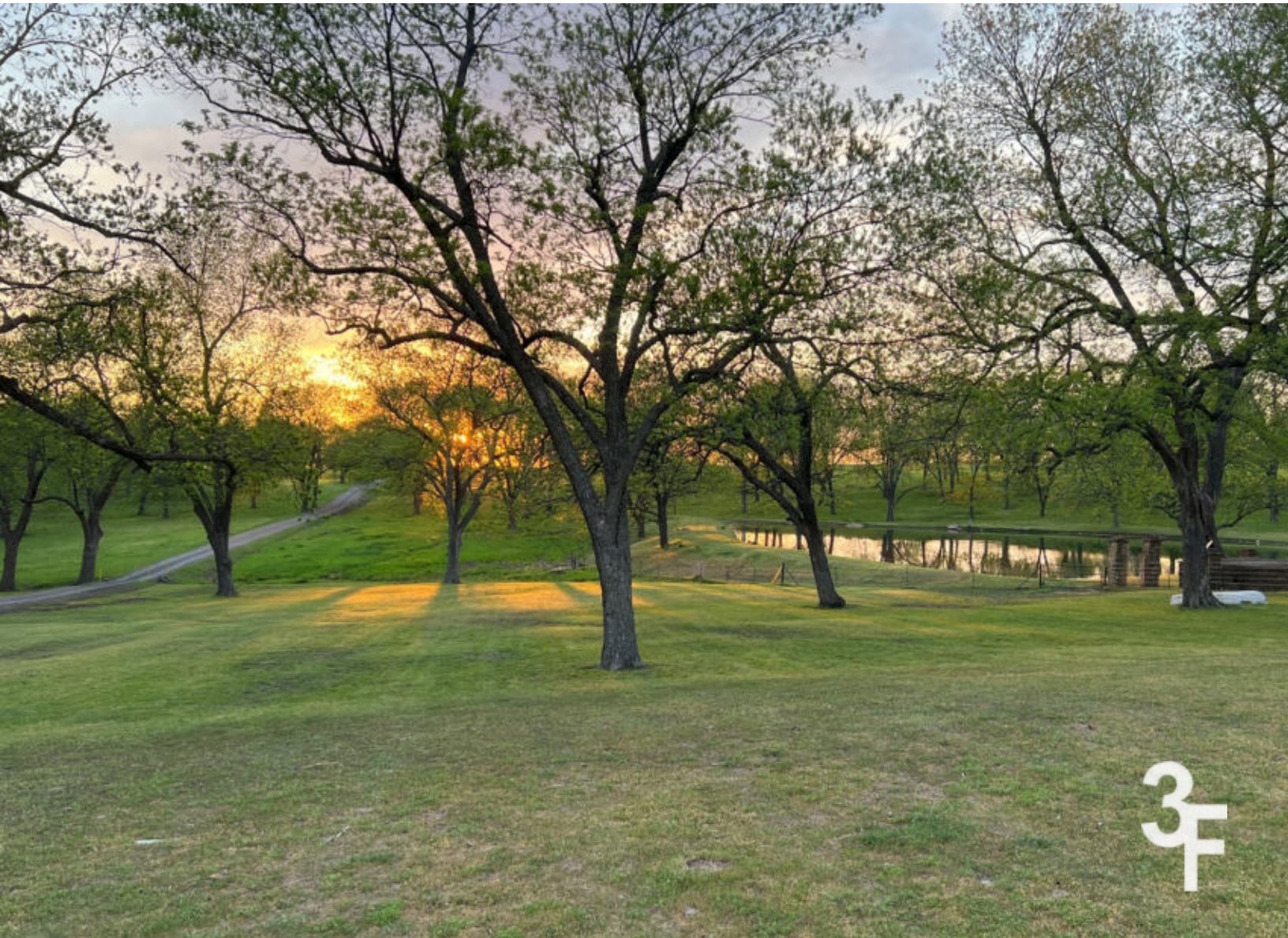


Three Forks Ranch

2,170ac +/- Wagoner County, Oklahoma

\$8,700,000



3F



COLDWELL BANKER
SELECT



-Exclusively brought to you by G7 Ranches-

Greg Ganzkow / 918-381-5656 or G7@theG7group.com

Three Forks Ranch 2,170ac +/- Wagoner County, OK



Where History, Land & Legacy all Come Together!

