

Bug Ridge Rd - 77 acres - Braxton County  
Bug Ridge Rd  
Sutton, WV 26601

**\$115,500**  
77± Acres  
Braxton County



**Bug Ridge Rd - 77 acres - Braxton County**  
**Sutton, WV / Braxton County**

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**SUMMARY**

**Address**

Bug Ridge Rd

**City, State Zip**

Sutton, WV 26601

**County**

Braxton County

**Type**

Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

38.64207 / -80.69036

**Taxes (Annually)**

537

**Acreage**

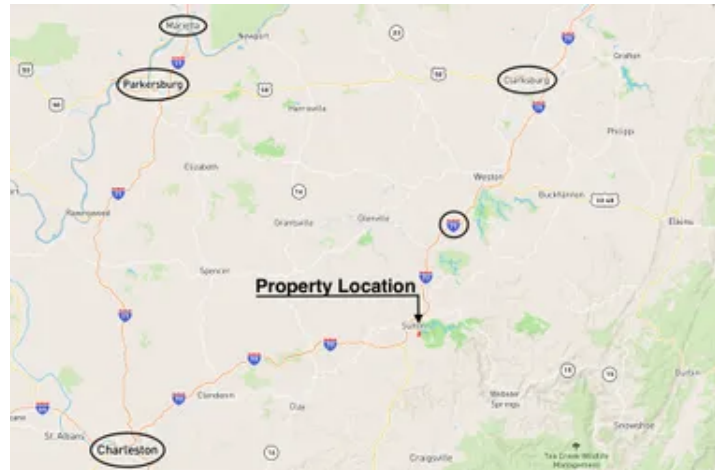
77

**Price**

\$115,500

**Property Website**

<https://www.mossyoakproperties.com/property/bug-ridge-rd-77-acres-braxton-county-braxton-west-virginia/57733/>



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**PROPERTY DESCRIPTION**

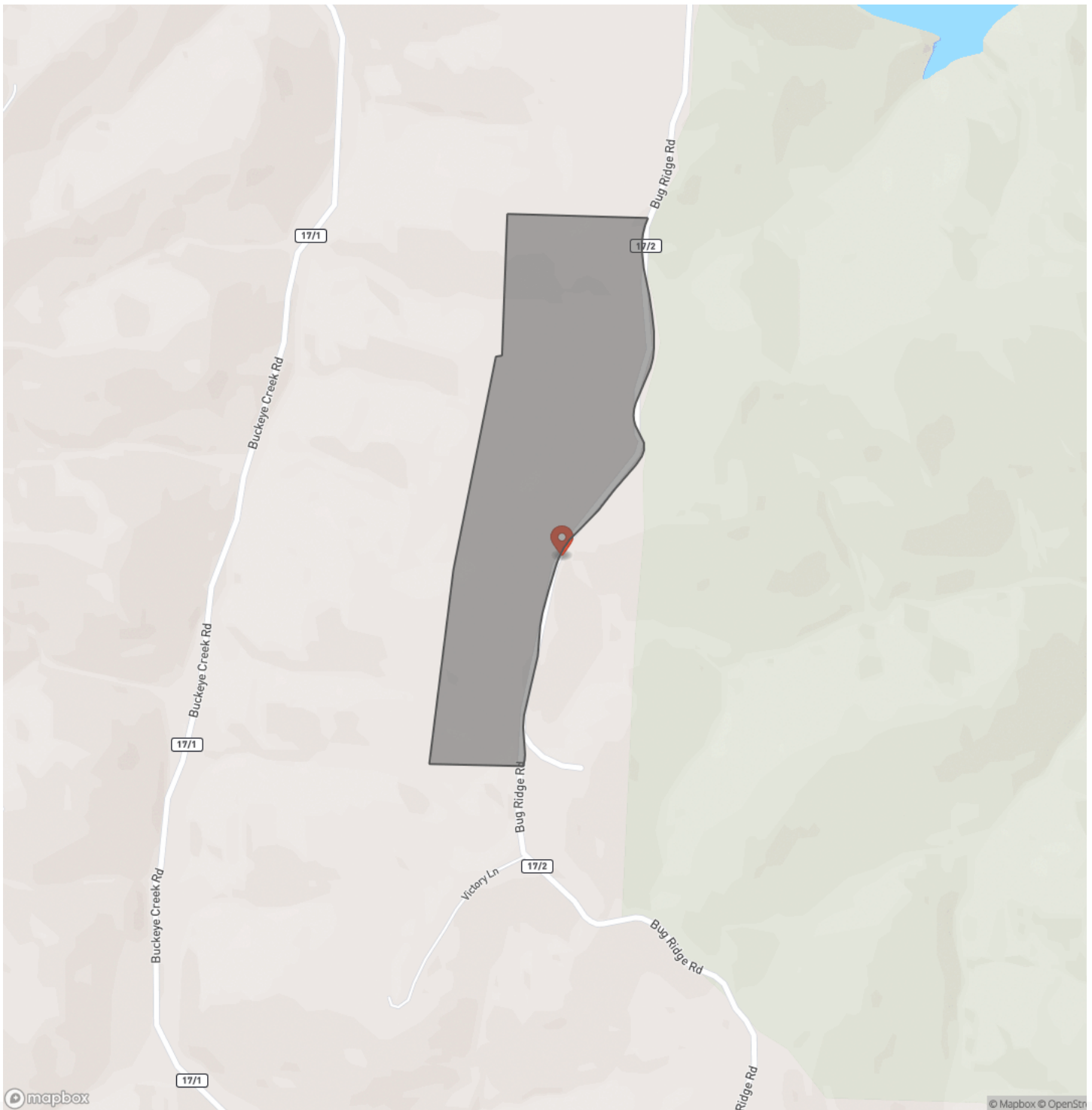
Land for sale in Braxton County, West Virginia. This 77 acre property offers lots of possibilities! The land is mostly wooded with multiple building sites. There is easy access into the property from Bug Ridge Rd. which is paved. With a little work, the logging trails can provide access to the majority of the land. The powerline right of way that runs through the property would be ideal for planting food plots. This property will provide excellent hunting and recreational opportunities. If you are looking to build a home or cabin, electric service is available to the property. The land is conveniently located just 5.8 miles from Interstate 79. The sellers are reserving the Oil and Gas rights. This property directly borders over 19,000 acres of public use/hunting land (Elk River Wildlife Management Area) and offers quick access to the boat ramp at Sutton Lake which is 1,440 acres and anglers will enjoy catching bass, crappie, catfish and sunfish in the lake. The Elk River below Sutton Dam is well-known for its muskie and walleye fishing, and trout are stocked in the Downstream area. Do not miss this opportunity to purchase an affordable tract of land in Wild, Wonderful, West Virginia!

