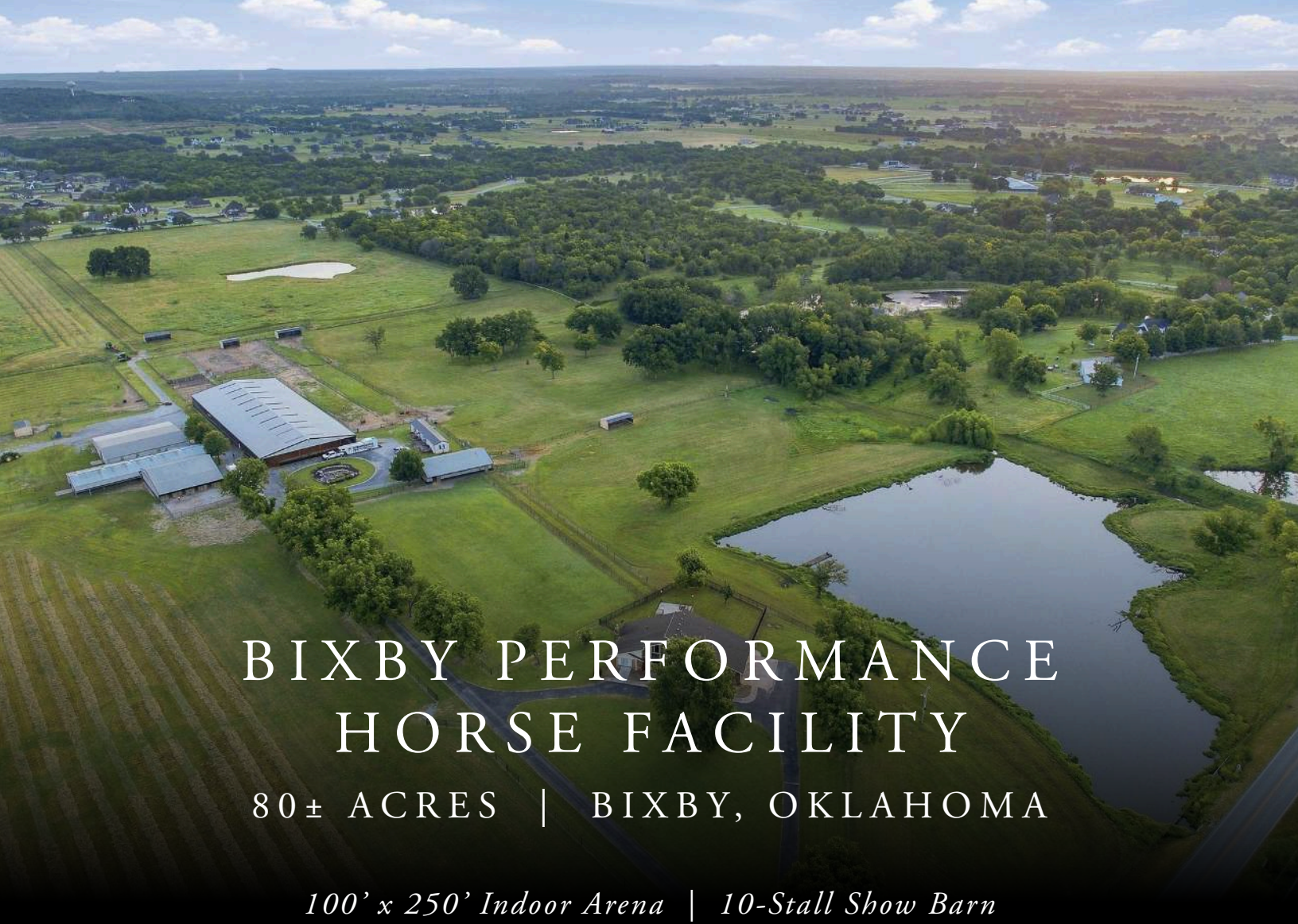




BIXBY PERFORMANCE HORSE FACILITY

80± ACRES | BIXBY, OKLAHOMA

100' x 250' Indoor Arena | 10-Stall Show Barn

-EXCLUSIVELY BROUGHT TO YOU BY THE G7 RANCHES-



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G7@THEG7GROUP.COM

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WELCOME TO BIXBY PERFORMANCE HORSE FACILITY

Bixby Performance Horse Facility is a rare 80± acre equestrian property built for the serious horseman. Set within the desirable Bixby School District, it brings together scale, location, usability and extensive horse improvements in one of the Tulsa metro's most sought-after growth corridors. A gated entrance and asphalt drive lead into the heart of the facility, where the arena, barns, shop, turnouts and ponds are positioned for practical day-to-day use — a property ready to work the day it changes hands.