The Three Forks Ranch - Established 1908, has a history renown for cattle production. Previously known as The Rio Grande Ranch this prominent property is listed in the National Register of Historic Places. The Three Forks Ranch has grown through the years into the more than 2,100 acre cowman's paradise it is today.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Introduction:

The Three Forks Ranch is nestled along the Grand River and boasts a diversity of open pasture, cool & warm season grasses, mixed hardwoods, and elevations with great character. Rich in history dating back to Statehood, the ranch has been home to many cattle and outdoor enthusiasts. The Moore Family have enjoyed this retreat for over 28 years. The Three Forks Ranch checks all the boxes offering opportunities for cattle, wildlife, family, entertainment and owning a piece of the West.

Location:

The Three Forks Ranch is conveniently located roughly 45 miles Southeast of Tulsa, OK in Wagoner County with 2.5 miles of highway frontage. The main house is about a half of a mile into the ranch offering privacy and beautiful views of pecan groves. You are a 10 minute drive to Muskogee and 7 miles from Fort Gibson. The ranch sits just a 1/2 a mile from Fort Gibson Lake.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



"Rock Manor" Ranch House-

The 3,500 square feet, one-story main residence was one of the first structures built in 1909 - 1910. In 2006 the home was remodeled adding another 1,129 sf and an upstairs. It's walls were covered with Atoka sandstone, which was quarried on the ranch. Hence, the house was always known as "Rock Manor". The architecture is Prairie Style, and has the darker stone laid at the bottom of the elevation, becoming lighter as the exterior walls reach the roofline. The hipped roof is low-pitched and covered with asphalt shingles, interrupted by two front-facing dormers. There are 2 chimneys penetrating through the roof. The main chimney is on the center ridge and connects to the living room fireplace which has a limestone mantle.

A porch spans the front façade (south elevation) and wraps around about one-third of the elevation. It is raised with a concrete floor and steps. The steps are flanked by short sandstone wing walls that are capped with concrete and decorated with concrete horse heads. Slightly tapered sandstone columns with concrete capitals support the porch roof. Four-inch diameter metal pipes connecting the columns, serve as the porch rail. The working kerosene light fixture above the front door is original to the house. The main entrance door is oversized and has a single pane of glass, with an overhead transom.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Main House Cont.

As you enter the home you are met with a beautiful staircase and banister that was made by the artist who did the ornamental iron work in the Big Cedar Lodge in Branson, Mo. There is a reading/sitting area off to the right followed by an executive office with built in shelving and etched glass that was done by a Tulsa artist and views to the front yard. Inside the house, the most notable feature is a large limestone fireplace in the living room. Sit down and enjoy the fire and watch your favorite show from a retractable tv. Wood floors sprawl throughout the first floor. Ceilings in all the rooms are 12 feet high and offer extensive crown molding. All interior doors have transoms and have solid brass hardware, most that are original to the house. There are two wooden built-in cabinets: a gun cabinet in the living room and a china cabinet in the dining room.

The Formal Dining room is perfect for entertaining and allows for a table to seat up to 12 guests or family members. The large Kitchen offers extensive cabinetry, a center island and dining area off to the side with beautiful views to the west overlooking a pond. The tiles in the kitchen are hand-painted in Rainbow Gate by Jenny Lind. There is side access to a screened-in porch looking over the same pond. Around the corner from the kitchen is a walk-in pantry and a workout area and a saferoom outfitted as wine cellar.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Main House Cont.

Off the kitchen is the Master Bedroom with wood floors, tall windows, a large walk in closet and etched glass imported from Paris. There is a sitting area and fireplace and hidden tv for your personal enjoyment. You also have separate access to the side yard. The master bathroom is spacious with a shower and antique soaking tub with a chandelier above.

The upstairs of the home offers 2 spacious bedrooms with great views of the ranch. There are two bathrooms and an open sitting area with built-in bookshelves and crown molding.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Secondary Buildings around the Main House-

Three secondary buildings share the 1.1 acre yard of the Rock House: the Spring House and the Root Cellar are southwest of the main house, and the Smokehouse is northeast. The three secondary buildings each have Atoka sandstone walls, 2 feet thick, and sloped concrete roofs, 4 inches thick.

The smoke house is 13 feet by 17 feet and was built to store fresh meat, as well as to smoke meat and fish. It is still usable but currently is used as a garden shed. Next to the Smokehouse is a wonderful outdoor entertaining area with a rock fireplace and pergola surrounded by a garden and landscaping.



