

Indian Creek Rd - 229 acres
3112 Indian Creek Road
Harrisville, WV 26332

\$849,900
229.720± Acres
Ritchie 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.



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**Indian Creek Rd - 229 acres
Harrisville, WV / Ritchie County**

SUMMARY

Address

3112 Indian Creek Road

City, State Zip

Harrisville, WV 26332

County

Ritchie County

Type

Residential Property, Recreational Land, Hunting Land

Latitude / Longitude

39.180473 / -81.006783

Dwelling Square Feet

3387

Bedrooms / Bathrooms

4 / 2

Acreage

229.720

Price

\$849,900

Property Website

<https://www.mossyoakproperties.com/property/indian-creek-rd-229-acres-ritchie-west-virginia/92912/>



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Harrisville, WV / Ritchie County**

PROPERTY DESCRIPTION

Log home and 229.72 acres for sale in Ritchie County, West Virginia. What an incredible opportunity to buy this beautiful log home secluded on this large acreage! If you're looking for a getaway for your family or a place to start a camp, this is the perfect place! Very private location, but only 39 miles from Parkersburg, West Virginia! Over 200 acres for hunting, hiking, horseback riding, or reconnecting to Mother Nature!

Property features include:

- 222.7 acres with Stream & Wetland Conservation restrictions enforced by the US Army Corps of Engineers.
- 7.02 +/- acres with no restrictions in place, includes current home and barn site
- 45 +/- acres of cleared land with remaining land wooded
- Mix of oak, maple, poplar, and sycamore tree species
- Some trails / well roads through the property for great access
- Indian Creek flows through the property providing year round water supply for wildlife and livestock
- Hunting for deer, turkey, bear, and small game
- Areas to plant future food plots
- Free gas to the home with multiple wells on the property
- Gated 448 +/- feet driveway to log home
- Elevation ranges from 860 feet to 1240 feet
- GPS Coordinates are 39.18309, -81.00287

Home features include:

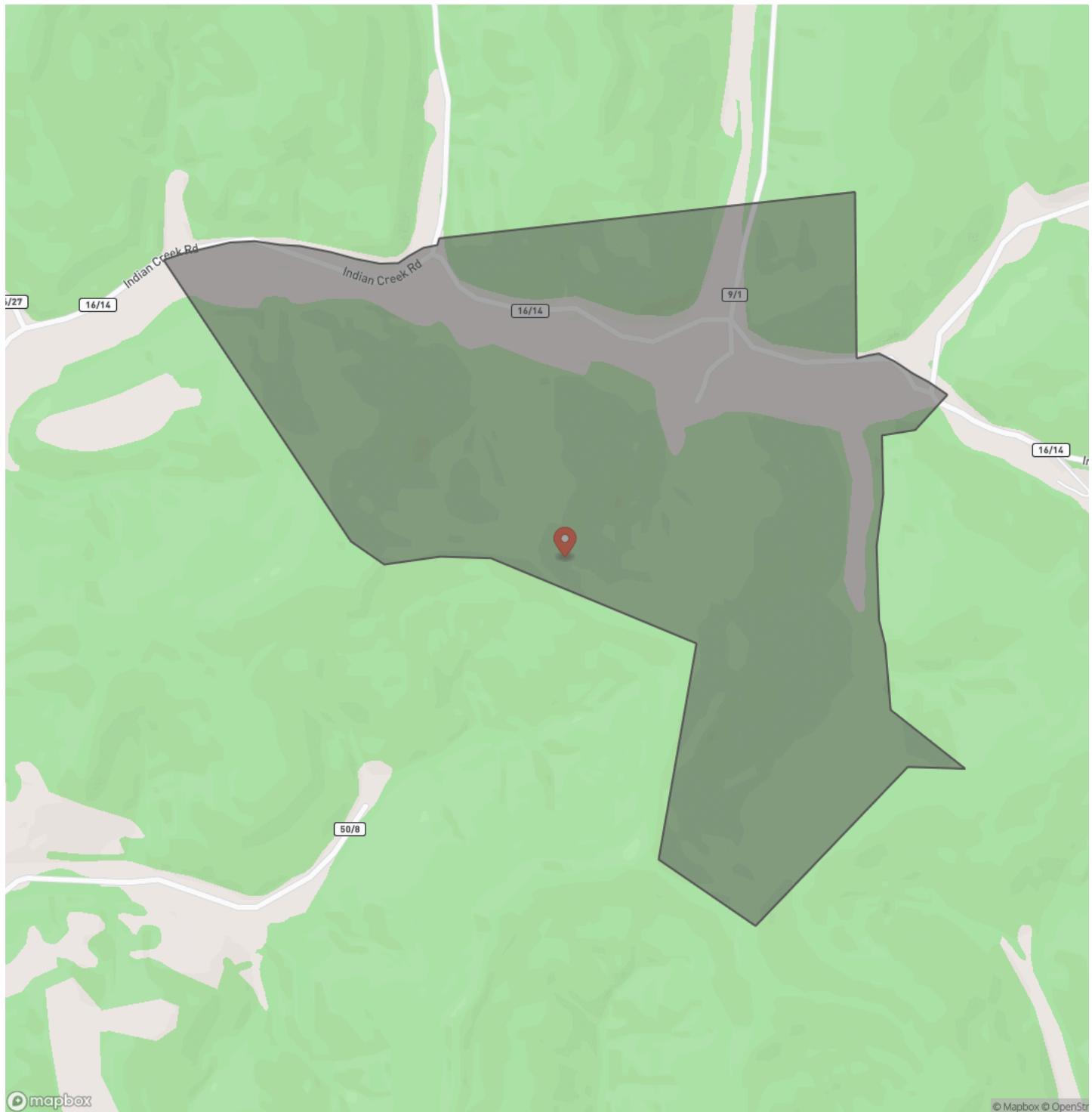
- 3387 square foot log home
- 4 total bedrooms with a huge master bedroom in the loft overlooking the family room
- 2 full bathrooms with custom tile showers and one jet tub
- Large open kitchen and family room with cathedral ceilings
- Incredible stone fireplace centered between 2 sliding doors open to a large rear deck
- Kitchen is all custom, from all the cabinets, farm sink, cooktop, and granite countertops
- Hardwood and tile floors throughout kitchen and family room
- Den or office area with a gas heater
- Additional living room with brick fireplace
- Second kitchen with island counter top, cabinets, and gas range
- 1st floor laundry area
- Full basement with desk, office area, and meat processing room with stainless steel sink
- Gas furnace, central air, iron filter, whole-house gas generator
- Private septic system and drilled water well
- Attached 3-car garage and wood shop
- Screened-in covered porch on the front of the home
- Large covered porch on the rear of the home
- Fenced-in yard for pets
- Open-sided shelter house with concrete pad
- Horse barn with tack room/office, multiple stalls, water, electric, and some fenced pasture
- Storage/feed barn inside front pasture