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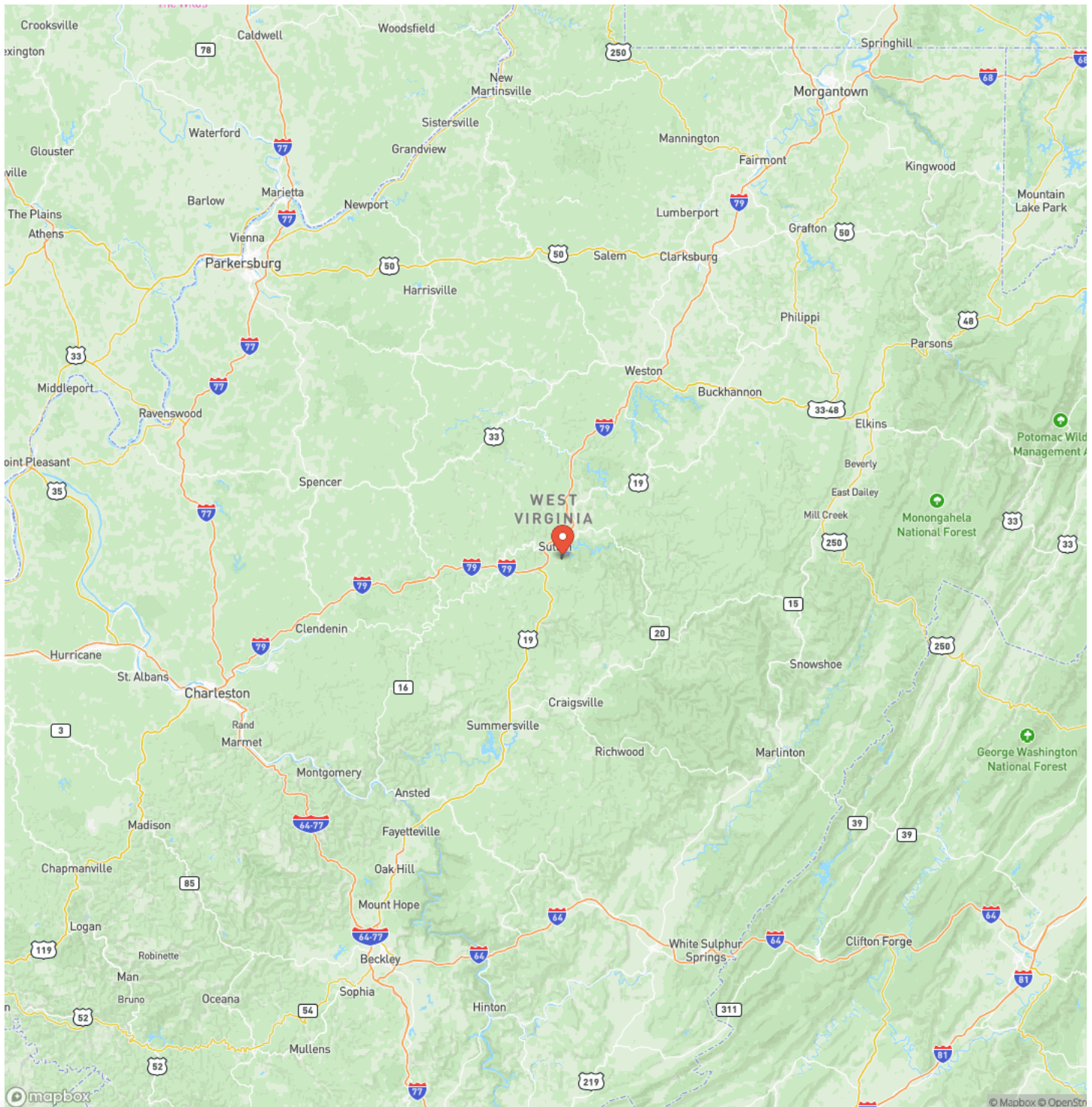
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## Locator Map



## Locator Map



## Satellite Map



**Bug Ridge Rd - 77 acres - Braxton County**  
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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Brian Bauer - WV

## Mobile

(614) 949-6764

## Office

(614) 829-7070

## Email

bbauer2@mossyoakproperties.com

**Address**

1900 Garfield Avenue

## City / State / Zip

Parkersburg, WV 26101

## NOTES



**MORE INFO ONLINE:**

**[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)**

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**[www.mossoakproperties.com/land-for-sale/ohio/](http://www.mossoakproperties.com/land-for-sale/ohio/)**

## **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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