

Rocky Fork Hunting Farm Bordering Crown City
0 Rocky Fork Road
Crown City, OH 45623

\$325,000
93± Acres
Gallia County



Rocky Fork Hunting Farm Bordering Crown City Crown City, OH / Gallia County

SUMMARY

Address

0 Rocky Fork Road

City, State Zip

Crown City, OH 45623

County

Gallia County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

38.63929 / -82.30246

Acreage

93

Price

\$325,000

Property Website

<https://arrowheadlandcompany.com/property/rocky-fork-hunting-farm-bordering-crown-city/gallia/ohio/94037/>



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PROPERTY DESCRIPTION

Welcome to an exceptional +/- 93 acre hunting property in Gallia County—rich in habitat diversity, hunting opportunity, and natural beauty! This versatile tract borders the Crown City Wildlife Area, giving you enhanced wildlife movement and a fantastic neighborhood for trophy whitetails. The land offers an impressive blend of features every serious hunter wants: open fields, creek bottom, ridges, drainages, mature timber, and thick bedding cover. Rocky Fork Creek winds through the northern portion of the property, providing a reliable, year-round water source for wildlife. The fields have been thoughtfully managed with Real World Miscanthus for screening from the road and planted with a high-nutrition mix including Real World Nutritive Corn, Gen 2 Soybeans, turnips, and beets. The deer heavily utilized the soybeans, a clear sign of the strong deer population in this area. The property shows a tremendous amount of deer sign throughout, further supported by its proximity to the Crown City Wildlife Area. Timber value is present as well, with a healthy mix of red and white oak along with pockets of walnut near the creek. The topography is ideal for hunting, offering bottom ground, high ridges, and drainages that naturally funnel wildlife. A very unique advantage of this tract is the access from both the north and south, and there is plenty of parking on each end. The south side features a gated entrance with good trails, while the north side offers a nice potential build site with electricity available. Two blinds and a feeder are already in place and can be purchased with the property if desired. If you're looking for a very diverse hunting tract with water, timber, access, and excellent habitat, this is the one! Property is +/- 15 minutes to Crown City, +/- 45 minutes to Huntington, WV, and +/- 55 minutes to Ashland, KY.

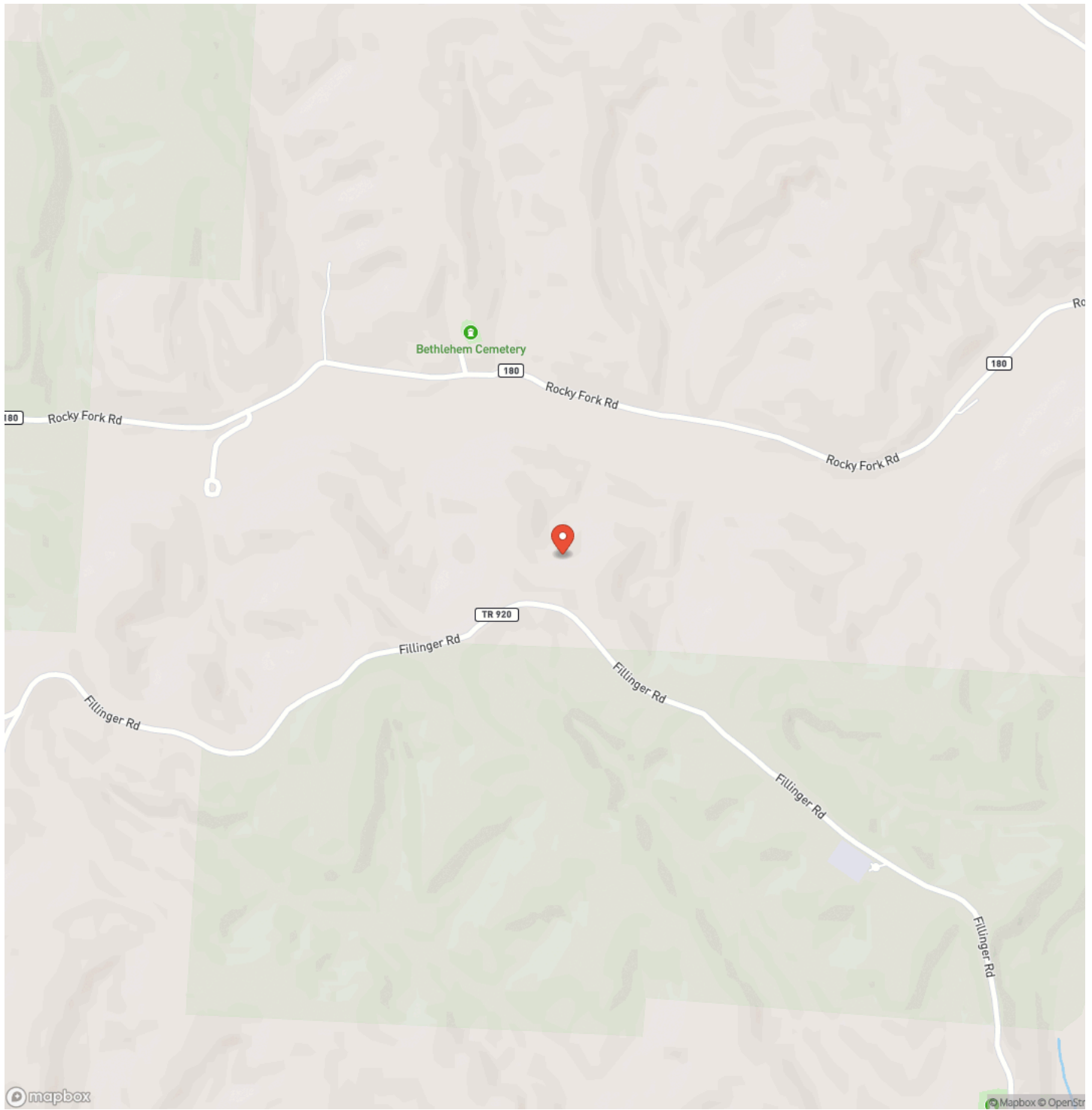
All showings are by appointment only. Seller's mineral, oil and gas rights convey. Agents must be present for all showings. If you have any questions or are interested in a private showing, please contact Brian Whitt at [\(937\) 545-7764](tel:9375457764) or Josh Grant at [\(330\) 341-0997](tel:3303410997).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

