

Layfield Run Rd - 153 acres
0 Layfield Run Rd
Cairo, WV 26337

\$289,900
153± 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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Layfield Run Rd - 153 acres
Cairo, WV / Ritchie County

SUMMARY

Address

0 Layfield Run Rd

City, State Zip

Cairo, WV 26337

County

Ritchie County

Type

Recreational Land, Hunting Land, Undeveloped Land

Latitude / Longitude

39.301445 / -81.198189

Acreage

153

Price

\$289,900

Property Website

<https://www.mossoakproperties.com/property/layfield-run-rd-153-acres-ritchie-west-virginia/86615/>



Layfield Run Rd - 153 acres
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PROPERTY DESCRIPTION

153+/- acres for sale in Ritchie County, West Virginia. Don't miss out on this one, it should be a great recreational tract! Beautiful hilltop views of the valleys and creek bottom below. Several locations in the woods for a camp or cabin. Plenty of wildlife in this area, and very close to additional public hunting at the Sandhill Wildlife Management Area. Not far from I-77 and only a short drive to Parkersburg, WV.

Property features include:

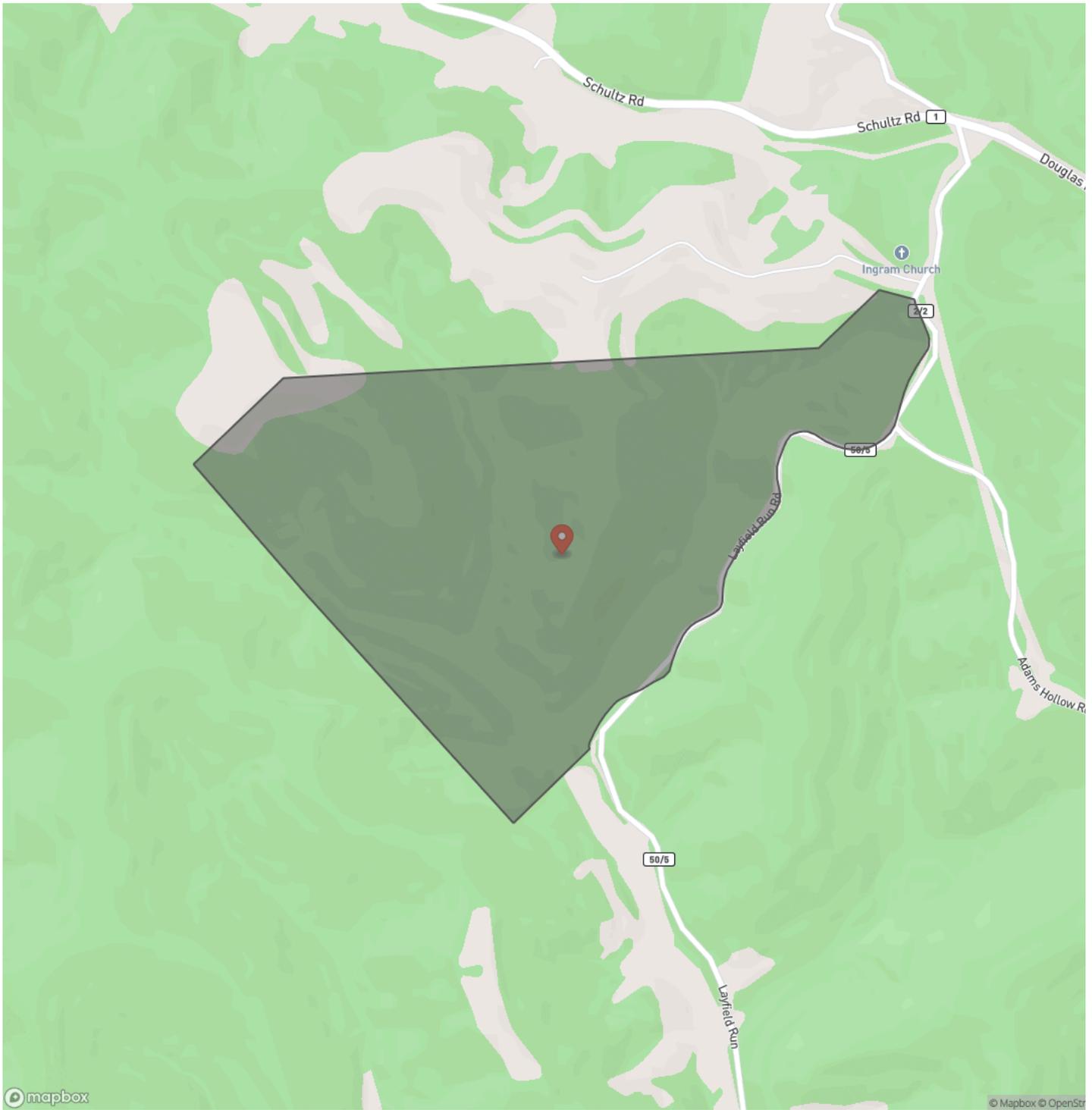
- 153 +/- acres pending a new survey
- Mostly wooded acreage
- Good wildlife habitat
- Multiple clearings from pine tree harvesting
- Clearings would make great locations for food plots
- Mix of younger growth timber and some mature timber
- Marketable timber ready to harvest
- New trail/road system to access property
- Layfield's Run Creek with rocky bottom flows through the property
- Should be excellent for hunting & recreation
- Creek provide wildlife with water to drink
- Deer, turkey, black bear, and small game in this area
- Camping sites
- 900 feet to 1060 feet in elevation
- GPS coordinates are 39.2993, -81.1979

