

County Route 50 - 77 acres  
County Route 50  
Pennsboro, WV 26415

**\$252,000**  
77.09± 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.



**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

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**Pennsboro, WV / Ritchie County**

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**SUMMARY**

**Address**

County Route 50

**City, State Zip**

Pennsboro, WV 26415

**County**

Ritchie County

**Type**

Recreational Land

**Latitude / Longitude**

39.2727 / -80.9235

**Acreage**

77.09

**Price**

\$252,000



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**PROPERTY DESCRIPTION**

77.09 acres for sale in Ritchie County, West Virginia. Don't miss out on this beautiful property with so many possibilities! If you're looking for a cabin or home site, there are multiple locations with views of the river and valley below. Recreational opportunities include hunting, fishing, kayaking, riding, and hiking trails. The North Bend Rail Trail is 72 miles long and follows the North Fork of the Hughes River through property. Hughes River provides fishing for smallmouth bass, musky, catfish, and multiple species of panfish. The property is located less than 1 mile from US 50.

Property features include:

- 77.09 total acres
- 1 parcel
- Mix of open hay and wooded acreage
- Approximately 12.61 acres of hay field or pasture
- Remaining acreage is wooded
- Timber is a mix of younger and older trees
- Oak, maple, cherry, and sycamore tree species
- Some brushy cover for wildlife
- Hunting for deer, turkey, bear, and small game
- Several older trails through the property
- 857 +/- feet of river frontage
- Concrete water bridge in place
- 1613 +/- of road frontage on County Route 50/40
- Electric at the road
- GPS coordinates are 39.2708, -80.9282

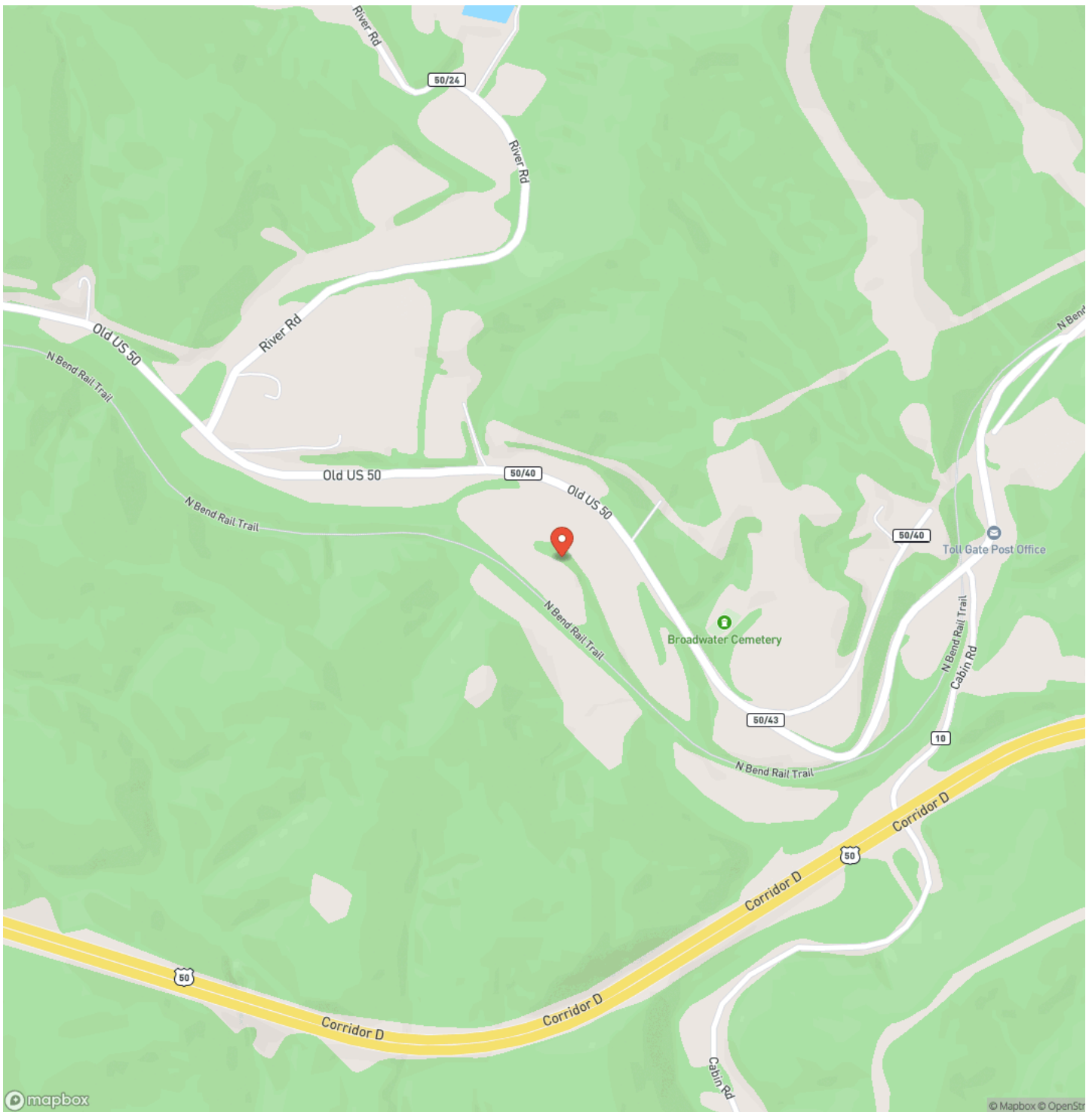
Lot 2 is an additional 2.91-acre building site available for \$28,900

