Big Rock Mountain Recreational Property
500 South Quarry
Bainbridge, OH 45612

$500,000
84± Acres
Ross County







SUMMARY

Address
500 South Quarry

City, State Zip
Bainbridge, OH 45612

County
Ross County

Type
Hunting Land, Undeveloped Land, Recreational Land, Lot, Timberland, Business Opportunity

Latitude / Longitude
39.2201 / -83.2643

Taxes (Annually)
$300

Acreage
84

Price
$500,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Welcome to Big Rock Mountain Campground, an exceptional 84 +/- acre recreational and hunting property tucked away just off South Quarry Road in Ross County, Ohio! Behind gated access, a well-maintained driveway leads you into a turn-key outdoor retreat that seamlessly blends comfort, utility, and rugged terrain. A primary feature of the property is a thoughtfully developed campground area suitable for campers and RVs, a fire pit, and a bath house. The four existing campsites are composed of three 30-amp services and one 50-amp service. Two campers are included in the sale. The bath house has a 1500 gallon holding tank and heat. Both city water and electricity are already on site, making this an ideal setup for extended stays or hosting groups with ease. For those seeking adventure, an open 4x4 trail climbs to a secluded pavilion and barn, offering additional gathering space and storage. A well-manicured trail system winds throughout the property, providing access to its many improvements, including a large watering hole and an impressive 180 +/- yard shooting range. Hunters will appreciate the property's outstanding wildlife habitat. Deer sign is abundant, with visible rubs, bedding areas, and heavily traveled trails throughout the timber and rolling terrain. The property boasts a strong deer hunting history, with trail camera photos and harvest pictures available upon request, along with numerous prime locations for deer stands. Combining a fully equipped miniature campground with 84 +/- acres of quality timber, trails, and terrain, this property is perfectly suited for a turnkey hunting operation, private retreat, or outdoor recreation destination. Whether you're an avid hunter, investor, or outdoor enthusiast, Big Rock Mountain Campground offers a rare opportunity to own a highly improved and versatile rural property in southern Ohio. Additionally sellers mineral rights convey with the sale of the property. All showings are by appointment only, require proof of funds or preapproval from a bank, and 72 hours notice. **No showings until after November 25, 2026, and no showings during the Deer Firearms Seasons in Ohio.** Agent must be present at all showings. If you have any questions or are interested in a private showing, please contact Brian Whitt at (937) 545-7764, Brian Salmons at (740) 646-9378, or Josh Grant at (330) 341-0997.

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

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.