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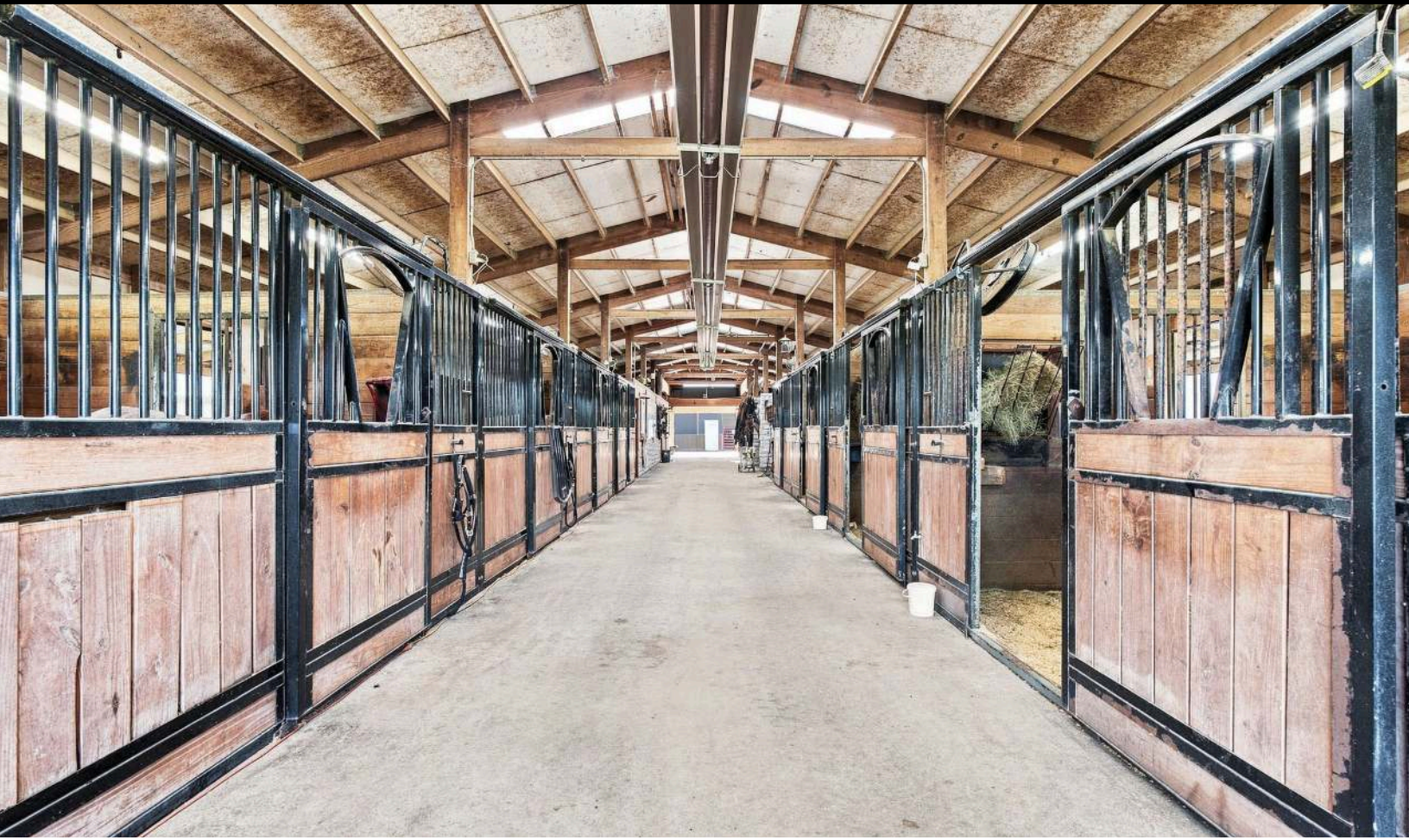


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THE SHOW BARN

Ten stalls, an office, tack room and wash racks under one roof

The 36' x 125' show barn anchors the working life of the property. Ten stalls open onto a wide center aisle, with an office, tack room and wash racks placed so a full string can be worked, cooled and put up without crossing paths. Stone walls, heavy timber and natural light give the barn a permanence that newer construction rarely matches.



