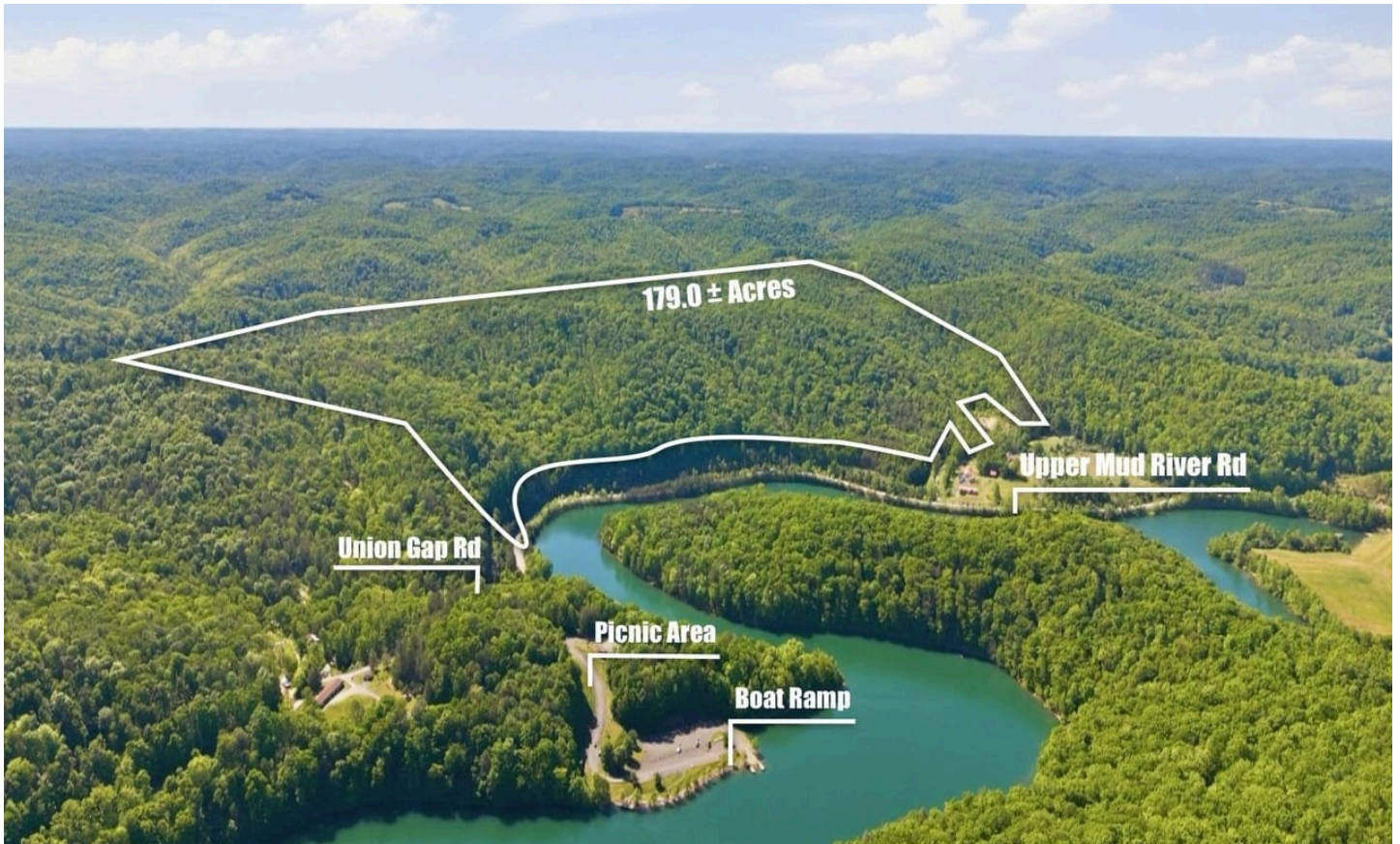


Lovejoy Cemetery Rd - 179 acres  
Lovejoy Cemetery Rd  
Branchland, WV 25506

**\$220,000**  
179± 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

**Lovejoy Cemetery Rd - 179 acres  
Branchland, WV / Lincoln County**

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**SUMMARY**

**Address**

Lovejoy Cemetery Rd

**City, State Zip**

Branchland, WV 25506

**County**

Lincoln County

**Type**

Recreational Land, Hunting Land

**Latitude / Longitude**

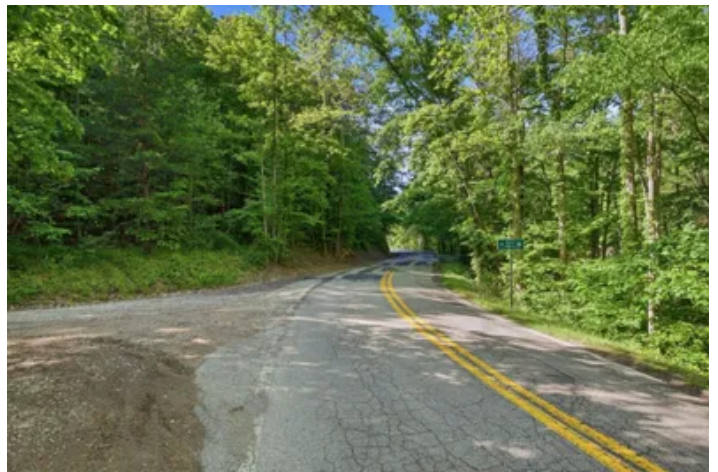
38.1563 / -82.0703

**Acreage**

179

**Price**

\$220,000



**Lovejoy Cemetery Rd - 179 acres  
Branchland, WV / Lincoln County**

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**PROPERTY DESCRIPTION**

Incredible opportunity for a large tract in Lincoln County, West Virginia! Very quiet and peaceful location, only 12 miles south of the town of Hamlin. There are 179 +/- acres of recreational land with numerous possibilities! The entire boundary is marked with purple paint, and there is a locked gate at the entrance off Hill Road. The gate is approximately .42 miles off Hill Rd on the right. Mostly wooded acreage with timber that has been select cut. The timber cut opened up the woods nicely, and the logging trails created great access