

Rock Hill Lake
Rock Hill Road
Wapanucka, OK 73461

\$1,904,000
320± Acres
Johnston County



Rock Hill Lake
Wapanucka, OK / Johnston County

SUMMARY

Address

Rock Hill Road

City, State Zip

Wapanucka, OK 73461

County

Johnston County

Type

Hunting Land, Recreational Land, Undeveloped Land, Ranches

Latitude / Longitude

34.345784 / -96.441491

Taxes (Annually)

\$222

Acreage

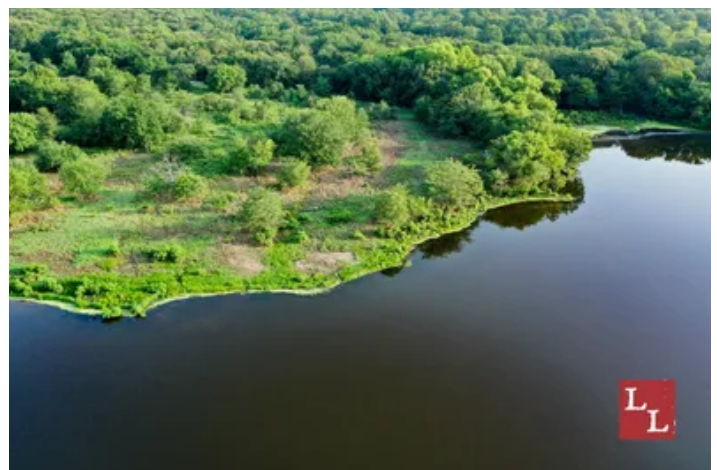
320

Price

\$1,904,000

Property Website

<https://legendary.land/property/rock-hill-lake/johnston/oklahoma/86115/>



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PROPERTY DESCRIPTION

Comprised of approximately 320 acres, Rock Hill Lake is an outdoorsman's paradise. Located less than two hours north of the DFW Metroplex, this property has abundant wildlife, excellent fishing, and variable terrain that give it unique character. The main attraction on the property is the +/- 16 acre watershed lake. Excellent fishing and abundant structure features will have the bass fisherman enticed. For the hunter, the lake offers ideal habitat for ducks and geese that migrate through the region in the winter months. Leading into the lake are two creek drainages which are lined with large rock formations. These drainages act as travel highways for deer, turkey wild hogs, and other wildlife. The property is mostly wooded, with mature hardwood trees and crosstimbers habitat providing food, cover and shelter for the wildlife. The topography varies by 100 feet and is shaped drastically by the limestone rock formations, especially in the creek beds.

Location:

- *Wapanucka, OK - 3 miles
- *Blue River Fishing Area - 9 miles
- *Tishomingo, OK - 21 miles
- *Durant, OK - 28 miles
- *Oklahoma City - 123 miles
- *DFW - 123 miles

Access:

- *1/2 mile of County Road frontage

Water:

- *16 acre watershed lake - stocked, excellent fishing
- *5 small ponds
- *Two wet weather creeks that feeds into the watershed - beautiful rock formations
- *Possibility to add a waterfowl impoundment below the lake for additional duck hunting

Climate:

- *Approximately +/- 44 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranging 100' from 690' to 790'
- *Beautiful bass lake which also provides outstanding waterfowl hunting
- *Mostly sandy-loam soils with several areas of gravelly-loam and shale rock pits
- *These old shale pits will provide the owner with a never-ending supply of gravel for use on the ranch roads
- *Mostly rolling terrain with deep drainages that flow toward the lake on the southern end of the property
- *Land is primarily wooded with some open ground located away from the drainages or on top of the hills



- *Openings consist of Crosstimbers habitat with native grass and thickets
- *Property is routinely burned as a wildlife management tool
- *Exceptional deer hunting in an area known for growing big whitetails
- *System of internal trails provide access throughout the property

Improvements:

- *Deer Stands, Feeders and Feed Pens will remain with the property

Equipment:

- *There is a John Deere Utility Tractor and assorted implements that will remain on the property

Additional Comments:

*Less than 10 minutes away you'll find exceptional seasonal trout fishing at the Blue River Public Fishing area. This 3,367 acre wildlife management Area includes over 6.25 miles of the famed Blue River. During the warm months, the smallmouth bass fishing is excellent and every November the State begins stocking rainbow trout through March providing Colorado-esque opportunities for fly-fishing and spin-fishing.

<https://www.wildlifedepartment.com/fishing/wheretofish/southeast/blue-river-pfha>

*Less than 20 minutes away is Tishomingo, OK which is a quaint Oklahoma small town full of restaurants, shopping and outdoor activities. Tishomingo is a capital of the Chickasaw Nation, home to the Tishomingo National Fish Hatchery, Tishomingo National Wildlife Refuge, Blue River Public Fishing area and Washita Arm Wildlife Management Area. End a day of fun-filled activities with dinner and entertainment at Blake Shelton's Ole Red Bar & Restaurant.

<https://olered.com/tishomingo/live-music/>

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

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Locator Map



Locator Map



Satellite Map



Rock Hill Lake
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LISTING REPRESENTATIVE
For more information contact:



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NOTES



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