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THE ARENA

One hundred by two hundred fifty feet, under roof, in use year round

At the center of the property is a 100' x 250' indoor arena, providing year-round usability for training, riding and competition preparation. Clear-span construction and full-length lighting make the pen as usable in January as in June, with groomed footing for the consistent work that reining, cutting, roping, cow horse and barrel programs demand.

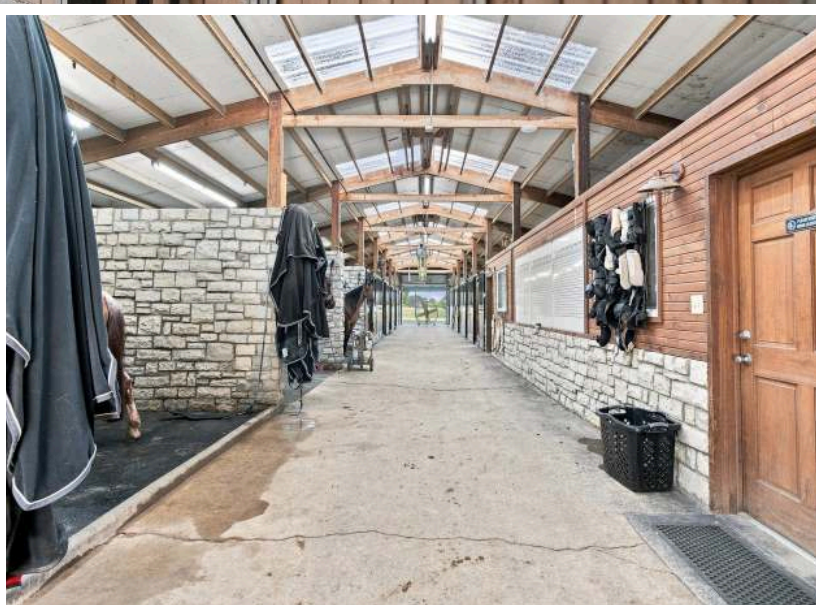


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IMPROVEMENTS

The infrastructure is already in place for a meaningful horse operation, saving a buyer the time, cost and difficulty of building a facility of this kind from scratch.

- 80± Acres | Bixby, Oklahoma | Bixby Schools
- 100' x 250' Indoor Arena
- 36' x 125' 10-Stall Show Barn — Office, Tack Room & Wash Racks
- 50' x 65' Horse Barn with 9 stalls | Seven Lean-To Structures
- 60' x 70' Shop with 5 stalls
- 60' x 80' Shop with Additional 18' Overhang
- 21 Pipe Turnouts & Corrals | Extensive Pipe Fencing
- 3,251± SF Main Home — 4 Bedrooms, 2.5 Baths, 3-Car Garage
- 1,260± SF Helper's House
- Three Ponds | Improved Grasses
- Gated Entrance | Asphalt Drive | Paved Road Access
- Rural Water, Septic, Natural Gas & Fiber



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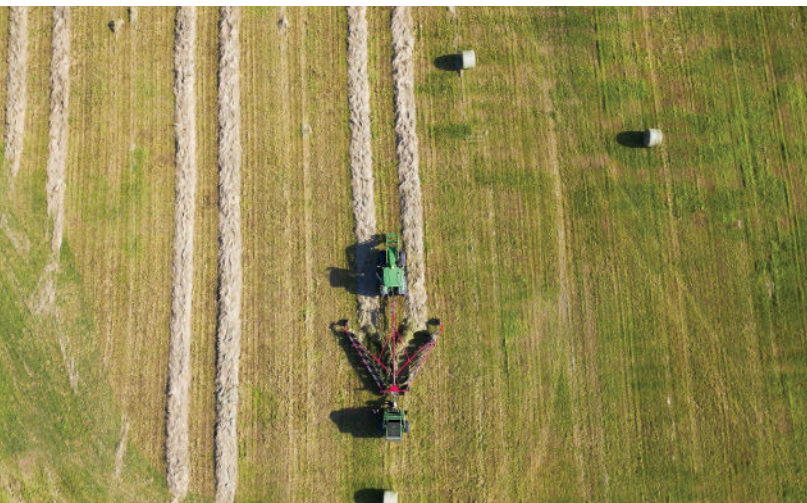


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WORKED GROUND

The eighty acres are laid out in improved grasses and worked as productive ground, with three ponds set into the pasture and paved road frontage along the boundary. Mature trees line the interior drives and shade the turnouts, and the open ground is cut and baled each season.