throughout the property. Good mix of oak, hickory, maple, poplar, and many other species of trees. There is still plenty of timber on this property, but in the future, there will be even more incredible cover for wildlife! This area is home to whitetail deer, wild turkey, black bear, and small game. Multiple man-made water holes for wildlife on the ridge. Multiple areas have already been cleared that could be planted in various plants to attract and hold even more wildlife. A HUGE bonus is the Mud River Recreational Area and lake right next door! You would have access to an additional 1425 +/- acres for recreational use and public hunting! The 306-acre lake has a 10-horsepower limit and is stocked with largemouth bass, bluegill, crappie, musky, and channel catfish. There is a public boat ramp, beach, playground, and restrooms with shower facilities. This property has multiple sites for building a new home or cabin with electric and natural gas available at the road. Elevation ranges from 740 feet to 1120 feet. Annual taxes are approximately \$1100 +/- per year, and any mineral rights owned by the seller are to be transferred to the buyer. Call today before this one is sold!

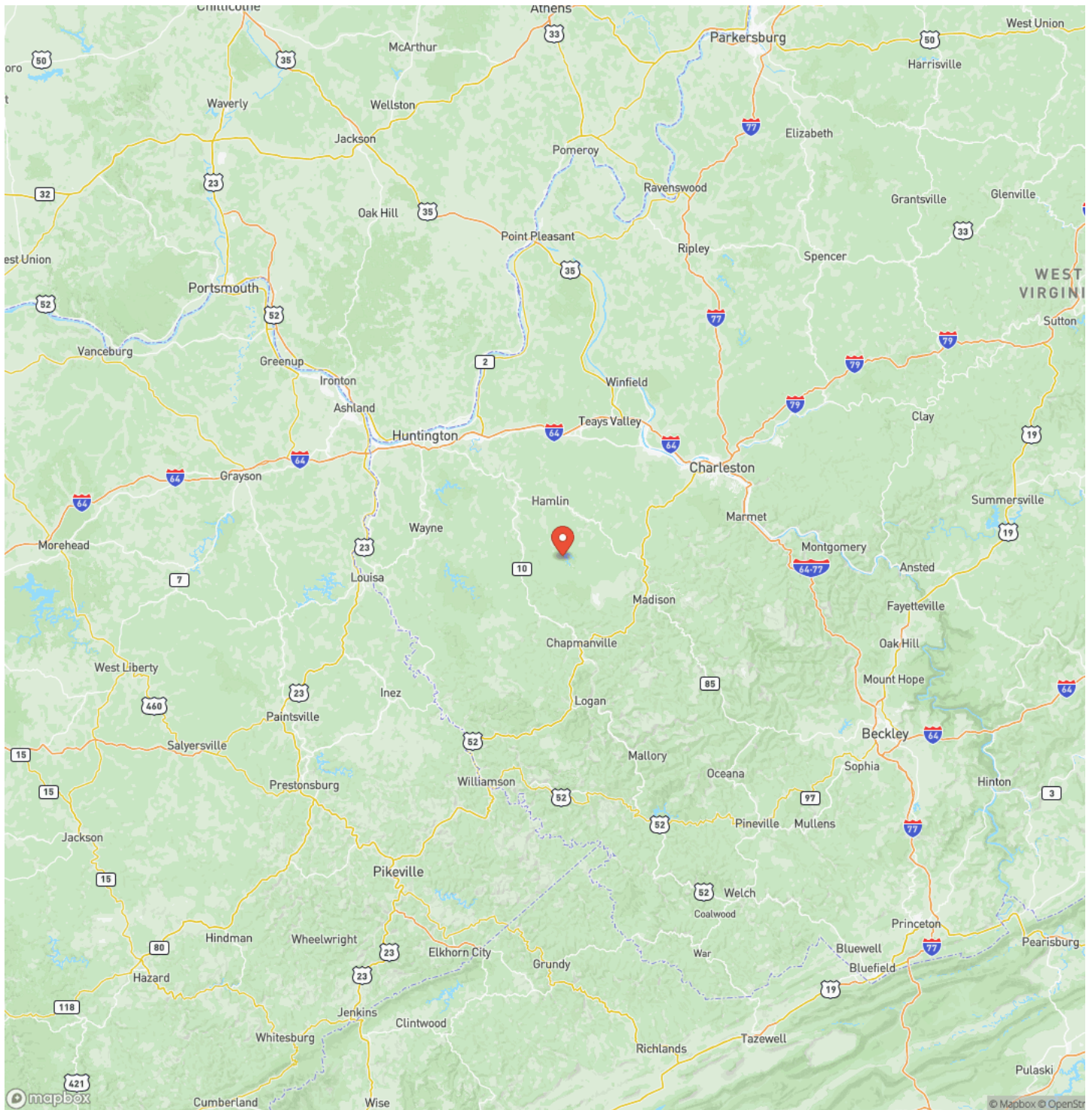
Lovejoy Cemetery Rd - 179 acres  
Branchland, WV / Lincoln County



