

Rock Hill Lake  
Rock Hill Road  
Wapanucka, OK 73461

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





**Rock Hill Lake**  
**Wapanucka, OK / Johnston County**

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**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**

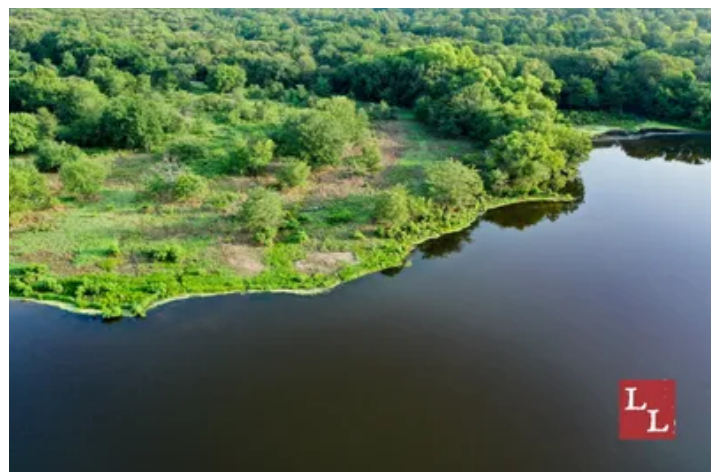
320

**Price**

\$1,904,000

**Property Website**

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



## Rock Hill Lake

### Wapanucka, OK / Johnston County

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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:**

\*NA

**Equipment:**

\*NA

**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.*

When purchasing a property listed by Legendary Land Company, a Buyer's Broker, if applicable, must be identified on first contact and 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 Legendary Land Company.