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THE RESIDENCE

Four bedrooms, two and a half baths and a three-car garage

The main residence is a 3,251± square foot home with four bedrooms, two and a half bathrooms and a three-car garage, set on its own landscaped rise with long views across the pasture and pond. Inside, the home opens to a vaulted living room with a stone fireplace and full-height built-ins, a white kitchen with a quartz island and stainless appliances, and finished baths. A separate 1,260± square foot helper's house provides on-site housing for a trainer, ranch hand, employee or guest.

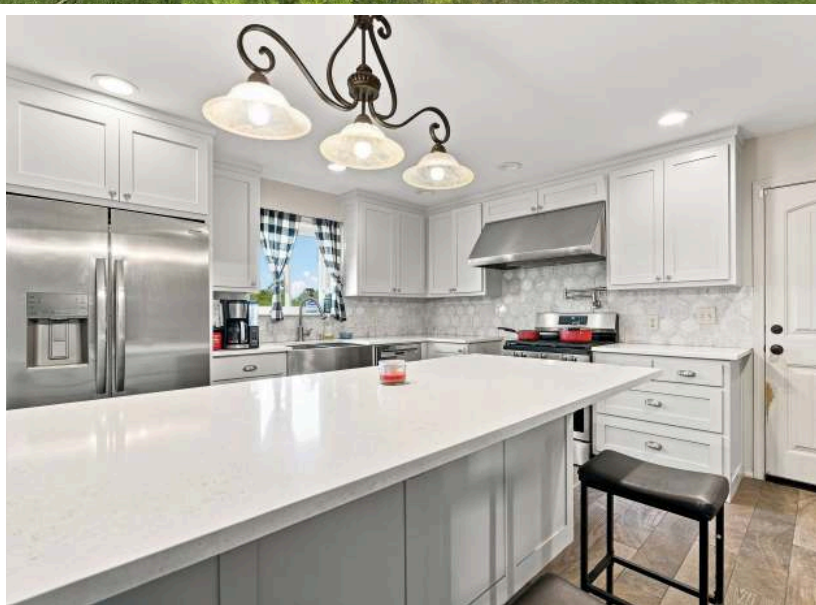
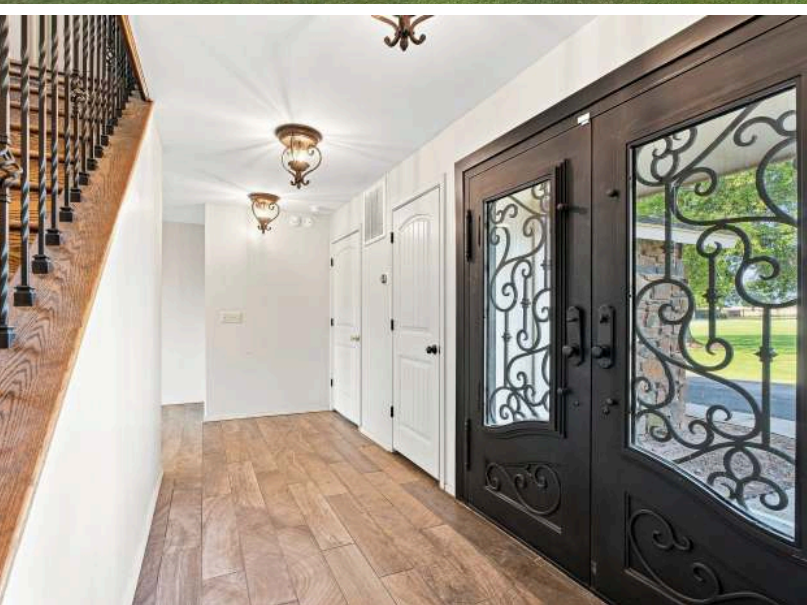