I saw plenty of deer and wild turkey sign on my several visits to the property! Property does have some restrictions, but they will not prevent you from enjoying this slice of heaven! Seller does not own the mineral rights, and annual taxes are approximately \$6183.56.

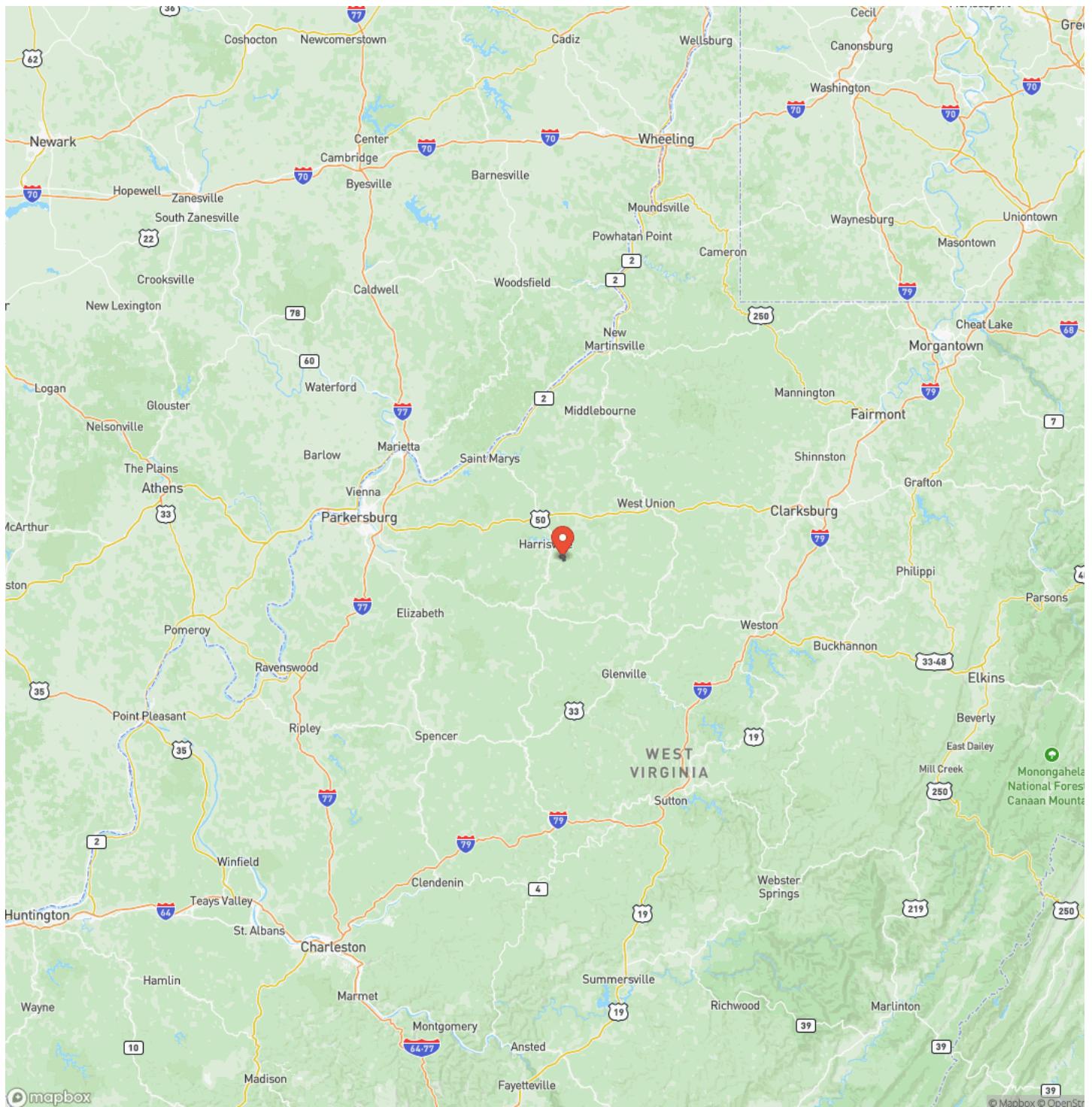
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Locator Map



Locator Map



Satellite Map



© mapbox

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Harrisville, WV / Ritchie County**

LISTING REPRESENTATIVE



Representative

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City / State / Zip

NOTES



NOTES

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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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