

**Working Cattle Ranch For Sale
11,375 +/- acres McIntosh County**

**THE FISHER RANCH
AT LAKE EUFAULA
OKLAHOMA**

*Offered for sale by
Hunting Country Real Estate LLC*



UC
RANCH
PROPERTIES

Older than Oklahoma – The Fisher Ranch story dates prior to Oklahoma statehood. Five generations of the Fisher family make up the legacy of this large Eastern Oklahoma Ranch in McIntosh County near Lake Eufaula. Featuring over 11,000 well-managed acres - this working cattle ranch supports 1500 cattle, has excellent hunting, and boasts over 60 years history of American Quarter Horse breeding.

THE HISTORY

Dr. Jonas Fisher M.D. started laying the groundwork for this historic ranch by staking his claim on land in Oklahoma County in the original Oklahoma Land Run on April 22, 1889. His son, Roy Fisher Sr., continued to expand the family's land and commercial cattle operation over the next generation.

In the late 1940's the patriarch's grandson, Roy Fisher Jr., began putting together land in McIntosh County, Oklahoma after graduating from Oklahoma State University and spending two years in the U.S. Army. It was around this same time when Roy Jr. began putting together a band of American Quarter Horse mares, formulating the early beginnings of what would become the Fisher Ranch Performance Horse Program. Fisher worked to preserve bloodlines that provided a consistent source of prospects and breeding stock for ranches, competitors and foundation horse breeders. Roy Jr. spent the better part of 60 years dedicating the Fisher Ranch breeding program to producing horses with superior cow sense, unparalleled disposition and all-around athletic ability. He believed that the top hands who made their living on a horse couldn't afford to lose wages on a sorry mount.

Roy Jr. was a life-long student of genetics and self-stated "believer of families," which is how he approached improving his horses. Fisher Ranch takes pride in preserving the legendary cow horse cross of Bert and Oklahoma Star foundation bloodlines. Fisher foals are known for their uniformity in both conformation and ability. The Fisher Ranch Horse breeding program achievements include many notable horses raised on the ranch, used as foundation stock, or bred as outcrosses to improve the quality of today's American Quarter Horse. The Fisher Ranch is recognized as a Legacy Award Winner by The American Quarter Horse Association and multiple world champion Professional Rodeo Cowboys Association competitors have won while riding the Fisher-bred horses.

THE RANCH

The Fisher Ranch is a true working cattle ranch that was put together with efficiency and productivity in mind. The improvements are modest and reflect the family's goal to maintain a profitable and sustainable ranch operation that would stand the test of time. Management of the ranch prioritizes investments with respect to the needs of the livestock and tends to eliminate unnecessary expenses. Nestled in the surrounding hills that border Lake Eufaula, the Fisher Ranch is an excellent home to livestock with well-balanced rangeland grazing estimated at 50% native grasses, 40% Bermuda grasses, over 100 water sources including multiple live water creeks, lakes & ponds and the balance in timber & brush. In addition to agricultural aspects, the ranch produces income from a quarry operation that harvests natural stone for architectural construction projects throughout the country. The ranch has excellent highway access bordering State Highway 9 for over 7 miles, offering investment buyers the potential to divide and further develop the property.

HUNTING & RECREATION

Hunting & Recreational aspect of the ranch offer excellent opportunities to harvest some of the largest southeastern Oklahoma Whitetail Deer. Diverse terrain with elevation changes, timber covered areas and mid-level bedding provide habitat for deer, turkey, and upland game. The many water sources offer great prospects for waterfowl and fishing adventures. Hiking, horseback riding, swimming, boating and other activities are a natural fit for the area. Lake Eufaula, the largest lake in Oklahoma, is less than a mile from the ranch border (as the crow flies) and a mere 10-minute drive. This area features some of the finest modern lake communities in the state.

Hunting Country Real Estate is honored to offer this Oklahoma legacy ranch for sale and genuinely appreciate the trust the Fisher Family placed in our hands.

Respectfully

Michael Shane Terrel - President/CEO

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THE BROKERAGE

HUNTING COUNTRY REAL ESTATE – A proud partner of UC Ranch Properties (*a division of Unite Country Real Estate*) Established in 1925, we are a 96-year-old innovator in the real estate industry. Our network exceeds 3500 owned and top ranked websites, and over 200 third party sites collectively producing over 15 million web visitors a month. Our proprietary national advertising tools reach over 90 million homes per week, and our confidential database exceeds 975,000 opt-in buyers creating exclusive lead-generation to our listings. With over 500 offices nationwide and over 6000 licensed associates, we carry 42,000 annual listings to sales volumes exceeding \$8 Billion. Our market exposure is second-to-none advertising in over 100 national newspapers & magazines together with over 1 million exclusive national real estate catalog readers; We are recognized as **THE LARGEST SELLER OF LAND IN THE UNITED STATES**. We are also the largest fully integrated real estate & auction company in the U.S. providing live event, simulcast and online platforms driven by the most up to date technology. Our partnership with Realtree United Country Hunting Properties provides the largest inventory of hunting properties and the largest team of hunting experts in the U.S. We also own and operate MineralMarketing.Com the #1 Google ranked site for “oil and gas minerals for sale”.

Please compare our services to every other real estate company in the nation. We are ready to compete for your business and your trust.

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