

**Deepwater Mountain Tract 2 - 78 acres**  
Deepwater Mountain Road  
Oak Hill, WV 26034

**\$154,900**  
78± Acres  
Fayette 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

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**Oak Hill, WV / Fayette County**

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**SUMMARY**

**Address**

Deepwater Mountain Road

**City, State Zip**

Oak Hill, WV 26034

**County**

Fayette County

**Type**

Recreational Land

**Latitude / Longitude**

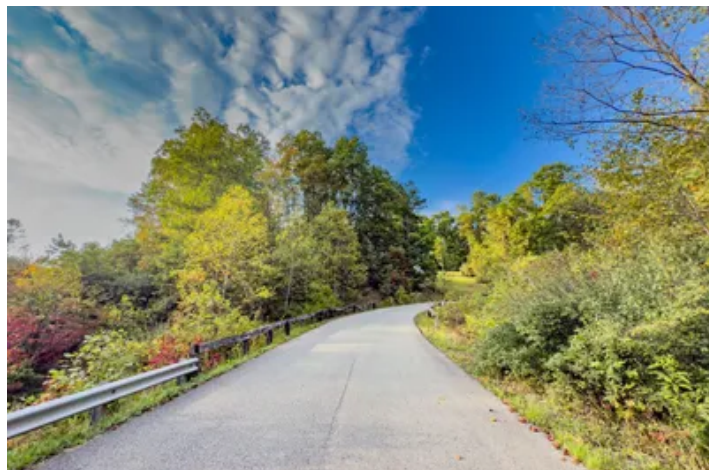
37.9873 / -81.1738

**Acreage**

78

**Price**

\$154,900



## Deepwater Mountain Tract 2 - 78 acres Oak Hill, WV / Fayette County

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### **PROPERTY DESCRIPTION**

78+/- acres for sale in Fayette County, West Virginia. Very nice build site on top of the hill with scenic views! Solid paved road to the build site and property is located within the City Limits of Oak Hill. Hunting for the outdoor enthusiast with ATV and horseback riding possibilities as well. Close to the New River Gorge and Interstate 77!

Property features include:

- Tract 2 78+/- acres pending new survey
- Mostly wooded tract
- Some mature timber
- Hunting and recreational opportunities
- Deer, turkey, bear, and small game
- Access road into property
- Some trails through the property
- Older pond (Unknown if stocked)
- Frontage off 2 roads
- Multiple build sites
- Electric at the road
- Public water & sewer close by
- GPS coordinates are 37.9873, -81.1738

Tract 1 is 145 acres.

Tract 3 is 15+/- acres for sale at \$49,900

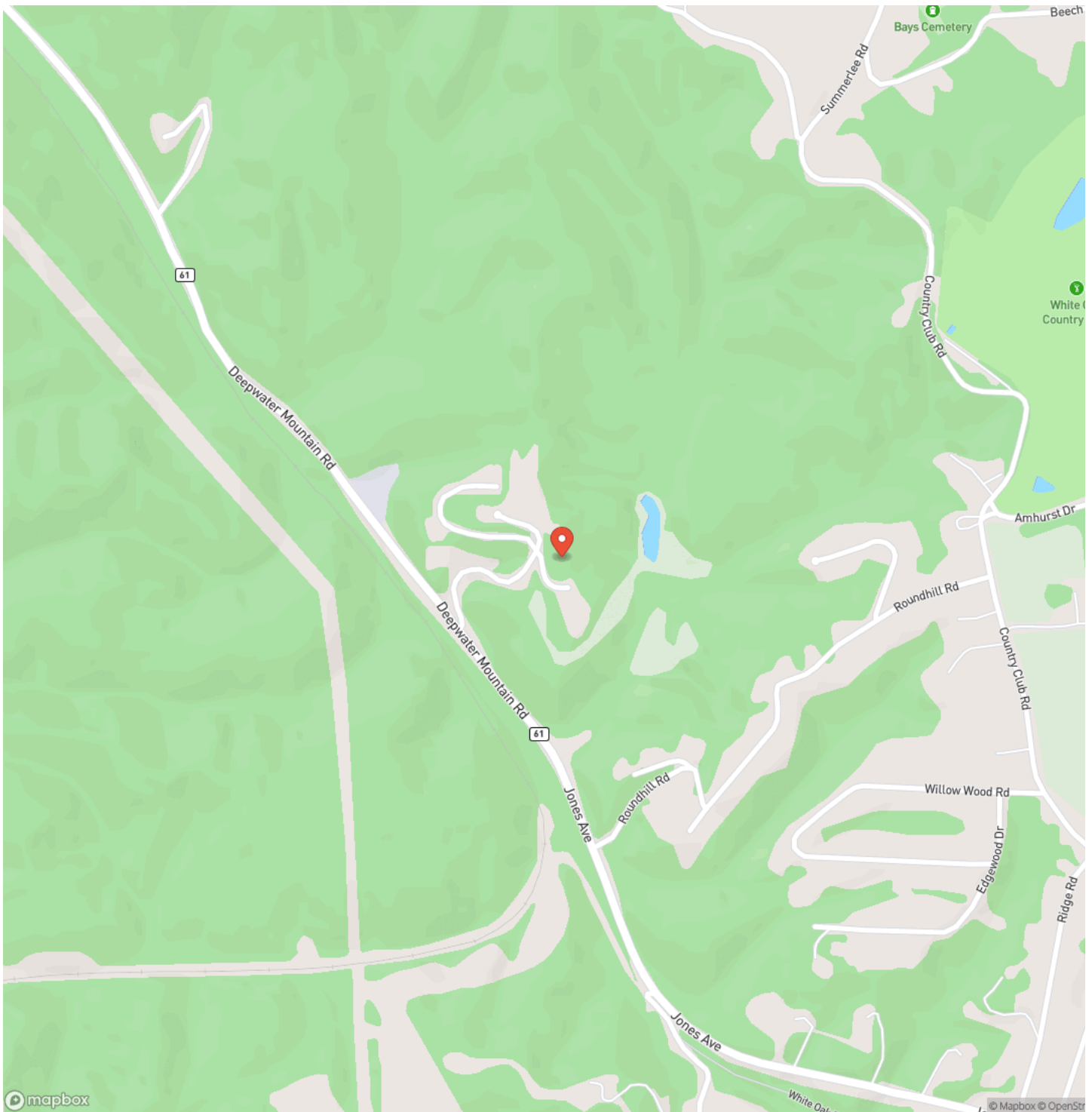
No known restrictions or HOA. Annual taxes are to be determined due to the parcel split, and the seller does not own the mineral rights.