Mineral rights do not transfer, and annual taxes are To Be Determined due to the new property split. No utilities.

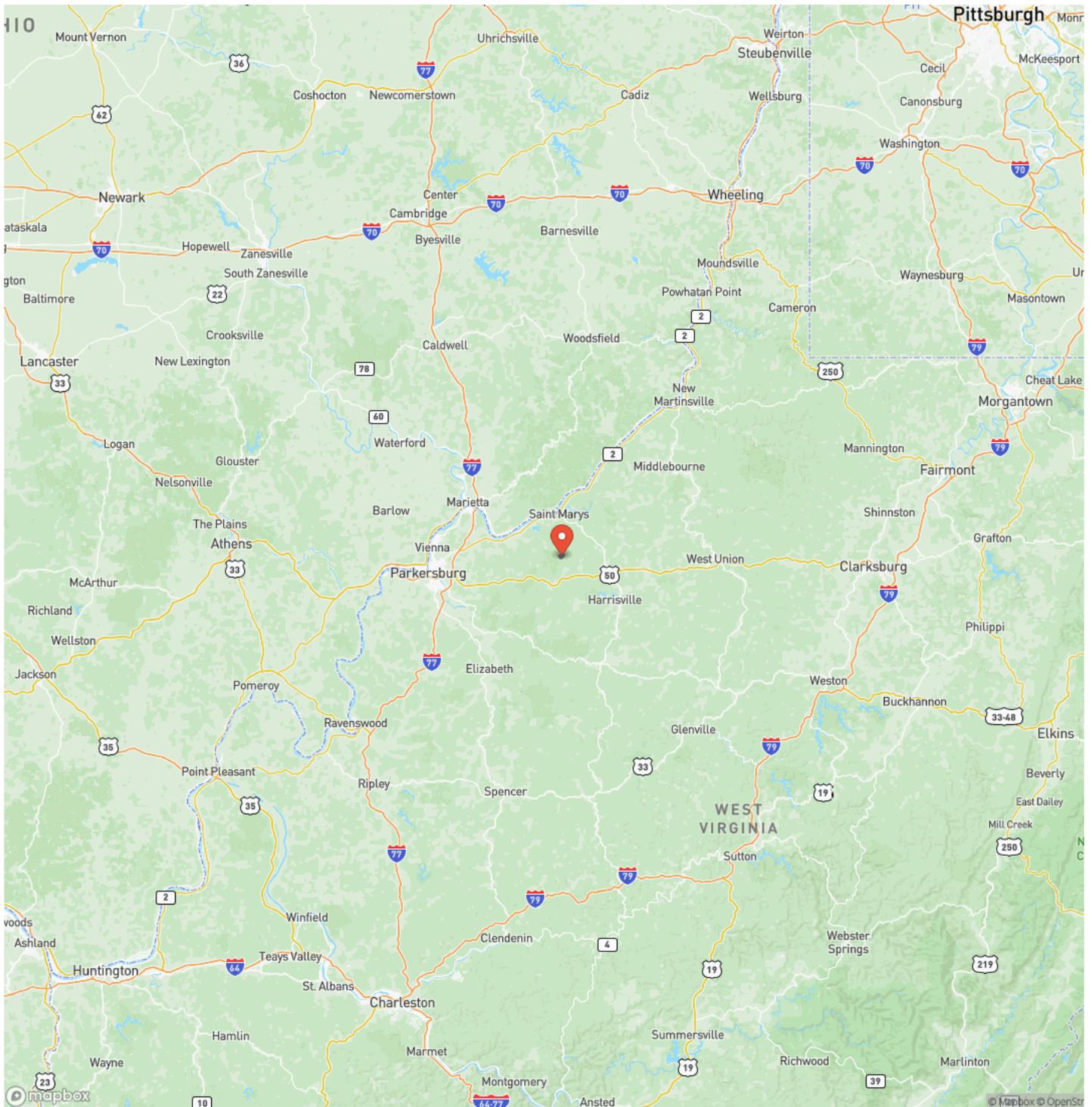
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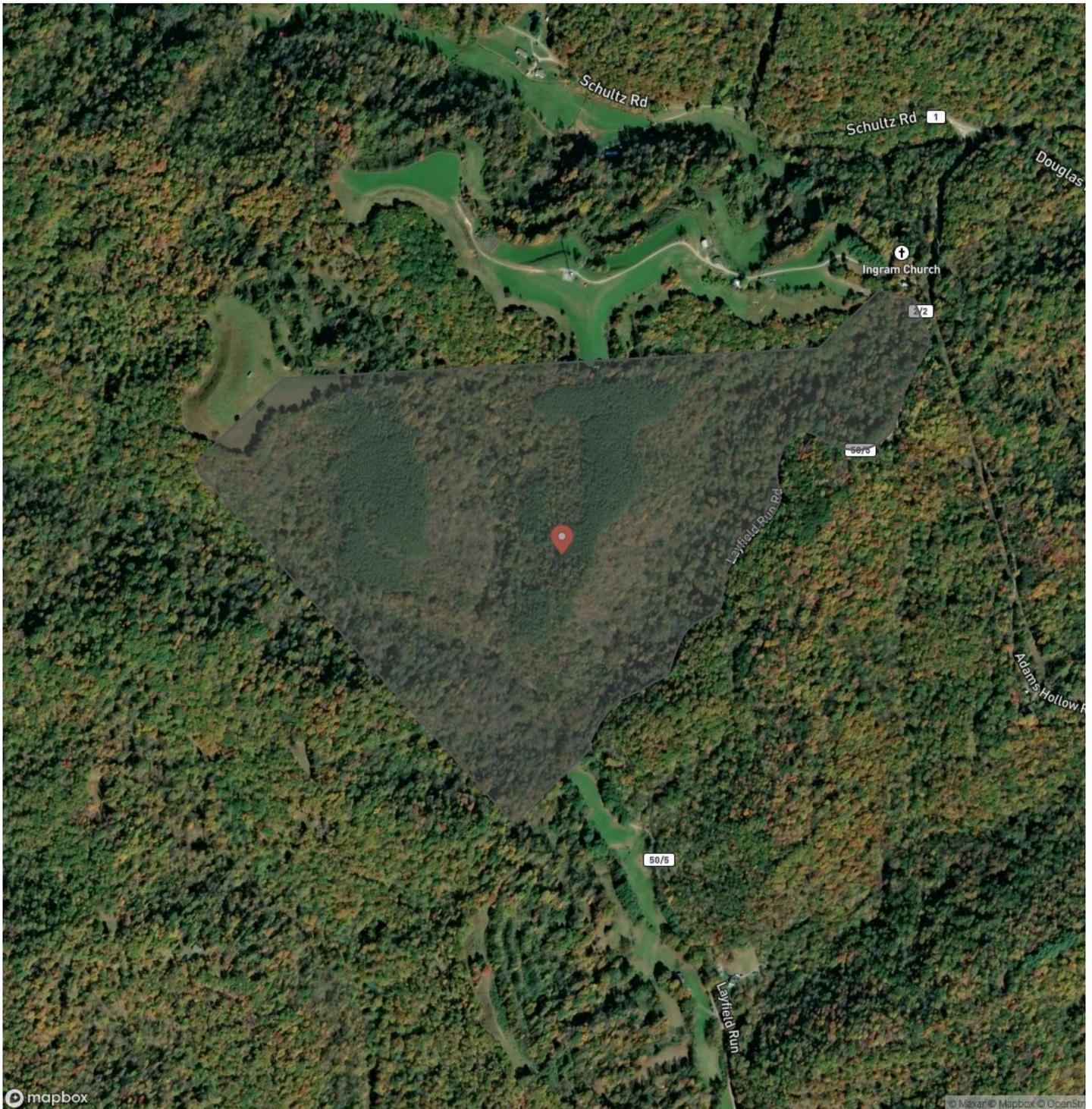
Locator Map



Locator Map



Satellite Map



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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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