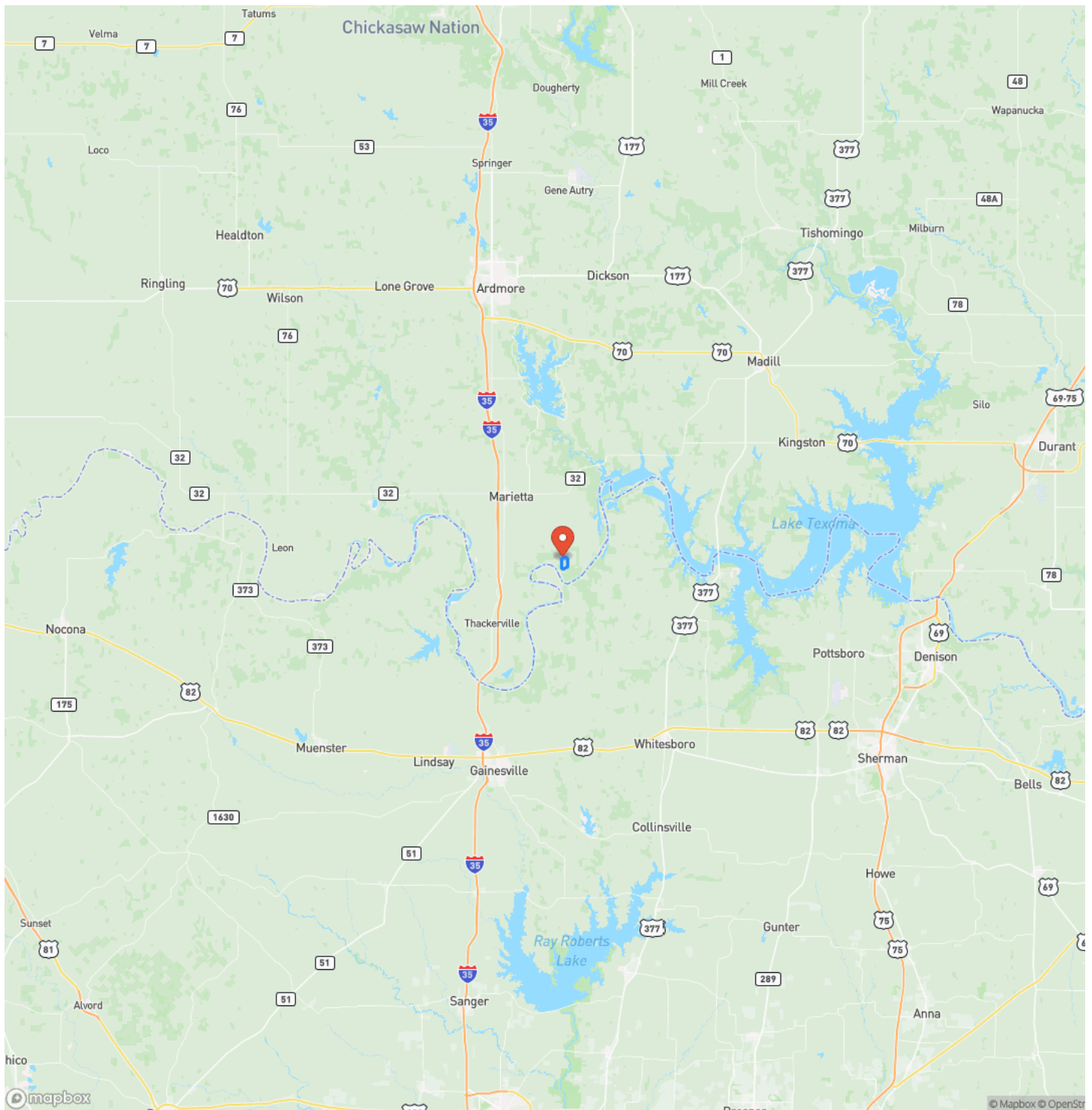
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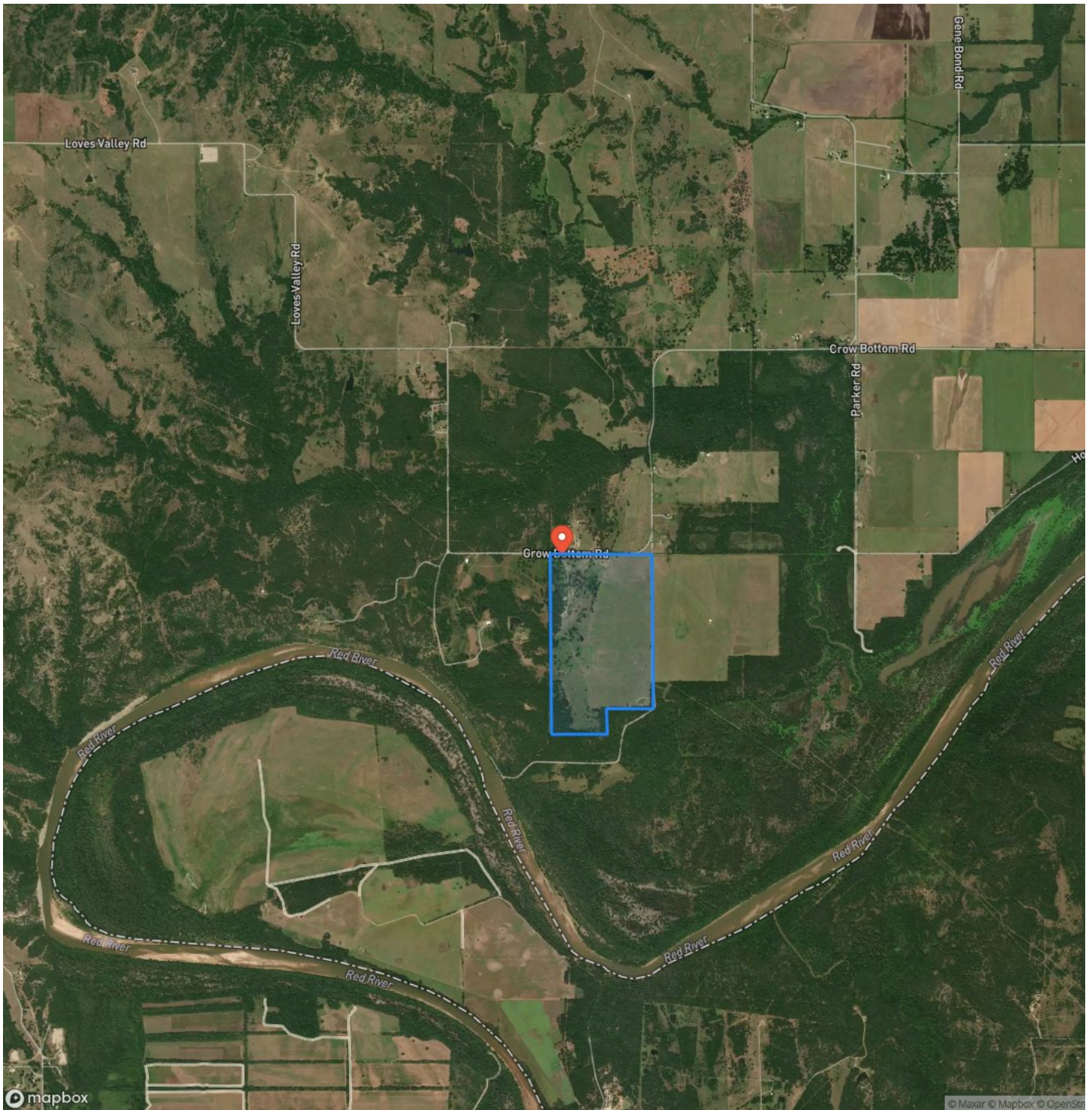
Locator Map



Locator Map



Satellite Map



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