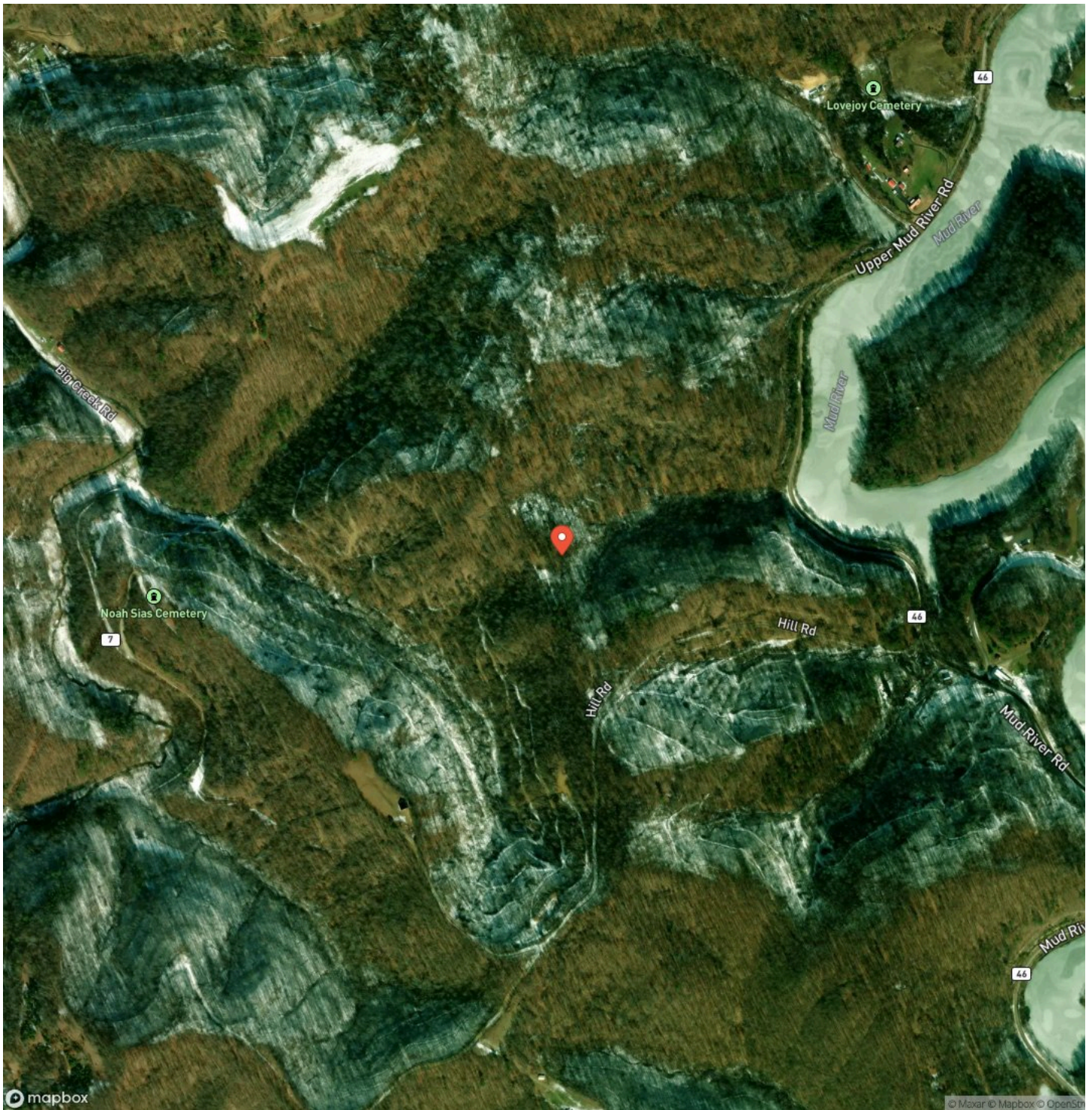
## Locator Map



# 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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