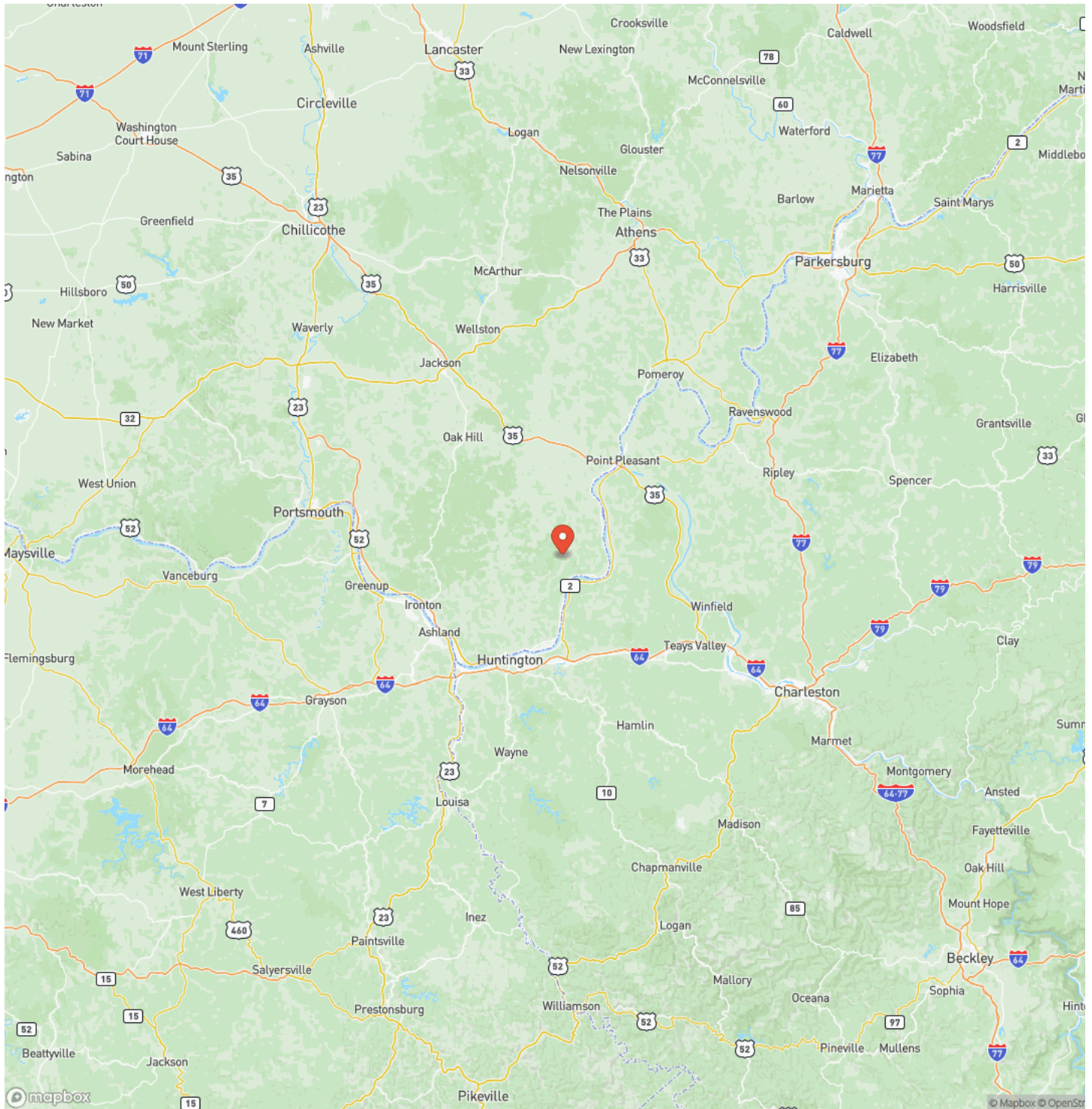
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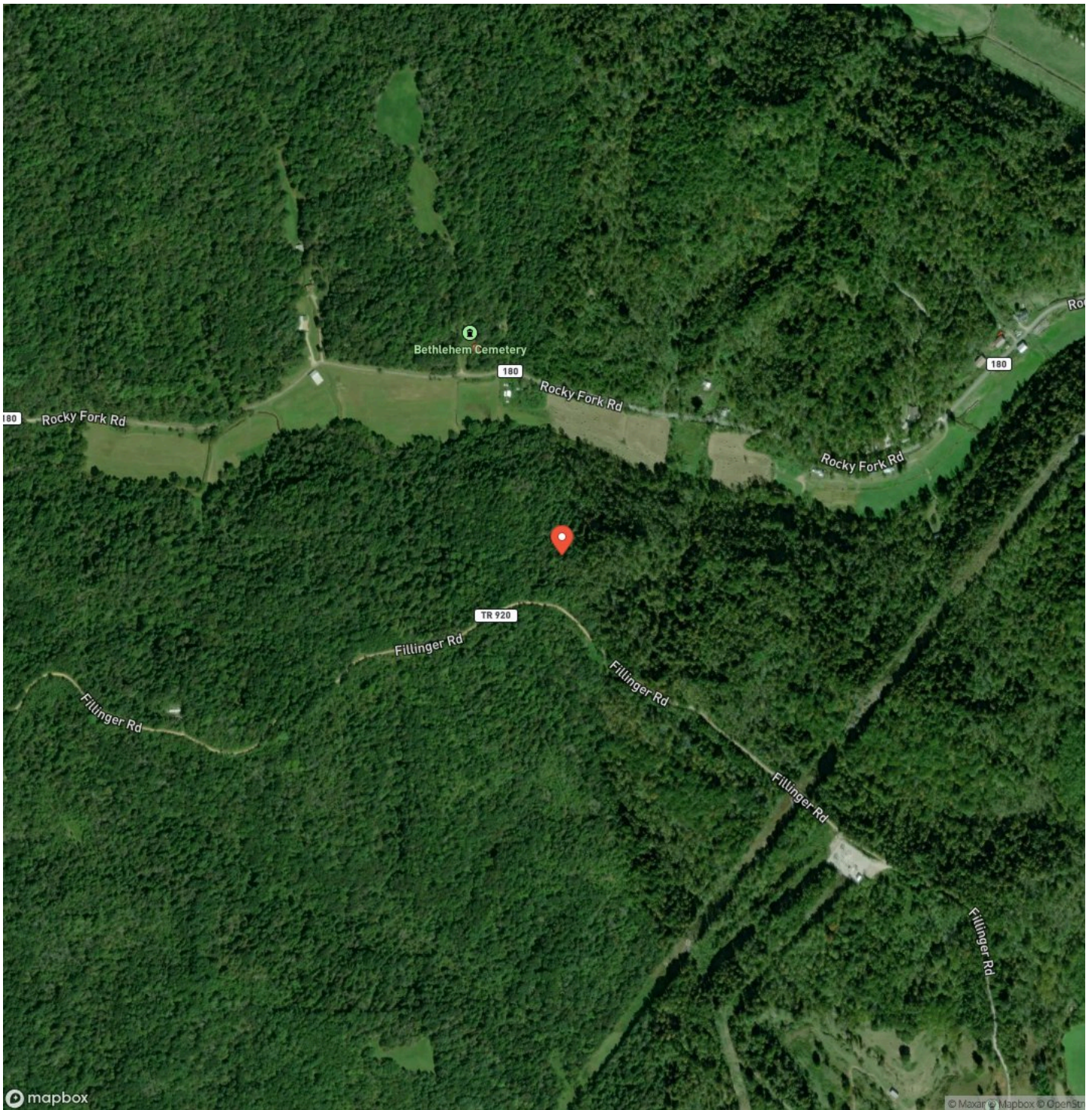
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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