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Barn-

The concrete barn was built in the early 1900's and is a rectangular structure with twin concrete silos at the north end. Stalls were originally made of metal pipe. The roof is front-gabled and covered with asphalt shingles. The barn is lined with double-hung windows. Drive-in doors are on the north, east and west sides of the barn, while cattle doors are on the south side. There are shed roofs along the outside east and west walls, supported by square wooden posts. The sheds were to provide shade and shelter from the weather.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Barn Apartment-

Conveniently built above the barn is a 1,720 sf 2 bedroom apartment with an office or could be a 3rd bedroom. The living room offers a relaxing experience with a fireplace and dining area that is great for guests or hunters. There is a full kitchen with limestone countertops. Take the steps up to a viewing area upstairs that will not disappoint you. Wood floors are in the living area and carpet in the bedrooms. Step outside for the evening and enjoy the wood deck with views out the west.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Managers House-

The Managers House at 3 Forks was built in 1998 and is a 1 story ranch style home with 3 bedrooms and 2 bathrooms and a 2 car garage. There is a wood burning fireplace, fenced in yard, central heat & air and has a storm shelter in the back yard.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



The Land-

Three Forks Ranch offers a variety of elevation changes ranging from 520' above sea level to around 820'. The contours of the land allow for good drainage and water run off through the different 8 +/- wet weather creeks including Dry Branch creek which runs N/S on the western side of the ranch.

The Soils range from all classes and are primarily part of the Atoka sandstone region making up more of a silt loam base soil for the more productive areas.

Grasses range from your native blend to fescue and bermuda grasses. There are a variety of trees but native pecan trees make up the most. A lot of pecan trees on the west side have been grafted.

The Ranch is crossed fenced in 12 sections +/- not including the traps around the house.

There are designated hay areas for raising your own forage.

Stocking Rates- Roughly 250-275 Cows.

There are around 12 ponds that supply water for the livestock along with automatic waterers in some of the pens.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com

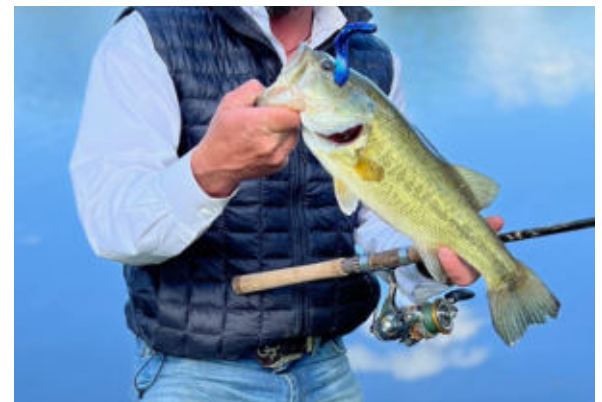


Three Forks Ranch 2,170ac +/- Wagoner County, OK



Three Forks Wildlife

For years the Three Forks Ranch has offered great hunting and wildlife experiences. For the past several years the ranch has been leased out to a small group of hunters that have managed the hunting activities and that have been selective on what they choose to harvest. The hunting and wildlife management opportunities for deer, turkey and waterfowl are endless.



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Three Forks Wildlife Habitat