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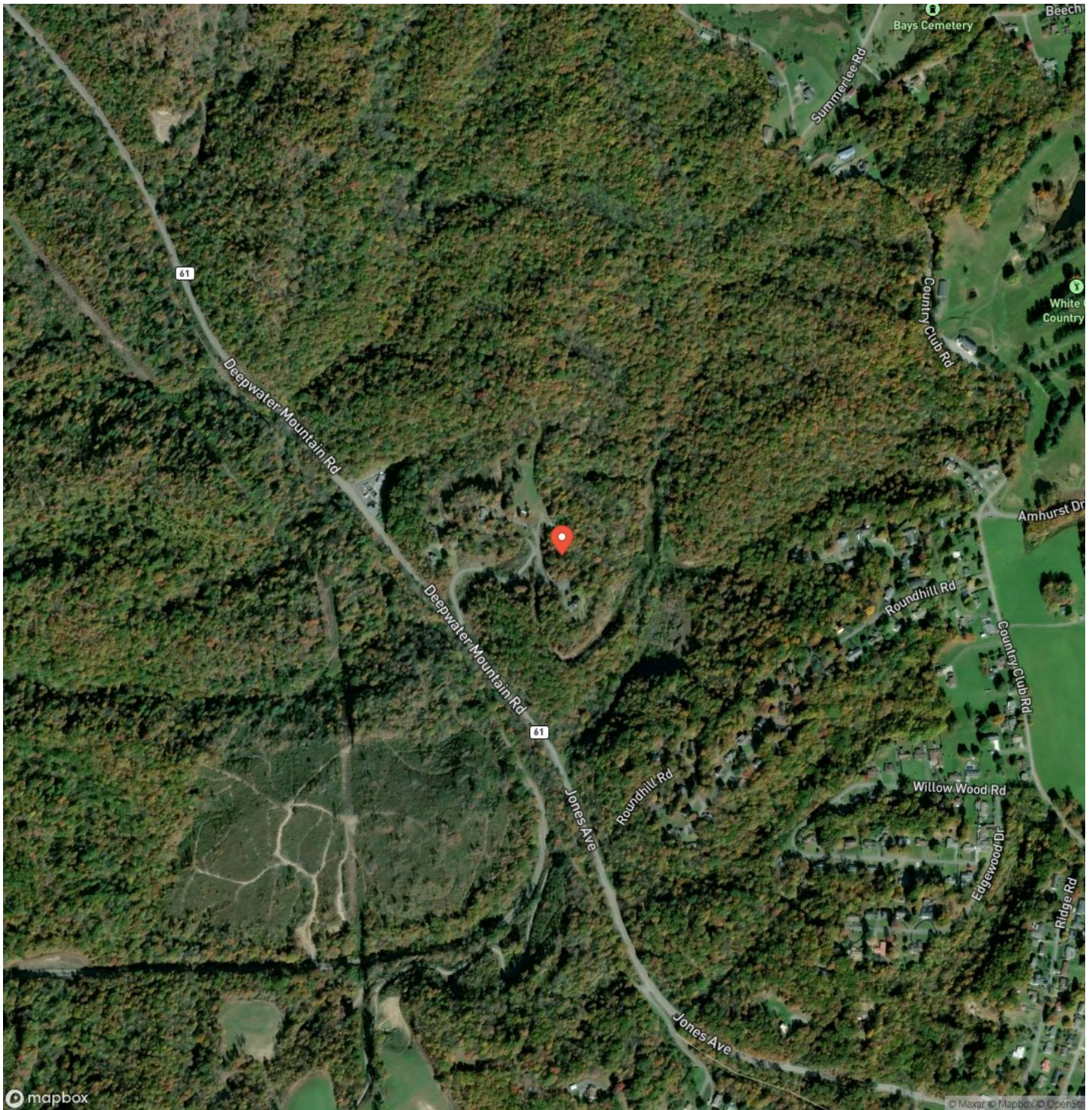


## Locator Map





## Satellite Map







## **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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