

Guy Kelly Rd - 630 acres - Preston County
0 Guy Kelly Rd
Bruceton Mills, WV 26525

\$4,900,000
630± Acres
Preston County



Guy Kelly Rd - 630 acres - Preston County
Bruceton Mills, WV / Preston County

SUMMARY

Address

0 Guy Kelly Rd

City, State Zip

Bruceton Mills, WV 26525

County

Preston County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.623066 / -79.672125

Acreage

630

Price

\$4,900,000

Property Website

<https://www.mossyoakproperties.com/property/guy-kelly-rd-630-acres-preston-county-preston-west-virginia/44890/>



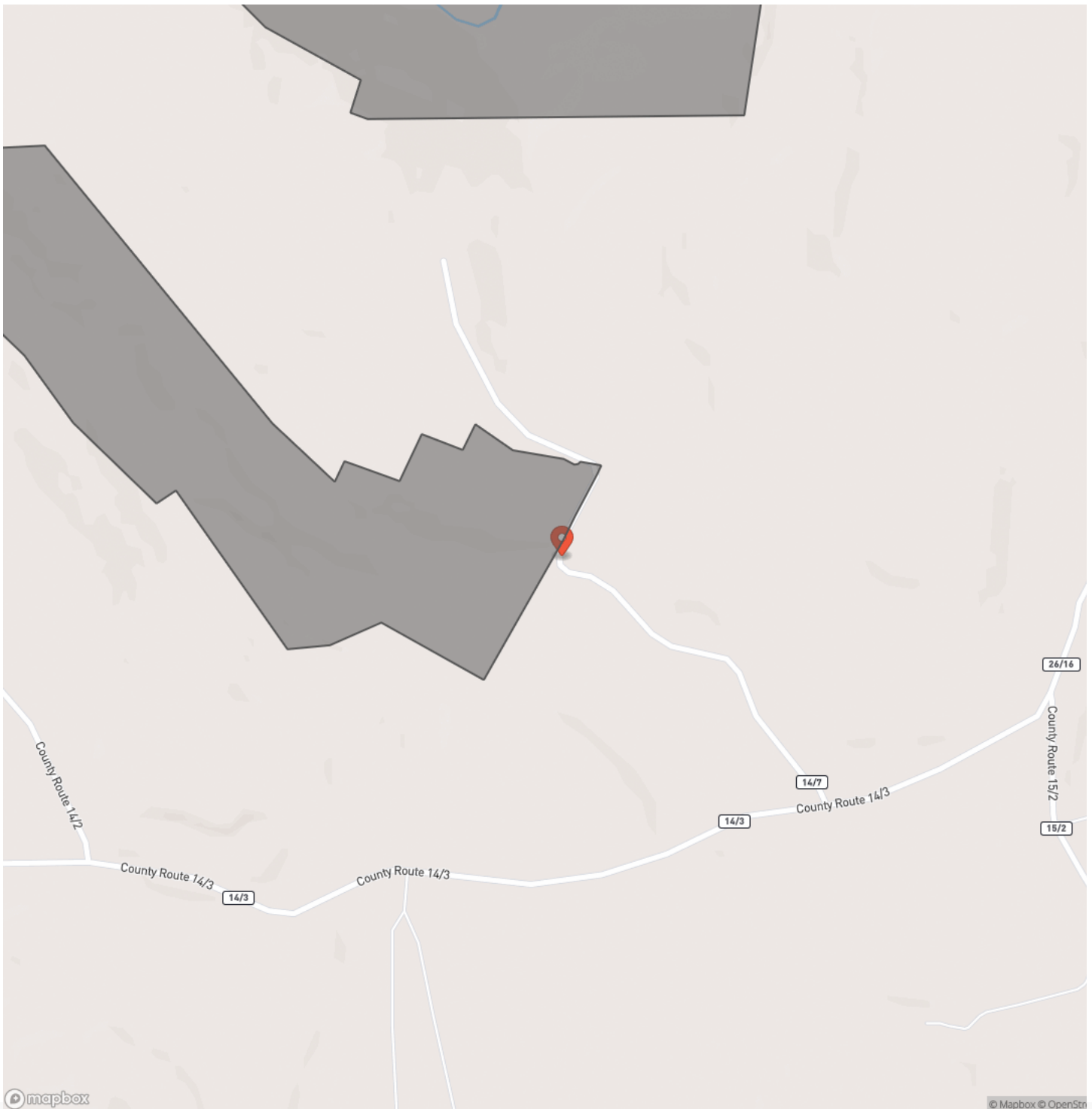
PROPERTY DESCRIPTION

A truly extraordinary opportunity awaits you in beautiful Preston County, West Virginia! This remarkable 630-acre property is a nature lover's dream, offering an astounding 18,000 feet of water frontage along the majestic Big Sandy Creek, as well as over a mile of pristine waterfront along the Little Sandy Creek. Additionally, Parker Run gracefully winds its way through this picturesque landscape, making this property a haven for outdoor enthusiasts. The potential here is limitless, with a well-established road network, favorable topography, and expansive acreage, making it ideal for a wide range of development opportunities. Access is guaranteed via Guy Kelly Rd, and the convenience of electric service and fiber optic availability