

# FARM & RANCH

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## Gillespie RANCH

11,000± ACRES // MCINTOSH COUNTY, OKLAHOMA

- UC RANCHES -

ALTATERRA REALTY AND  
HUNTING COUNTRY REAL ESTATE

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11,000± ACRES

# Gillespie RANCH

Oklahoma ♦ McIntosh County



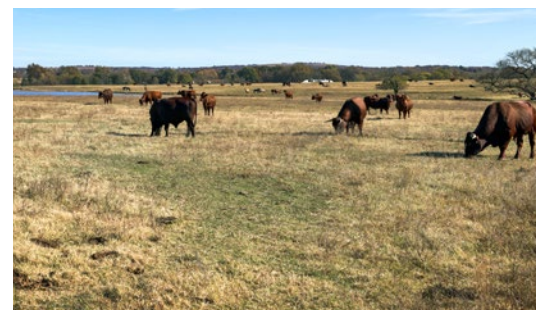
Older than Oklahoma, the story of Gillespie Ranch dates prior to Oklahoma statehood. Ownership of the ranch started with the Fisher Family and continued for five generations, creating a legacy for this Eastern Oklahoma ranch, located in McIntosh County near Lake Eufaula. Featuring over 11,000 well-managed acres, this working cattle ranch supports 1,500 cattle, offers excellent hunting opportunities, and boasts over 60 years of American Quarter Horse breeding history.

## THE HISTORY

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

In the late 1940s the patriarch's grandson, Roy Fisher Jr., began acquiring land in McIntosh County after graduating from Oklahoma State University and spending two years in the U.S. Army. It was

around this same time when Roy Jr. organized 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 Fisher Jr. spent the better part of 60 years dedicating their 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 Fisher Jr. was a life-long student of genetics and a self-stated "believer of families," which was how he approached the improvement of 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 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. Now owned by philanthropic businessman, Mr. Lloyd Gillespie, the property is being offered for only the second time in 80 years.

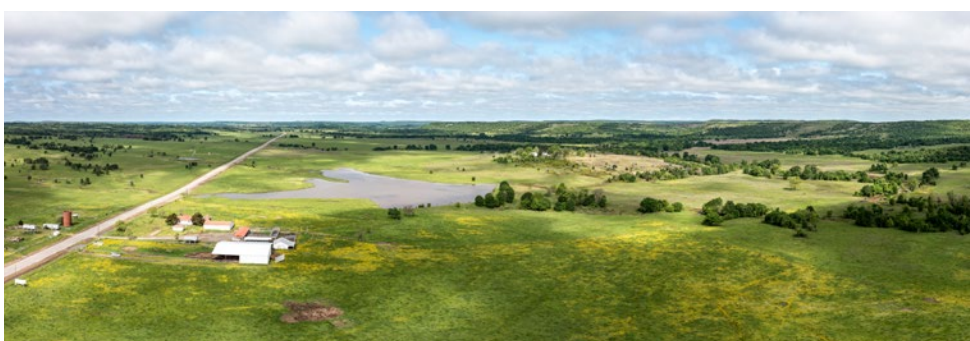
## THE RANCH

The Gillespie Ranch is a true working cattle ranch that was established with efficiency and productivity in mind. The improvements are modest and reflect the goal of maintaining 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 Gillespie Ranch is an excellent home to livestock, with well-balanced rangeland grazing estimated at 50 percent native grasses and 40 percent Bermuda grasses, having over 100 water sources including multiple live water creeks, lakes and ponds, and the balance in timber and 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 seven miles, offering investment buyers the potential to divide and further develop the property.

## HUNTING AND RECREATION

The hunting and recreational aspect of the ranch offers excellent opportunities to harvest some of the largest southeastern Oklahoma whitetail deer. It features diverse terrain with elevation changes. The 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 and a mere 10-minute drive. This area features some of the finest modern lake communities in the state.

UC Ranches AltaTerra Realty & Auction and Hunting Country Real Estate are honored to offer this Oklahoma legacy ranch for sale and appreciate the trust the Mr. Gillespie has placed in our hands. Written by J.W. Ross and Shane Terrel. 📷



## THE BROKERAGE

AltaTerra Realty & Auction and Hunting Country Real Estate—A proud partner of UC Ranch Properties (a division of United Country Real Estate) Established in 1925, we are a 98-year-old innovator in the real estate industry. Our network exceeds 3,500 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 1 million opt in buyers creating exclusive lead-generation to our listings. With over 500 offices nationwide and over 6,000 licensed associates, we carry 42,000 annual listings to sales volumes exceeding \$9 Billion. Our market exposure is second-to-none advertising in over 100 national newspapers and magazines together with over one 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 and 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. Hunting Country Real Estate owns and operates 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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