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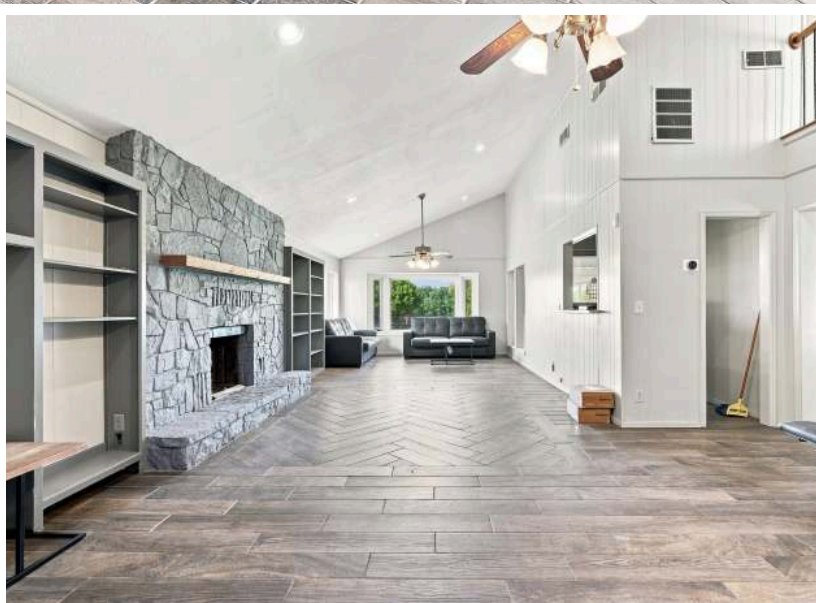
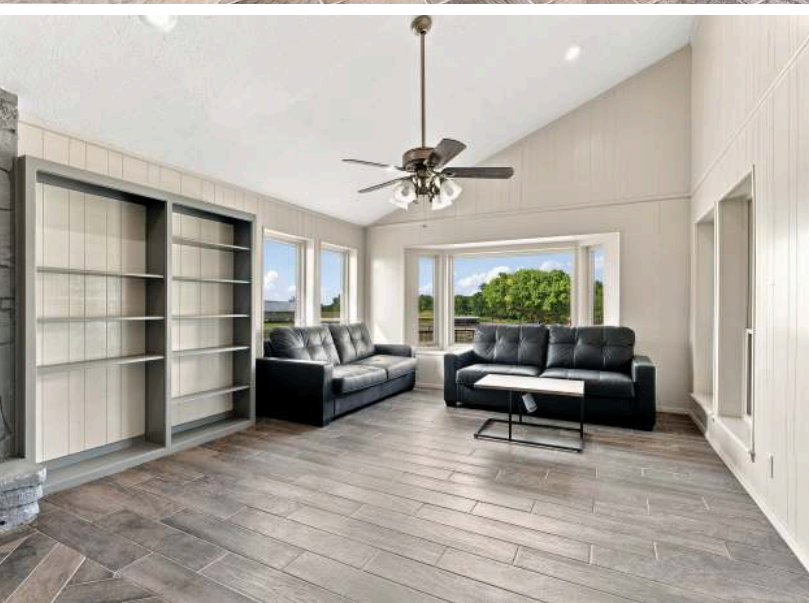


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WATER & RECREATION

*Three ponds, open bank and water you
can put a boat on*

Three ponds sit within the eighty acres, the largest big enough to fish and put a boat on. Mown approaches and open bank make the water part of the daily life of the property rather than a feature at the edge of it. A gated entrance and asphalt drive tie it all together, looping so rigs come and go without backing.

