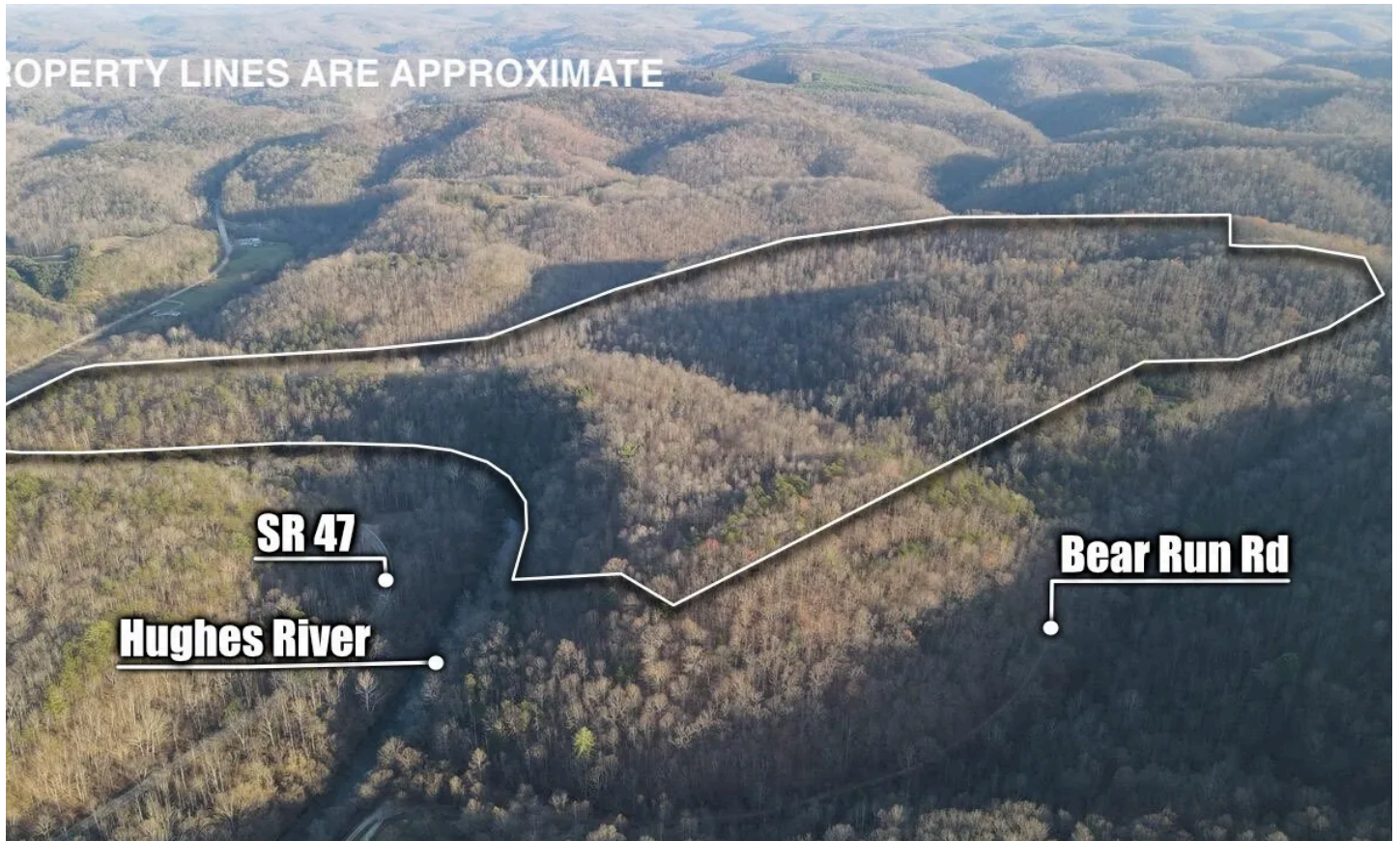


Bear Run Rd - 120 acres - Ritchie County
Bear Run Rd
Elizabeth, WV 26143

\$199,900
120± Acres
Ritchie County



Bear Run Rd - 120 acres - Ritchie County
Elizabeth, WV / Ritchie County

SUMMARY

Address

Bear Run Rd

City, State Zip

Elizabeth, WV 26143

County

Ritchie County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.09142 / -81.243904