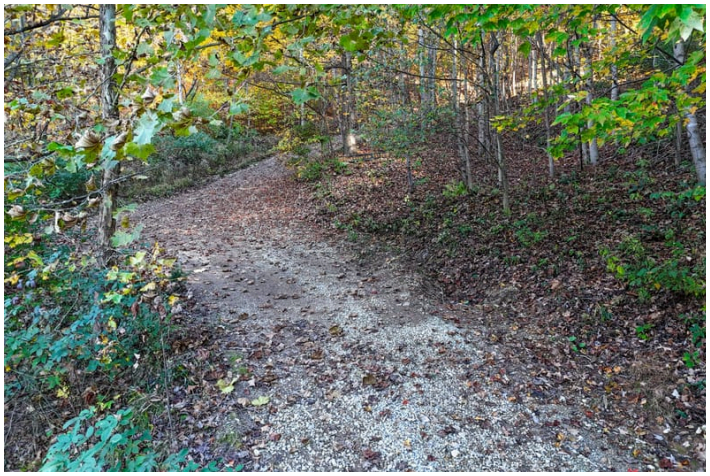

BATH HOUSE


BIG ROCK
Mountain

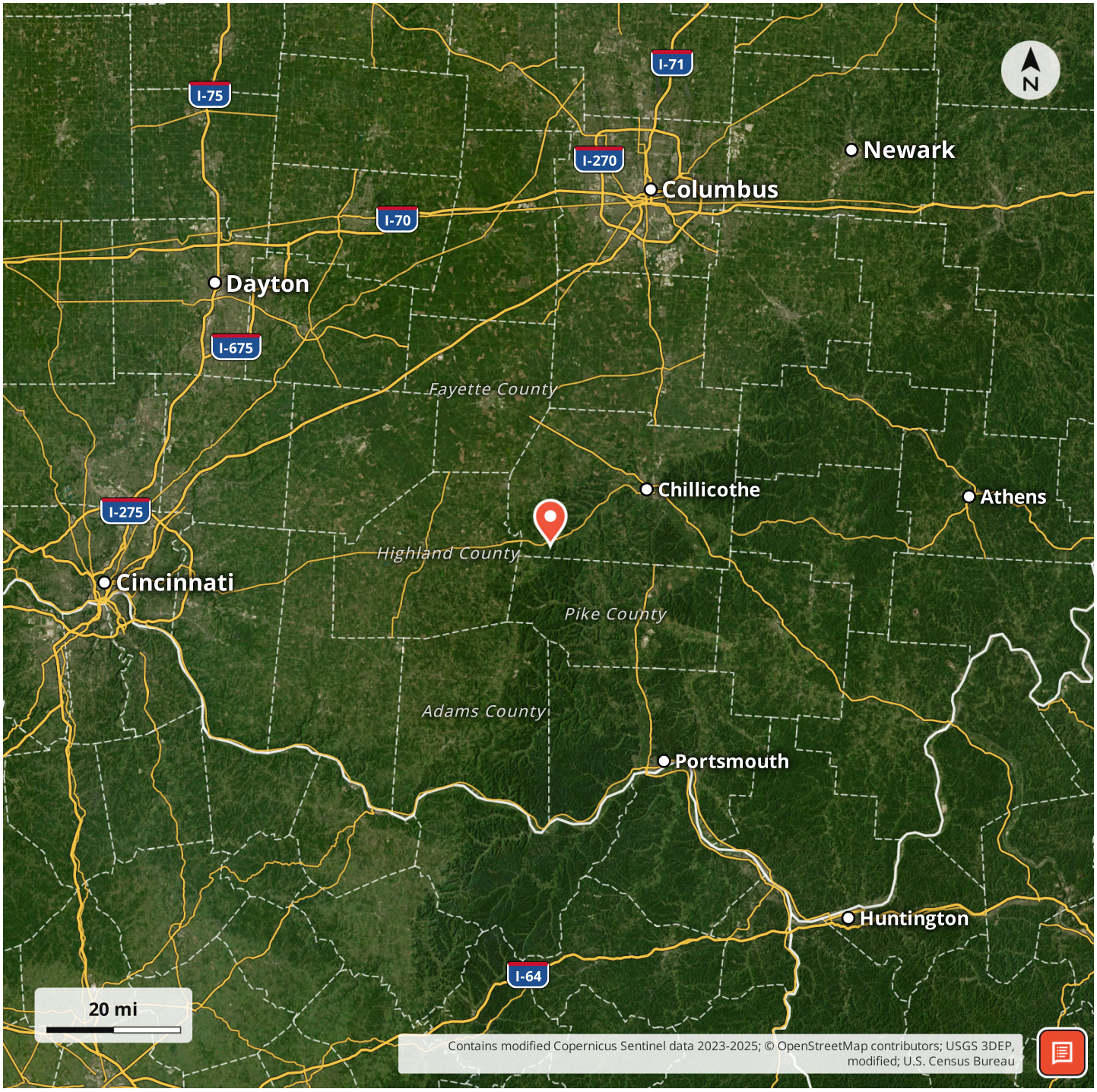




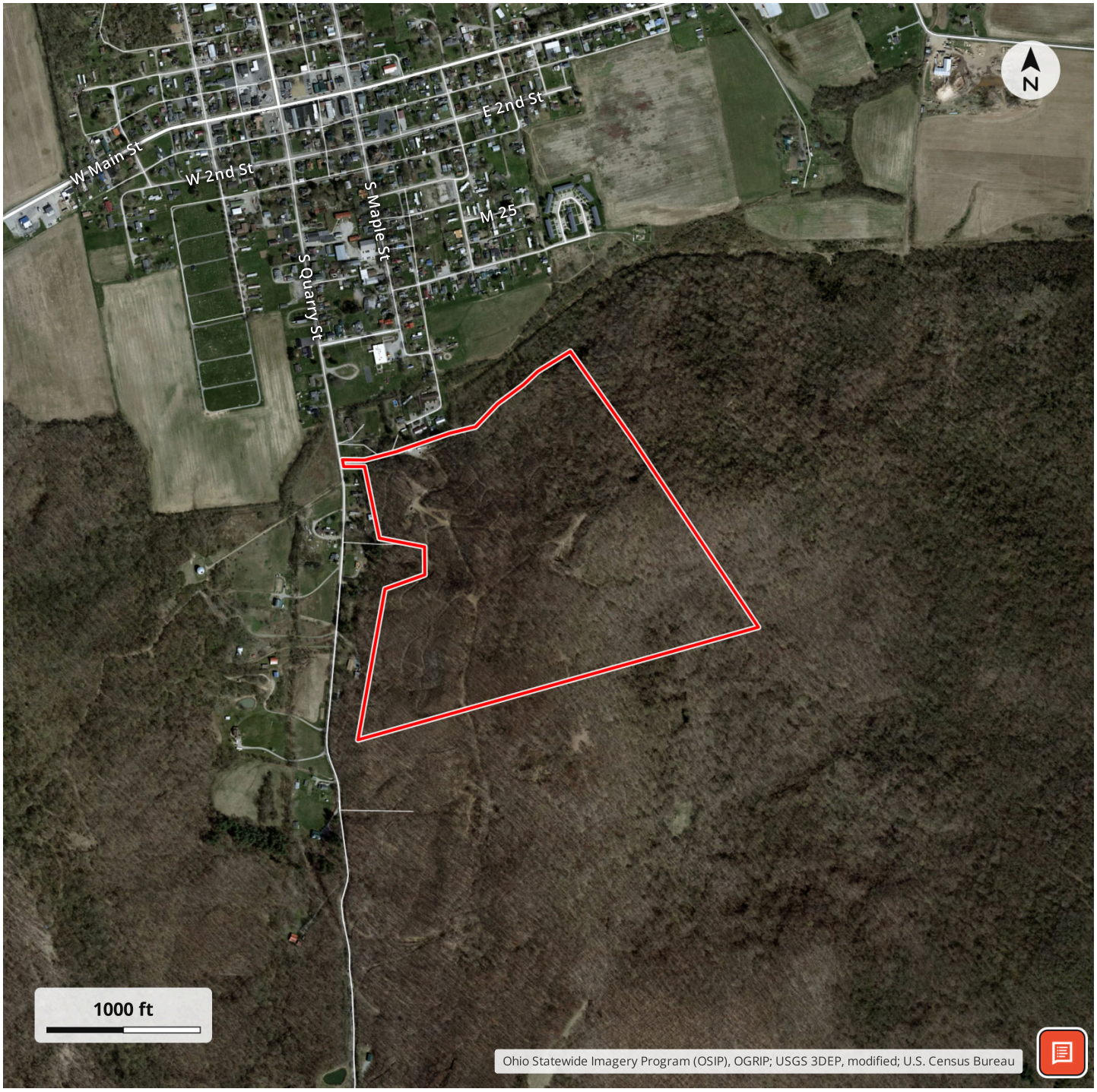




Regional Map



Locator Map


N
E 2nd St
W Main St
W 2nd St
S Maple St
M-25
S Quarry St
1000 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
500 ft
Ohio Statewide Imagery Program (OSIP), OGRIP; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



Representative
Brian Whitt

Mobile
(423) 494-7793

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Address
210 Cheeyo Trace

City / State / Zip
Loudon, TN 37774

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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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