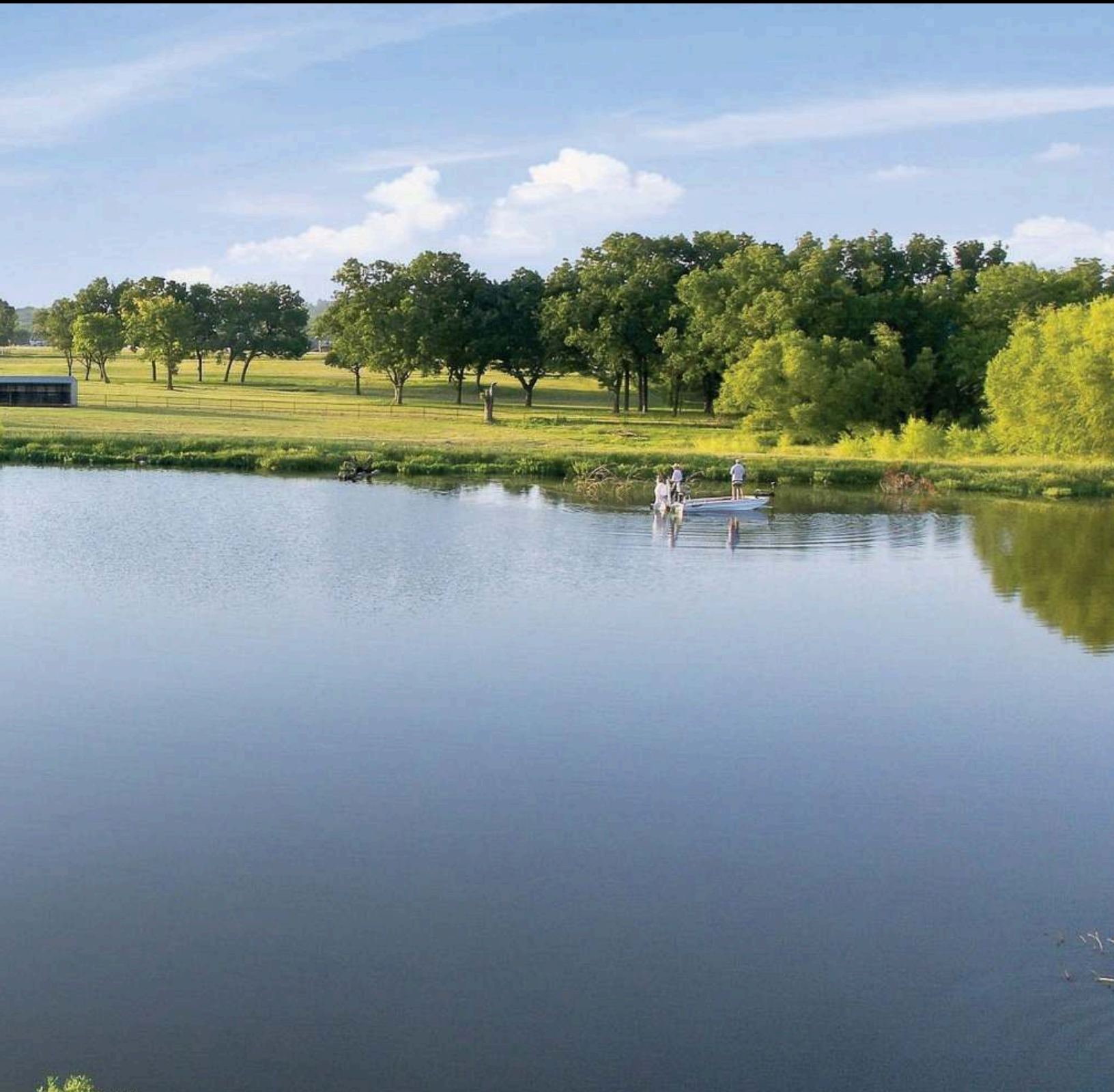


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TURNOUT & PASTURE

Twenty-one pipe turnouts, grass traps and pipe fence throughout

Twenty-one pipe turnouts and corrals sit adjacent to the barns, with larger grass traps beyond them and pipe fencing running throughout. Improved grasses carry stock through the season, and the trees that line the fences give shade where the horses actually stand.



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THE LOCATION

Bixby sits at the southern edge of the Tulsa metro. The property carries a 6A school district, paved access and full utilities, with long-term land value beyond its current equestrian use.

10 MINUTES
TO BIXBY, OKLAHOMA

30 MINUTES
TO TULSA, OKLAHOMA

18 MINUTES
TO JENKS RIVERSIDE AIRPORT



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THE OPPORTUNITY

Built for horses. Positioned for the future.