Annual taxes are approximately \$912.70 per year, and mineral rights do not transfer.

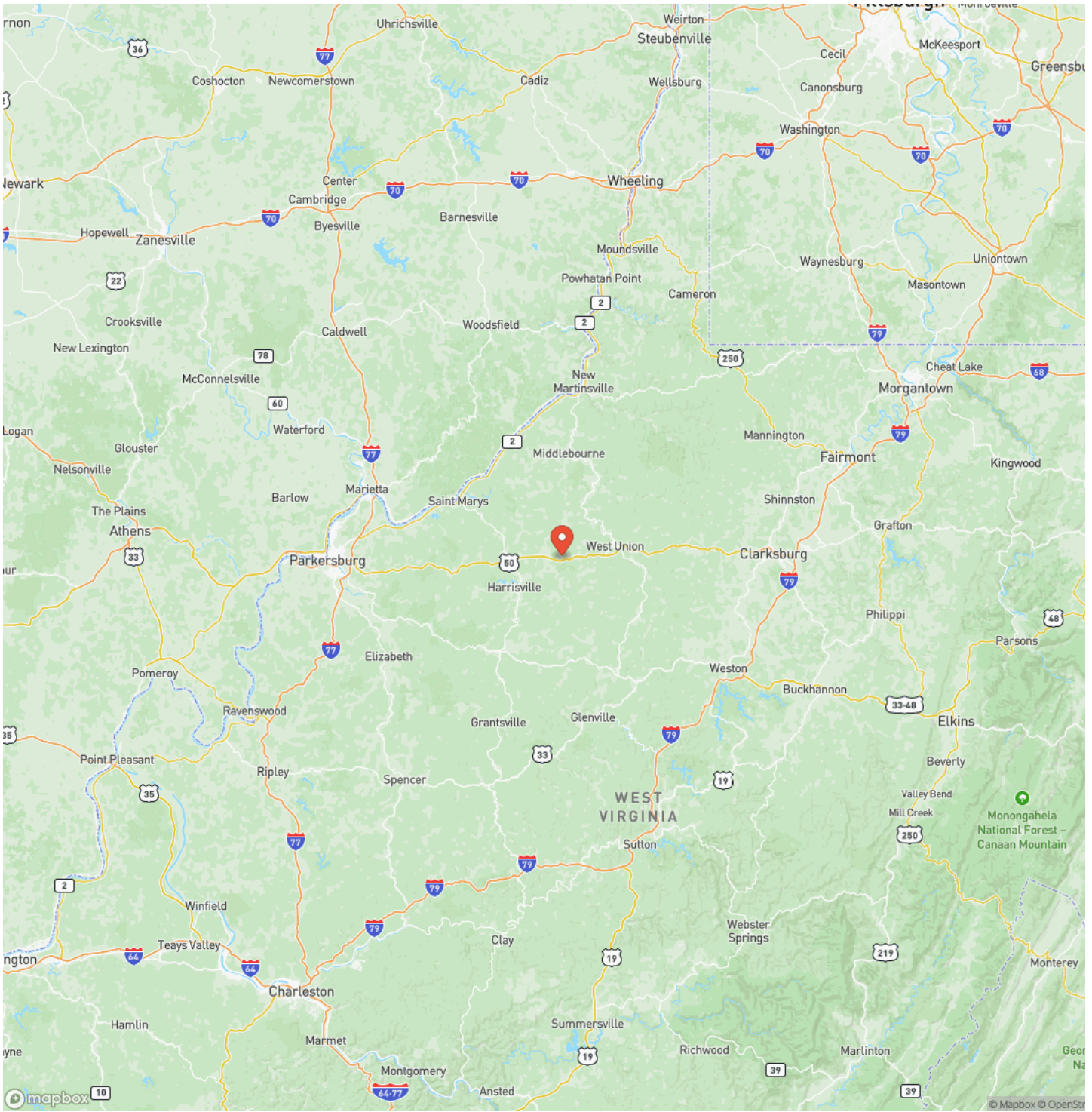
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## Locator Map



# 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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