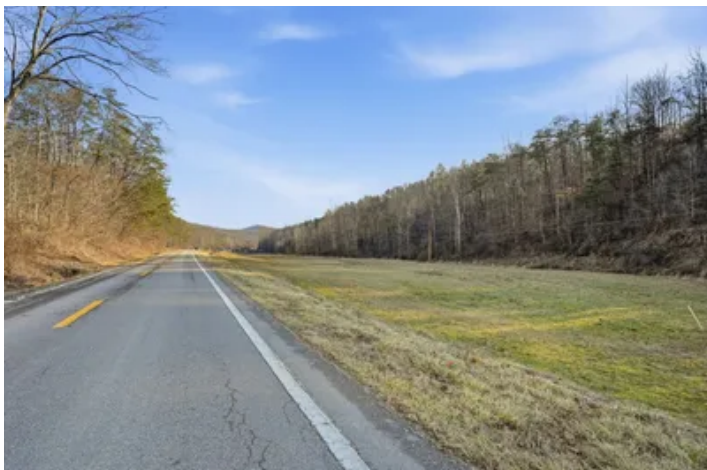


Clay Rd - 91 acres
Clay Rd
Newton, WV 25266

\$209,900
91± Acres
Roane 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

Clay Rd - 91 acres
Newton, WV / Roane County

SUMMARY

Address

Clay Rd

City, State Zip

Newton, WV 25266

County

Roane County

Type

Recreational Land

Latitude / Longitude

38.6058 / -81.2035

Acreage

91

Price

\$209,900



Clay Rd - 91 acres
Newton, WV / Roane County

PROPERTY DESCRIPTION

91+/- acres for sale in Roane County, West Virginia. If you're looking for an excellent hunting or recreational tract near Charleston, West Virginia, don't miss out on this one! Located close to Wallback Wildlife Management Area public land and less than 7 miles from Interstate 79. I have walked this entire property, and it lies out very nice for a couple of guys to hunt. Several stand or blind sites and multiple open areas for planting food plots or fruit trees. The hill has a gradual climb to the top, so getting ATVs or equipment up shouldn't be a problem. Dog Creek should provide a consistent water source for wildlife in the area.

Property features include:

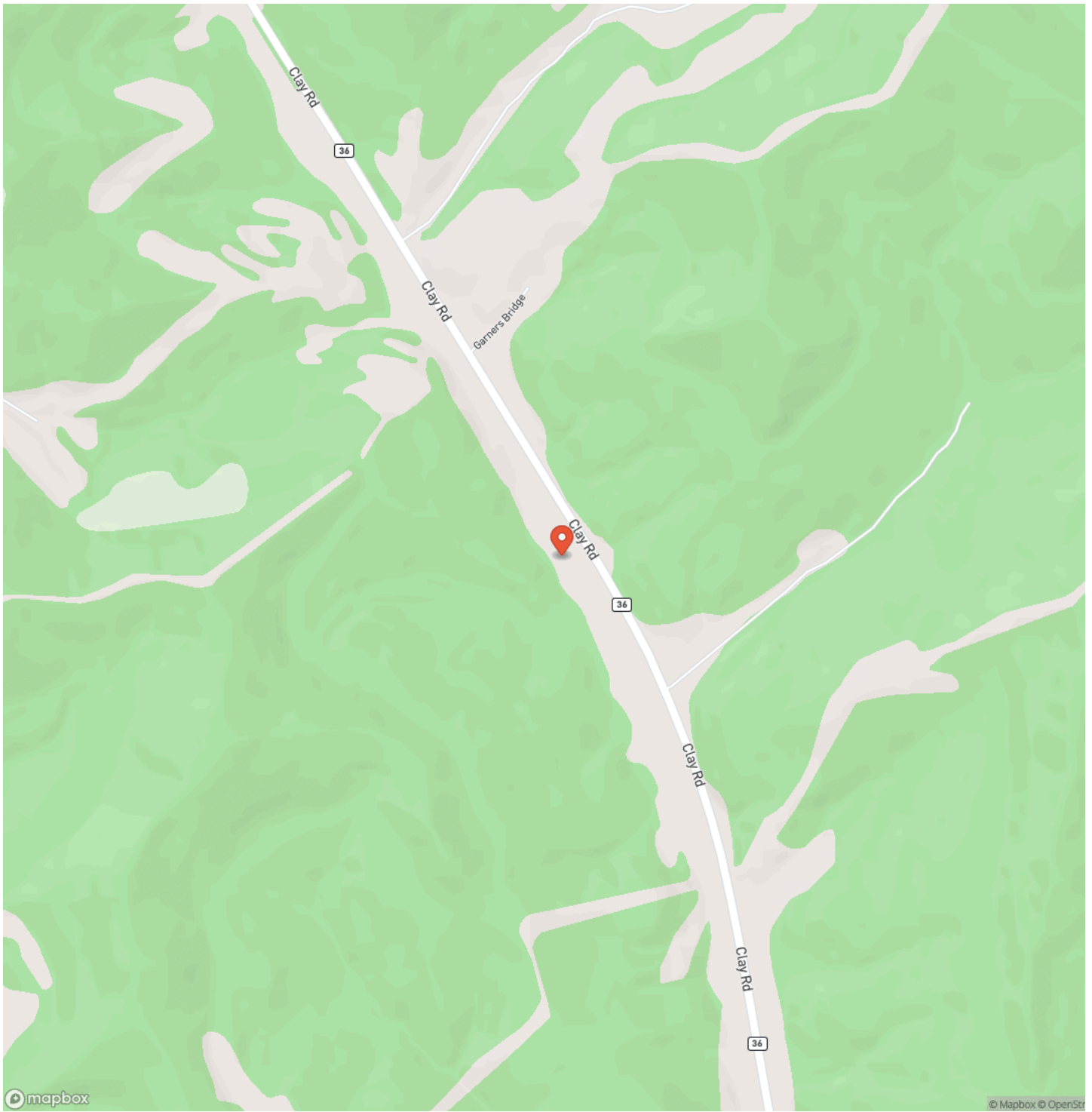
- Total acreage is 91+/-
- 3 parcels
- Approximately 5.5 acres of hay field
- Mix of mature and younger timber
- Oak, poplar, hickory, and walnut make up the predominant hardwoods
- Topography ranges from 740 feet to 1220 feet
- Should be good hunting for deer, turkey, black bear, and small game
- Some areas of thicker cover for wildlife
- Multiple cleared areas to plant food plots
- Good amount of deer sign, including buck rubs and scrapes from this past fall
- Dog Creek flows through this property
- Excellent trail system providing access to the entire property
- Possible cabin or camping sites
- Electric and public water at the road.
- 1127 feet of road frontage on Clay Road