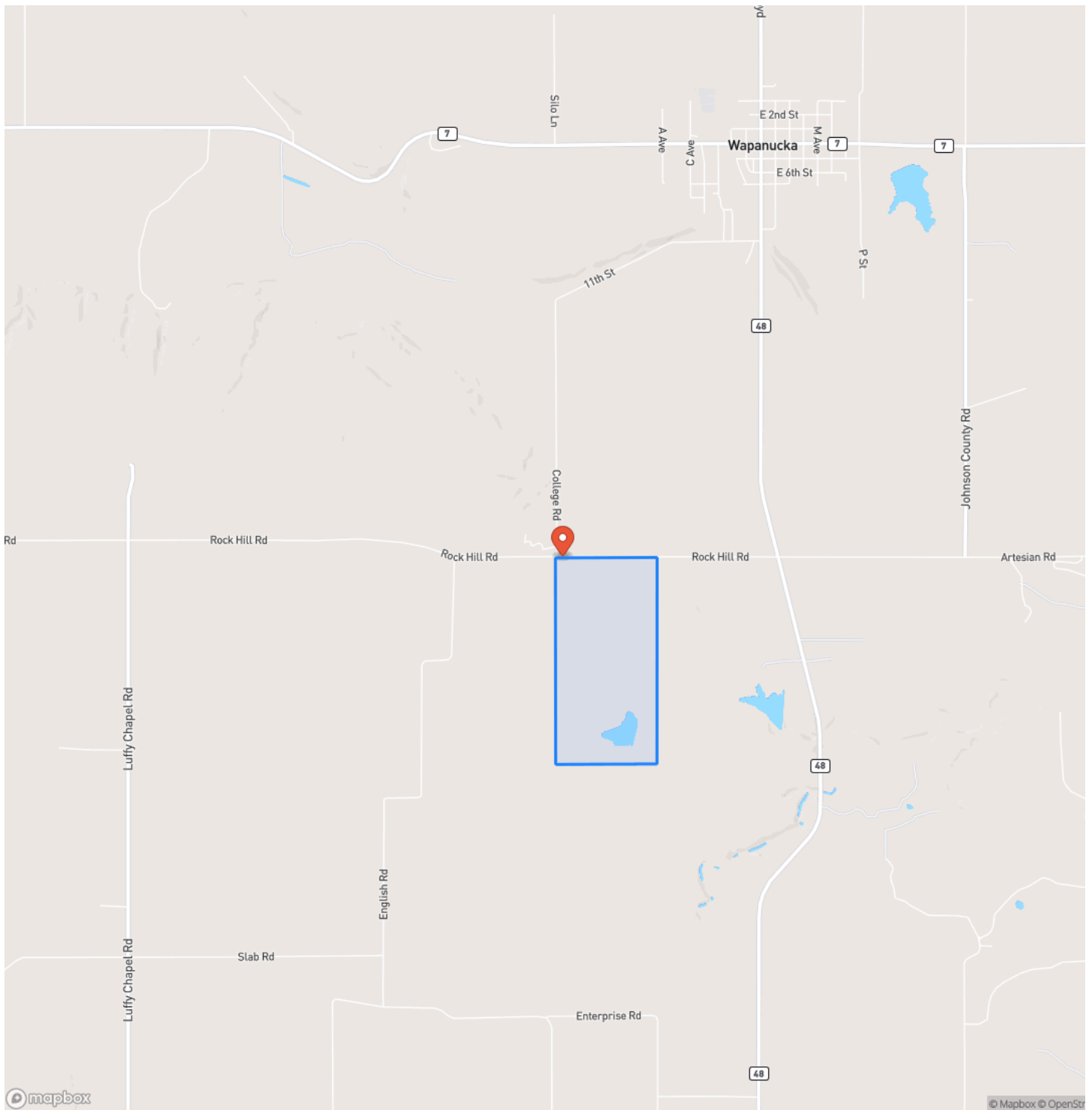




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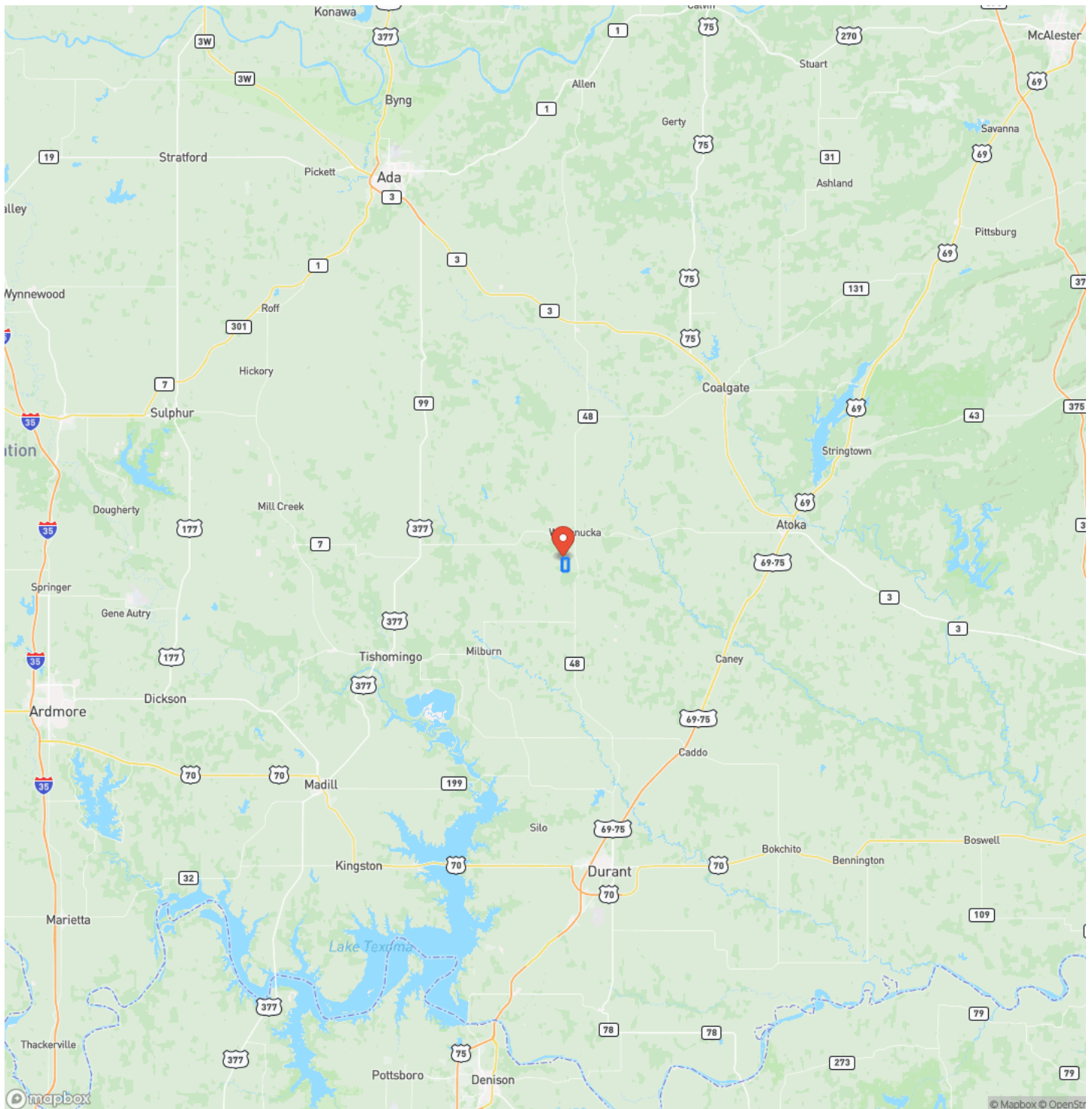


## Locator Map





## Locator Map





## Satellite Map





**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Trevor Potts

## Mobile

(580) 220-7790

## Email

Trevor@Legendary.Land

**Address**

111 D Street SW

## City / State / Zip

## NOTES

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**http://legendary.land**



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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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