Bixby Performance Horse Facility is ideally suited for reining, cutting, roping, cow horse, barrel racing, hunter/jumper, dressage, breeding or private training. It could serve as a private equestrian estate, a professional training facility, a breeding operation or a high-end family horse property — a standout offering in one of the Tulsa area's most desirable markets.



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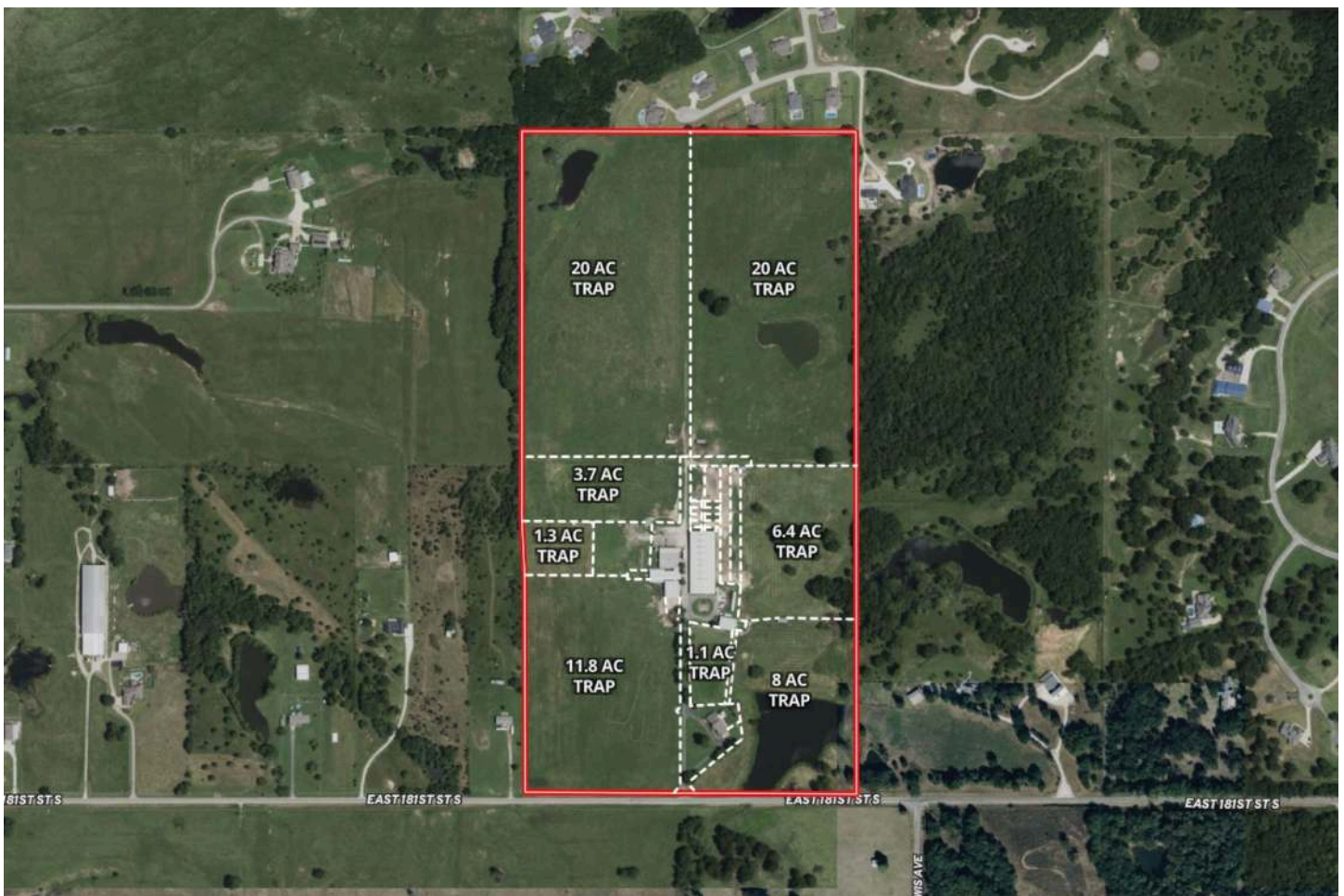
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THE PARCEL

Eight fenced traps surround the improved core, running from just over an acre up to twenty, with the barns, arena, shop and homes gathered at the center of the property.



Traps and improved core shown approximate. Boundary for illustration only — refer to survey.



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