Seller is reserving any mineral rights they may own, and annual taxes are approximately \$517.80.

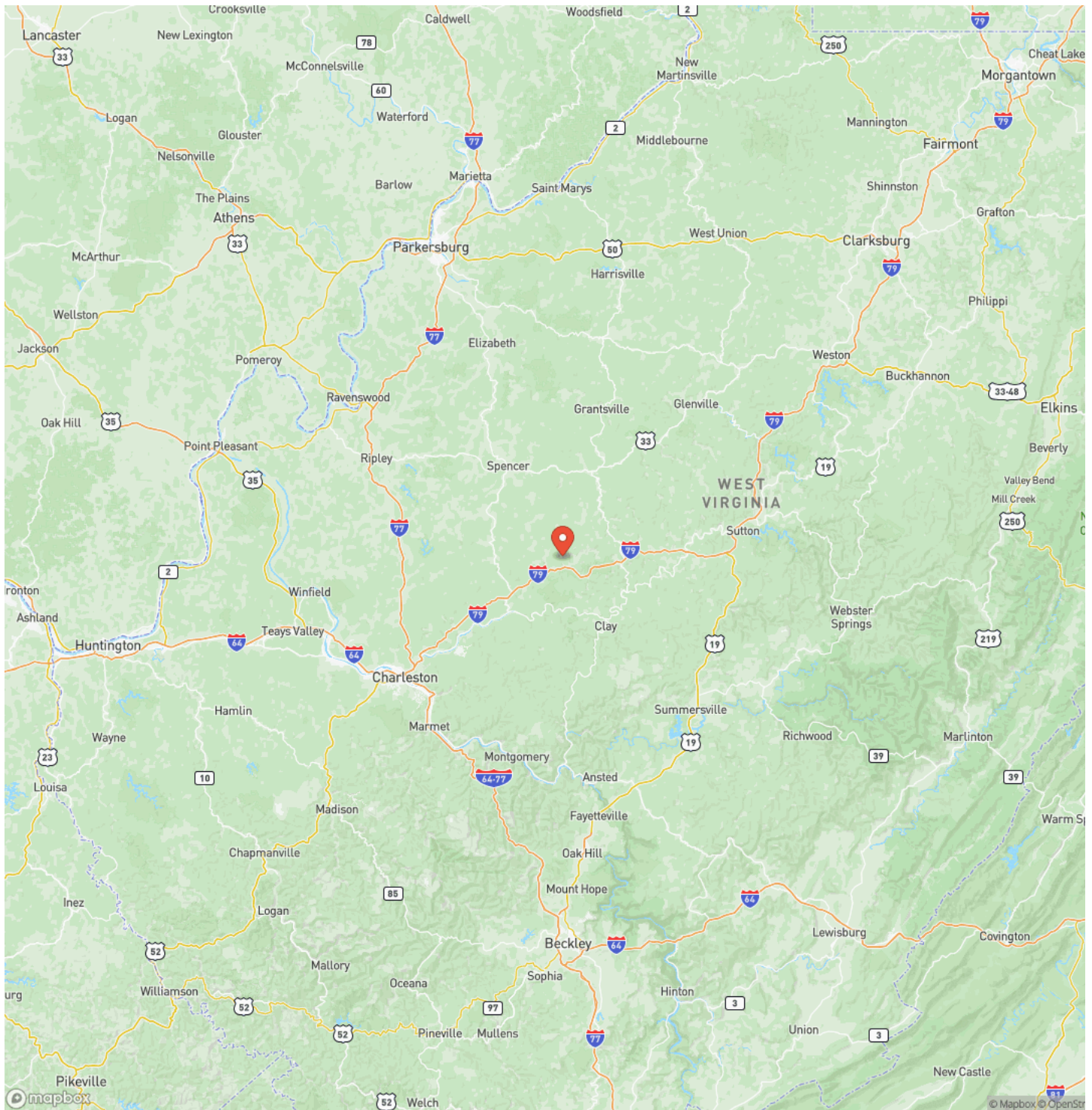
Clay Rd - 91 acres
Newton, WV / Roane County