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



Three 3 Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



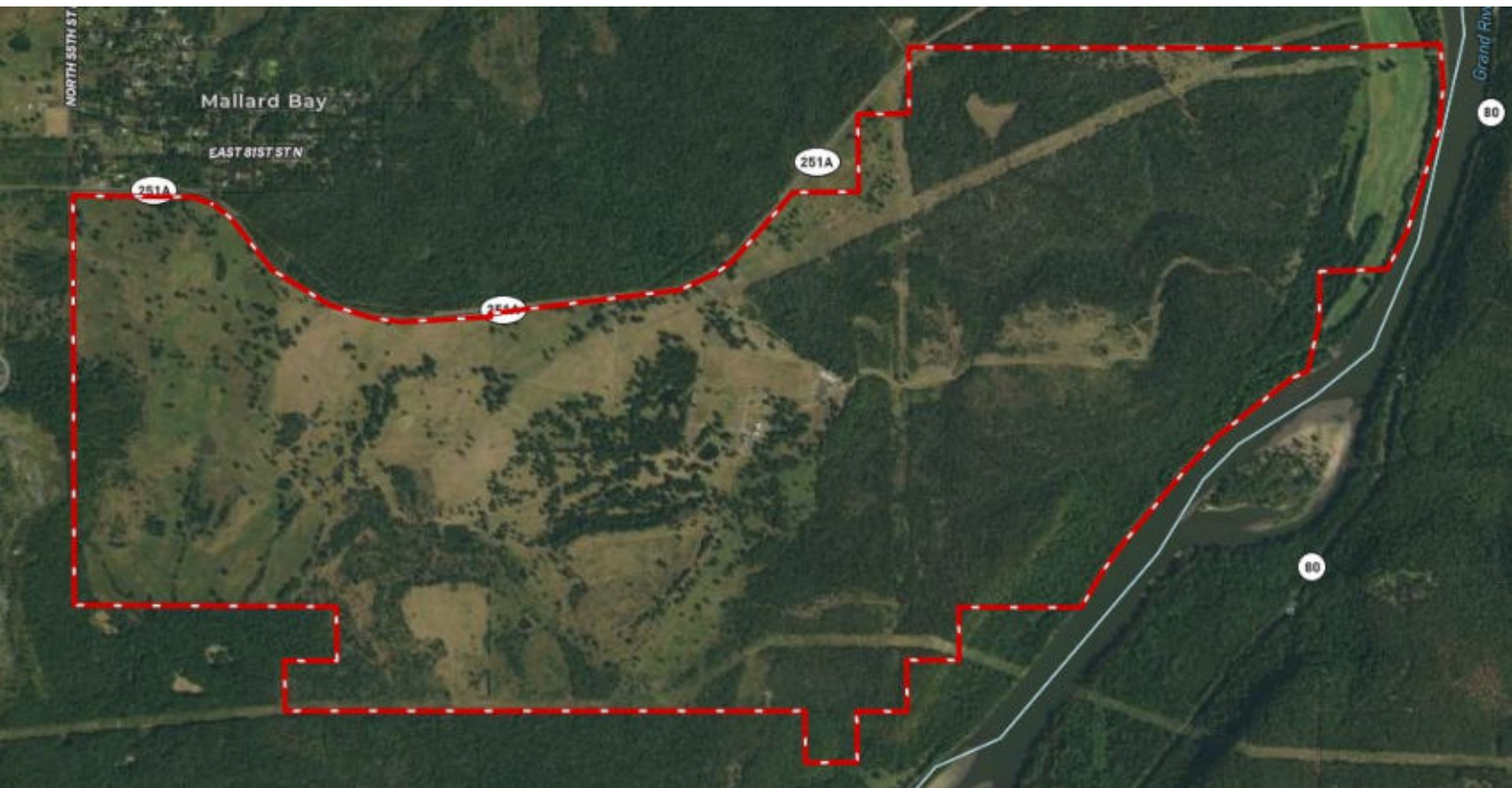
Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



www.G7Ranches.com



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Roads & Fences-

There is paved road frontage all along 251 A. The ranch is roughly divided into 12 different sections for cattle and wildlife/hunting. There are several dirt and rock roads throughout the ranch for feeding cattle and accessing the different hunting areas.

Utilities-

Lake Region Electric / Wagoner County Rural Water District / Propane

Minerals-

The Sellers will convey whatever minerals they own, IF ANY. Seller does not warrant the amount of minerals owned or that the Sellers own any minerals whatsoever.

Equipment / Furnishings-

A list of equipment is available upon request. All equipment owned by the Seller is negotiable. Most of the furnishings in the house & apartment are available as well, except artwork & certain personal items.

