

Harless Fork Rd - 14 acres
Harless Fork Road
Branchland, WV 25506

\$47,400
14.4± Acres
Lincoln County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.



MOSSY OAK PROPERTIES
Bauer Realty & Auctions

sbare@mossyoakproperties.com | 740-404-8915

Harless Fork Rd - 14 acres
Branchland, WV / Lincoln County

SUMMARY

Address

Harless Fork Road

City, State Zip

Branchland, WV 25506

County

Lincoln County

Type

Recreational Land, Hunting Land

Latitude / Longitude

38.2247 / -82.2392

Acreage

14.4

Price

\$47,400



Harless Fork Rd - 14 acres Branchland, WV / Lincoln County

PROPERTY DESCRIPTION

14.4 Acres for sale in Lincoln County, WV. If you're an outdoorsman or woman looking for an affordable hunting property in West Virginia, don't miss out on this one! Lincoln County is an under-the-radar county for having good deer numbers and the opportunity at a mature buck as well! As a bonus the chance to hunt deer, wild turkey, black bear, and ruffed grouse. This property is also only minutes from an access point to the Guyandotte River at Branchland. This river is 166 miles long and provides fishing for smallmouth bass, muskie, catfish, panfish, and walleye, plus kayaking and swimming.

Property features include:

- 14.4 total acres
- 1 parcel
- Mix of woods and cleared land
- 1.17 +/- acres cleared with the remainder wooded
- Combination of younger and older timber
- Some mature oak trees are producing plenty of acorns
- Good trail system to access the property
- Established water hole for wildlife
- Secluded clearing for possible food plot
- Elevation ranges from 660' to 1040'
- 346 +/- feet of road frontage
- Nice level home building or camping site
- New gravel driveway or parking spot installed
- Public water, electric, and fiber optic at the road
- GPS Coordinates are 38.2247, -82.2392

Annual taxes are approximately \$94.54, and it's unknown if any mineral rights transfer.