adds to the properties development potential. Location couldn't be more perfect, as the property is situated just 3.8 miles south of I-68, offering easy access to major transportation routes. Morgantown, a vibrant city with all amenities, is a mere 22 miles away. Plus, the property is conveniently located less than 2 hours from Pittsburgh and just 3 1/2 hours from Washington, DC. Any mineral rights owned by the sellers will convey with the sale. Whether you're seeking a vast personal playground, contemplating a group retreat or campground venture, or envisioning a new development project, this property is a must-see. Detailed development permits and plans are in hand and available upon request. Don't miss out on this rare chance to own a piece of paradise in West Virginia. Private showings are available by appointment only.

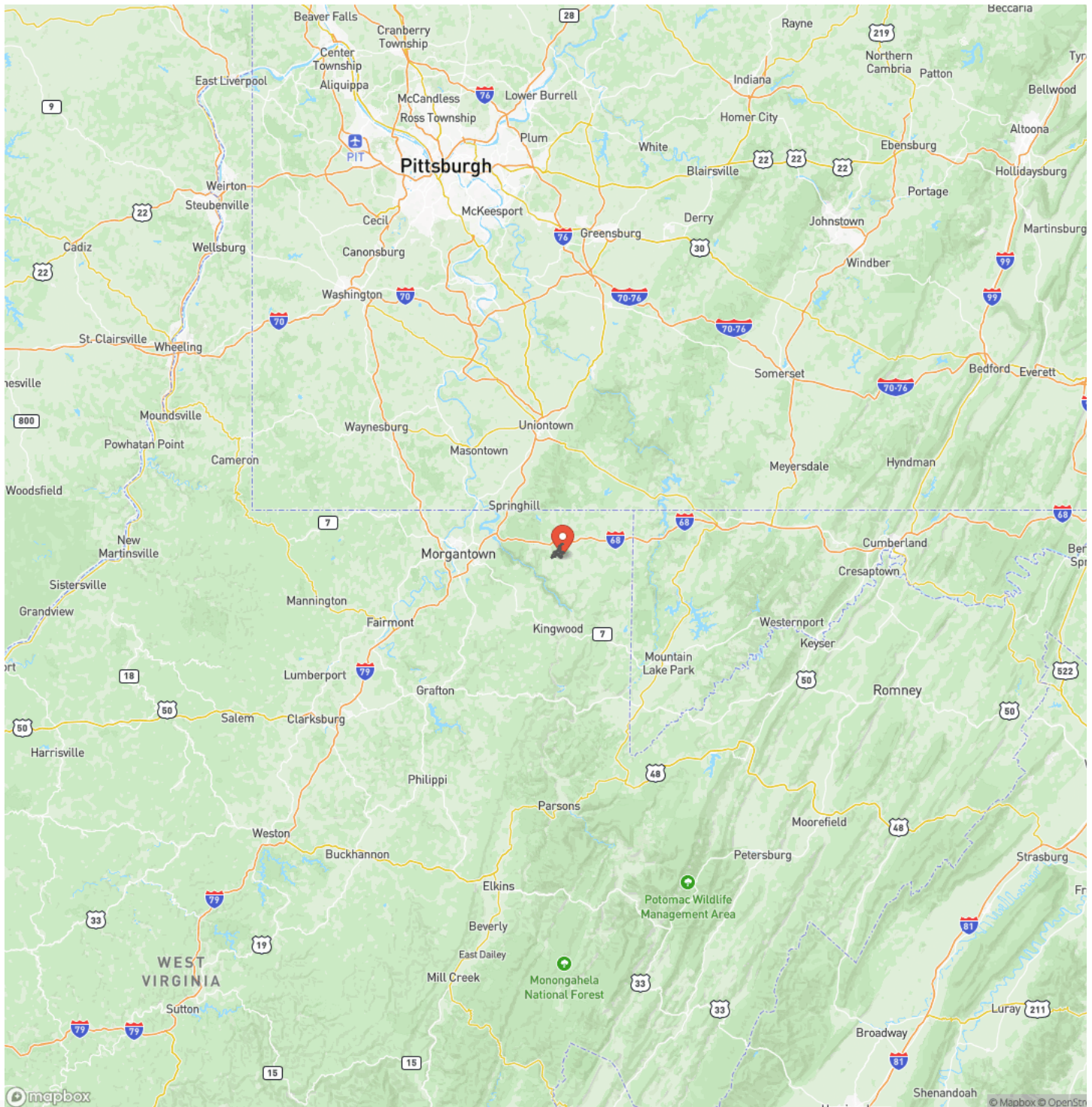
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Locator Map



Locator Map



Satellite Map



Guy Kelly Rd - 630 acres - Preston County
Bruceton Mills, WV / Preston County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

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NOTES



MORE INFO ONLINE:

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/

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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