Electric Gated Entrance-

Security Cameras throughout the headquarters-



www.G7Ranches.com

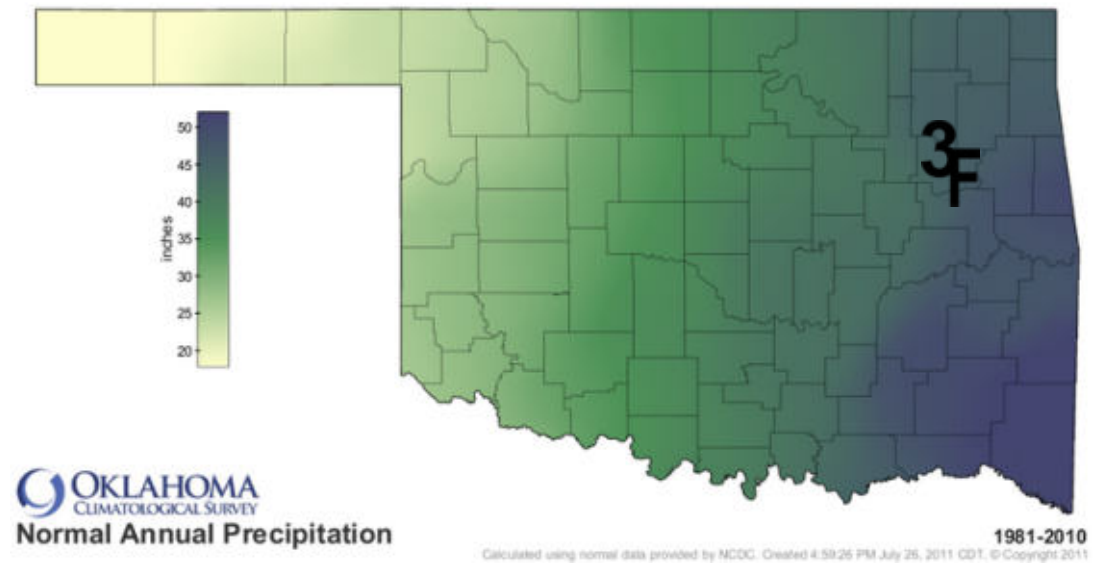
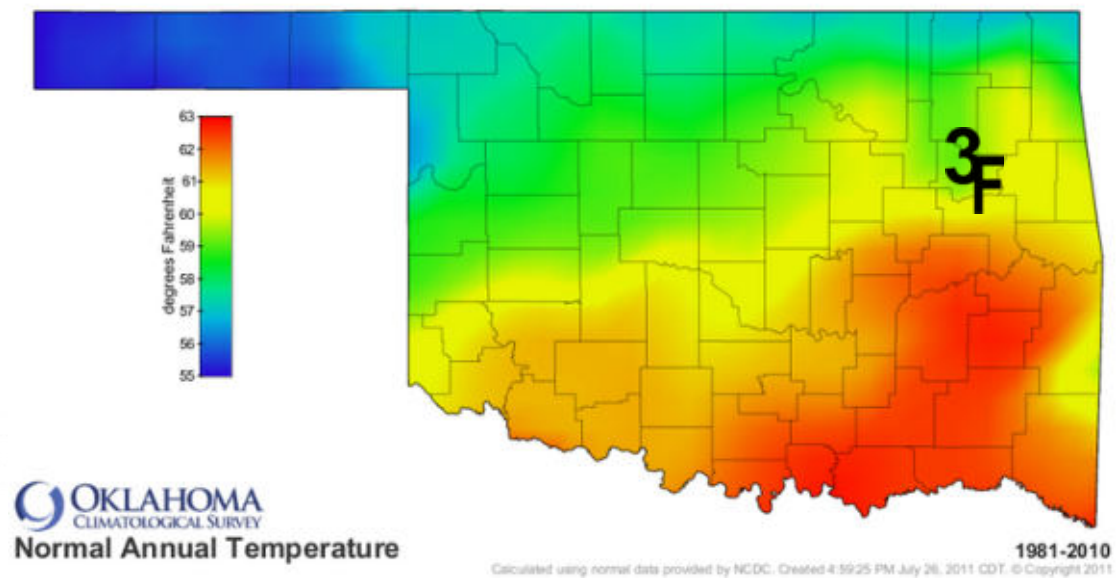




DFW - 4 Hours



Three Forks Ranch 2,170ac +/- Wagoner County, OK



Buying a ranch checklist!

- ☒ A place where Family & Friends can come together!
- ☒ Beautiful Land w/ Character!
- ☒ Nice Home, paved roads & not too far!
- ☒ Good Water Features & Grass!
- ☒ Good for hunting & cows!

Three Forks Ranch 2,170ac +/- Wagoner County, OK



Thank You!
Greg

Greg Ganzkow, ALC / Founder / 918-381-5656 Email: G7@theG7group.com

Greg founded G7 Ranches over 20 years ago and has grown it into a successful land & cattle company. He is grateful to be surrounded by talented agents and has a strong passion to help others be successful. Greg is also the Director of Land Sales for Coldwell Banker Select Land Group that is one of the Largest Land Groups in the Country with sales over \$1.8 Billion and over 260,000 acres sold. Greg and his wife Rachel also own and operate the G7 Keystone Ranch in Pawhuska, Oklahoma.



G7 Ranches Headquarters
8909 S Yale Tulsa, OK 74137



www.G7Ranches.com

 **COLDWELL BANKER**
SELECT LAND GROUP