Taxes (Annually)

815

Acreage

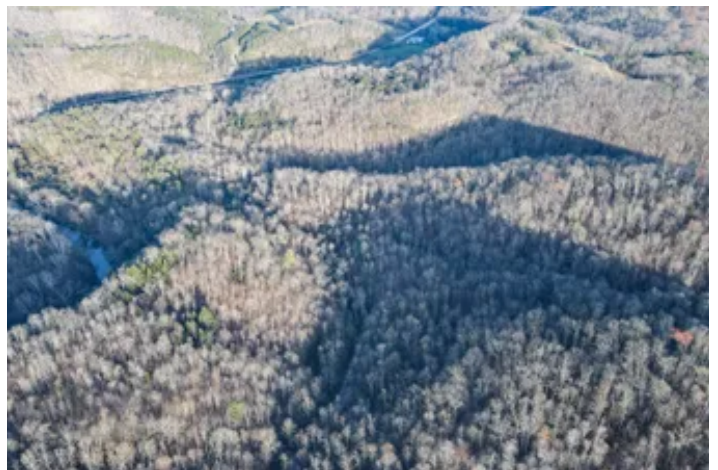
120

Price

\$199,900

Property Website

<https://www.mossyoakproperties.com/property/bear-run-rd-120-acres-ritchie-county-ritchie-west-virginia/68519/>



Bear Run Rd - 120 acres - Ritchie County
Elizabeth, WV / Ritchie County

PROPERTY DESCRIPTION

120 +/- acres for sale in Ritchie County, West Virginia. Excellent chance to purchase a great recreational property! Big & small game hunting and fishing on your property! The property borders the Hughes River with 3000 +/- feet of river frontage. Kayaking, canoeing, and fishing for muskies, smallmouth bass, panfish, and catfish. This property is only minutes from the 10,000-acre Hughes River Wildlife Management Area for public access to additional land!

Property features include:

- 120+/- acres of wooded land
- Select timber harvest was completed in 2008
- Some trails throughout the property
- Mix of hardwoods, maple and pine
- Seller states excellent hunting
- Opportunities to hunt small game, whitetail deer, wild turkey, and black bear
- Multiple build sites for cabin or camp
- Property can accommodate multiple hunters
- Rolling to steeper topography
- Elevation runs from 640 up to 980 feet
- GPS coordinates are 39.0903, -81.2441

This property feels remote but is only 28 miles from Parkersburg, West Virginia, and I-77. Don't miss out—call today before this one is sold! Possible free gas and any mineral rights the seller owns will transfer to the buyer, with the exception of the gas and oil rights, which are reserved.