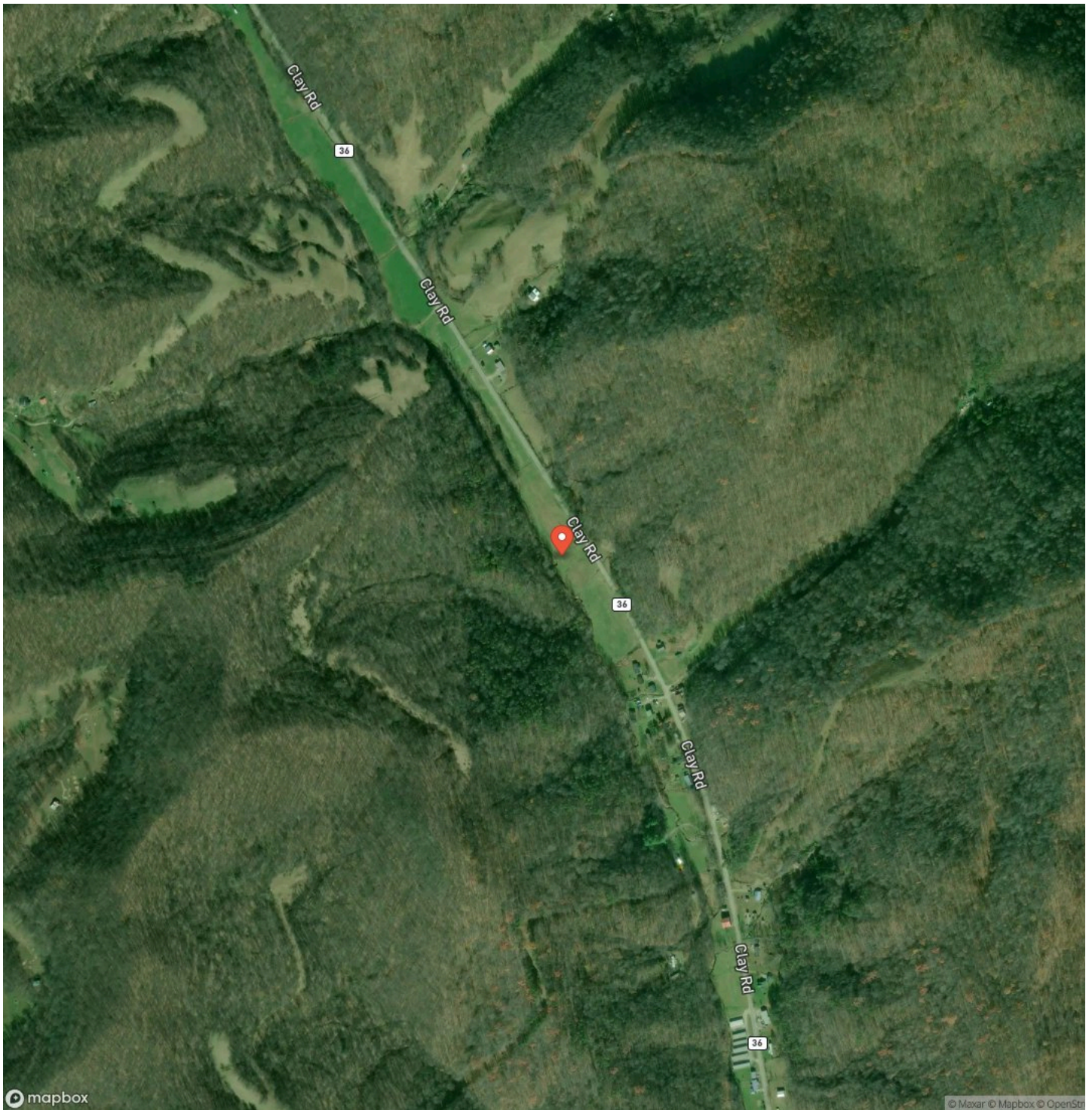
Locator Map



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.

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