Harless Fork Rd - 14 acres
Branchland, WV / Lincoln County

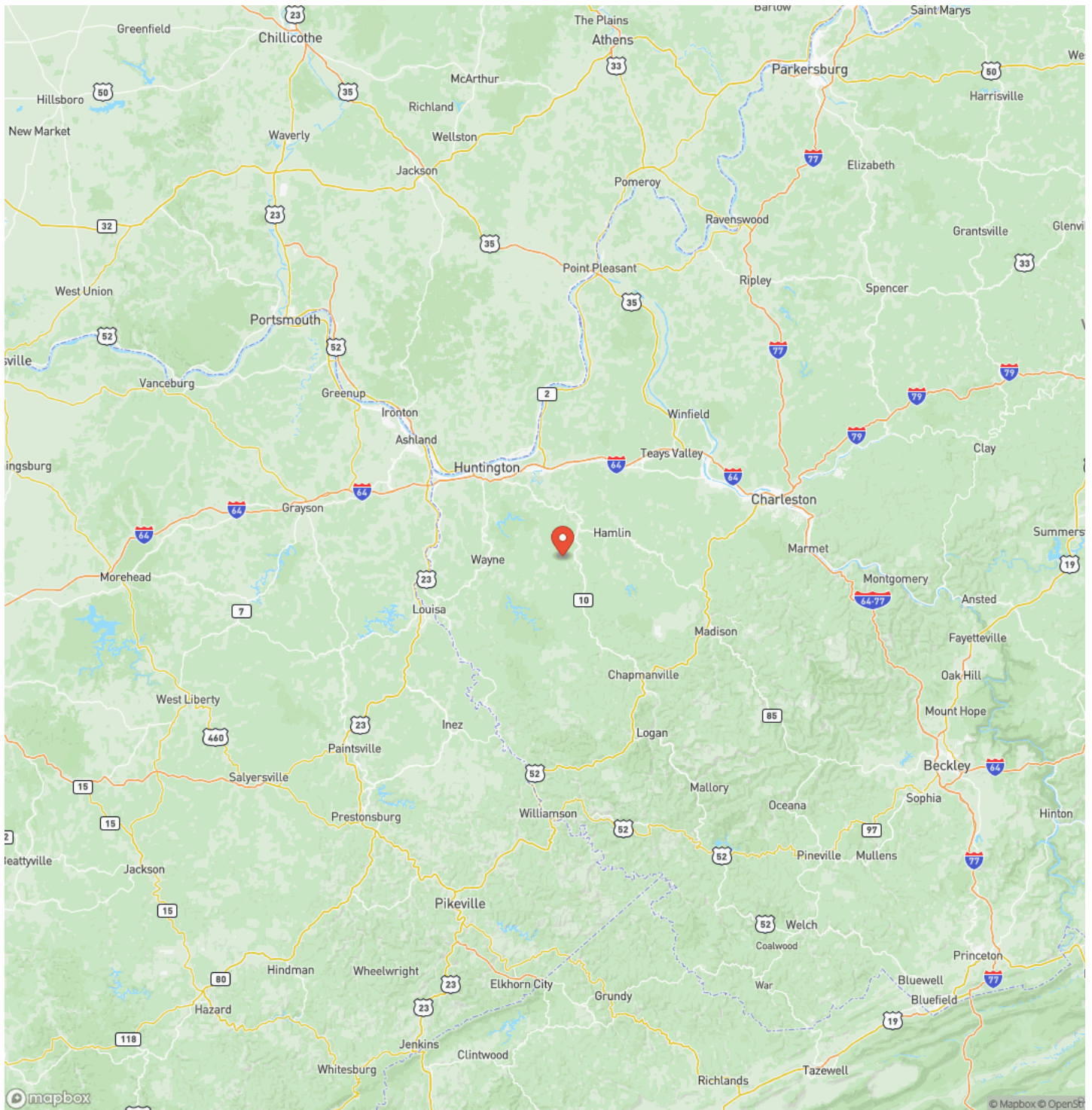


Locator Map

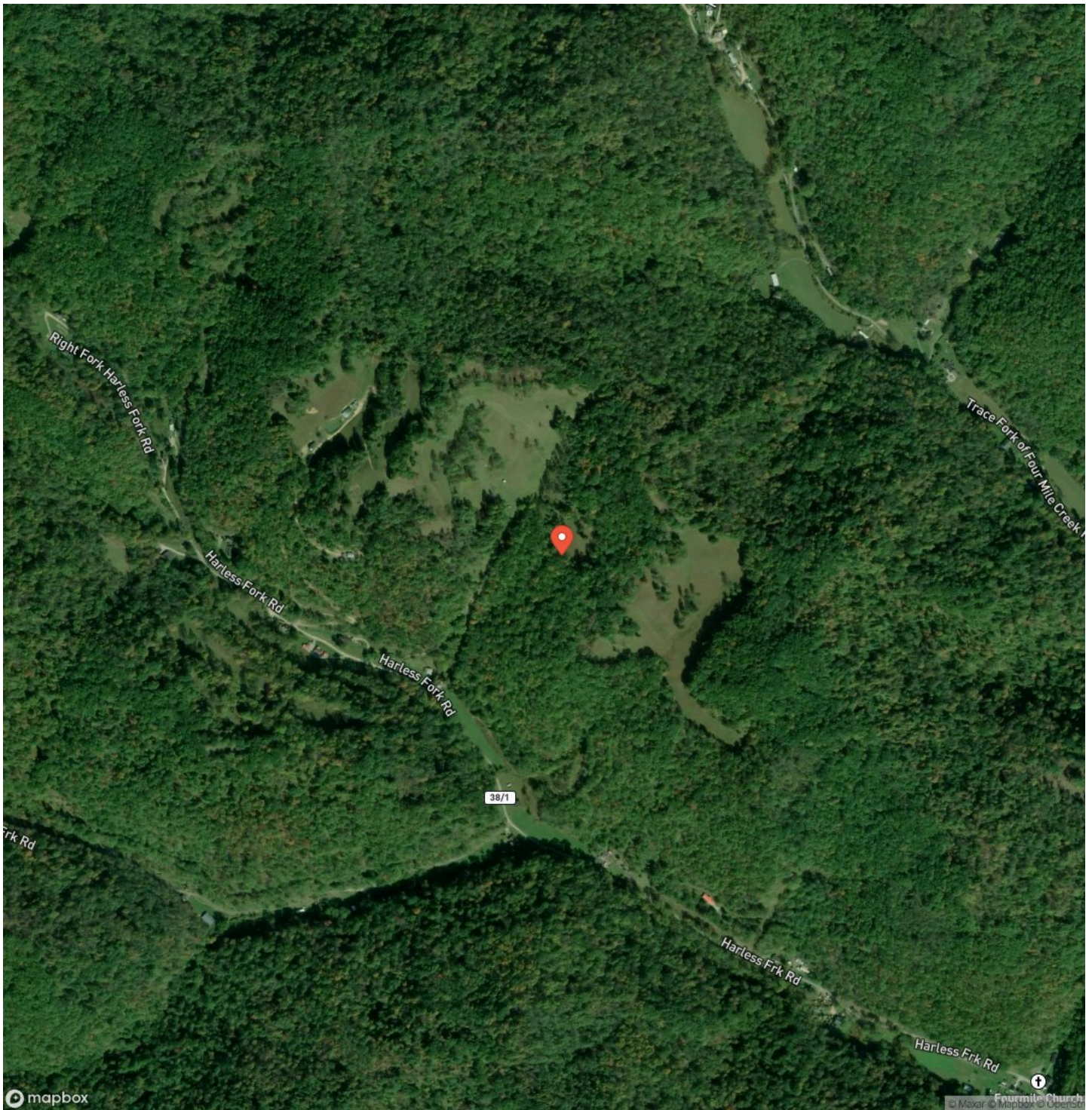


Harless Fork Rd - 14 acres
Branchland, WV / Lincoln County

Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bauer Realty & Auctions
PO BOX 896
Pickerington, OH 43147
(614) 829-7070
www.mossyoakproperties.com/land-for-sale/ohio/