Bear Run Rd - 120 acres - Ritchie County
Elizabeth, WV / Ritchie County

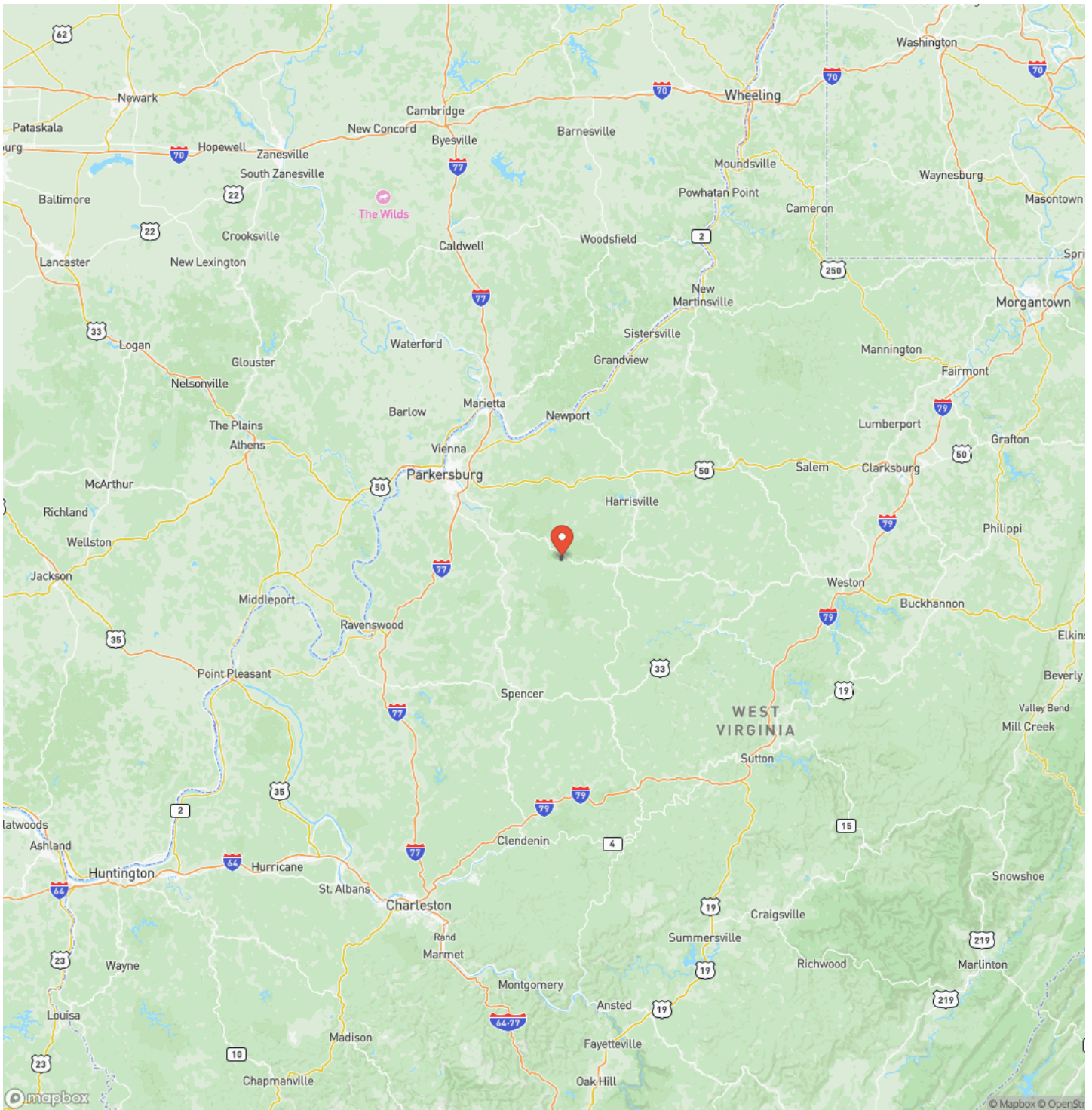


Locator Map



Elizabeth, WV / Ritchie County

Locator Map



Satellite Map



Bear Run Rd - 120 acres - Ritchie County
Elizabeth, WV / Ritchie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Bare - WV

Mobile

(740) 404-8915

Office

(614) 829-7070

Email

sbare2@mossyoakproperties.com

Address

1900 Garfield Avenue

City / State / Zip

Parkersburg, WV 26101

NOTES



MORE INFO ONLINE:

www.mossoakproperties.com/land-for-sale/ohio/

[illegible]

www.mossyoakproperties.com/land-for-sale/ohio/

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) 949-6764
www.mossyOakproperties.com/land-for-sale/ohio/

