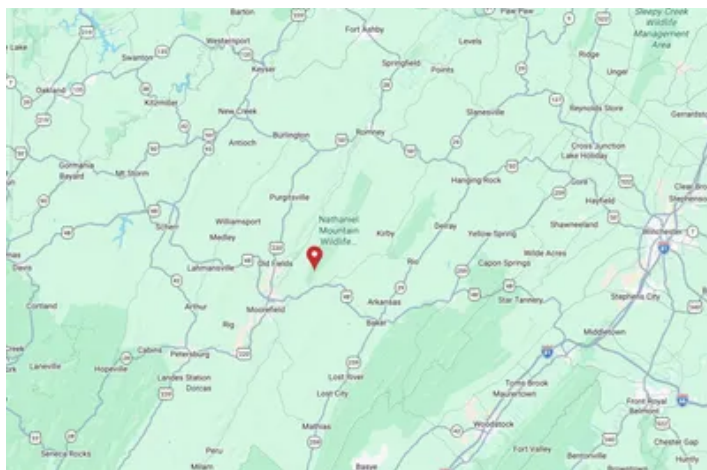
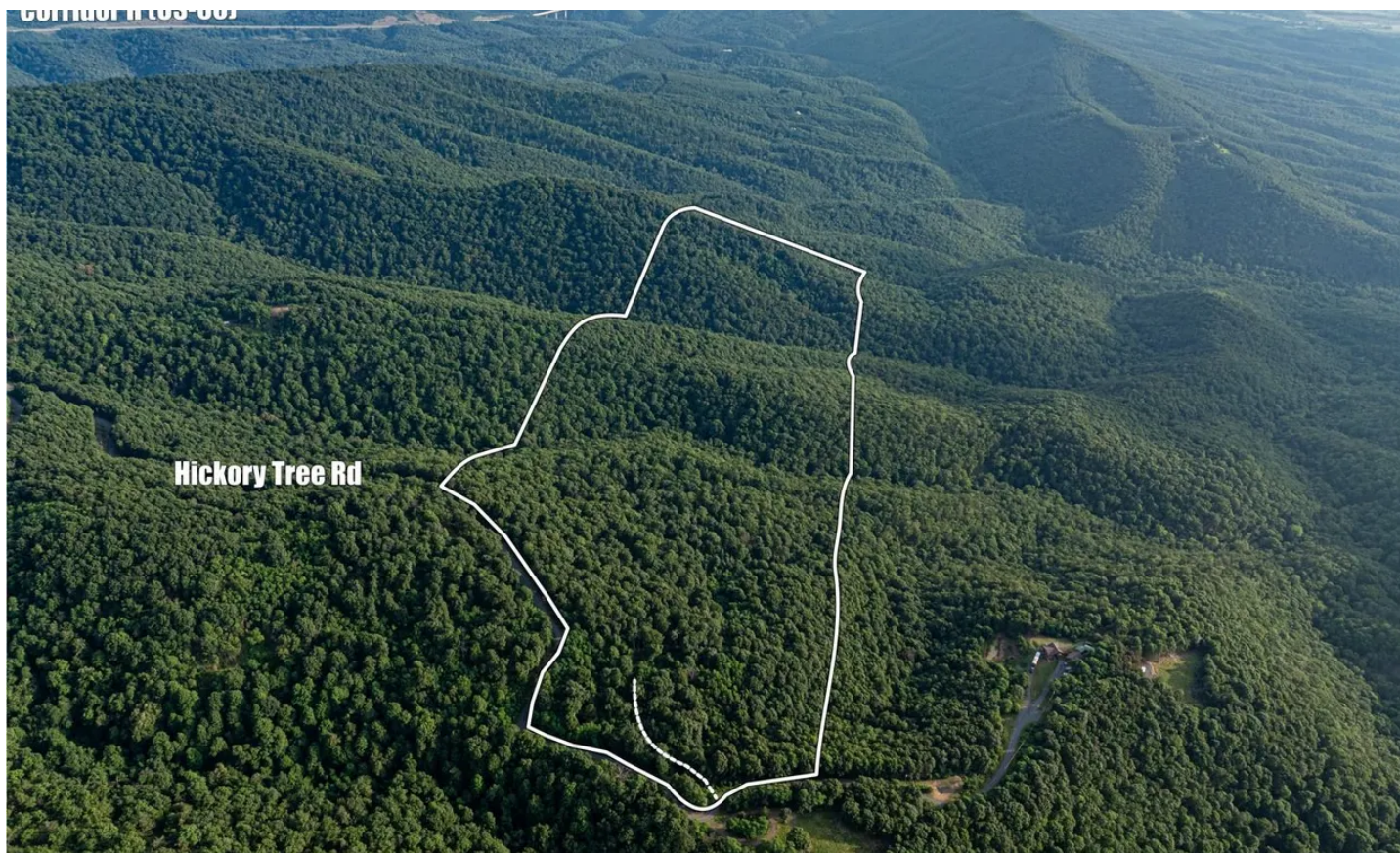


Hickory Tree Rd - 92 acres
0 Hickory Tree Rd
Moorefield, WV 26836

\$249,900
92.030± Acres
Hardy County



Philip Spangler
WV AGENT | APPRENTICE AUCTIONEER

Philip is a true land specialist, with nearly two decades of experience serving as a forest & land management advisor. Philip is a credentialed Forester in several states and the founding Forester at Liberty Forest Management LLC, a forest management consulting firm specializing in assisting landowners with forest management plans, timber resource inventory & evaluation, timber sale administration, forest legacy planning, forest finance & other forestland management services. Philip is a certified WV Forest Stewardship Plan Writer, Technical Service Provider for the Natural Resources Conservation Service, certified Tree Farm Inspector, Society of American Foresters member and an active member of the Association of Consulting Foresters where he serves as Secretary-Treasurer for the WV Chapter. With his career dedicated to serving forestland owners, Philip has developed a deep-rooted understanding of both the market & intrinsic value of land and rural property. This expertise allows him to provide both buyers & sellers with a competitive advantage that sets him apart from the average agent! Philip proudly serves all of West Virginia, offering expert listing & auction services.



pspangler@mossyoakproperties.com | 304-376-9746

Hickory Tree Rd - 92 acres
Moorefield, WV / Hardy County

SUMMARY

Address

0 Hickory Tree Rd

City, State Zip

Moorefield, WV 26836

County

Hardy County

Type

Recreational Land, Hunting Land

Latitude / Longitude

39.13748 / -78.86337

Acreage

92.030

Price

\$249,900

Property Website

<https://www.mossoakproperties.com/property/hickory-tree-rd-92-acres-hardy-west-virginia/112420/>



Hickory Tree Rd - 92 acres Moorefield, WV / Hardy County

PROPERTY DESCRIPTION

Located in the gated Ashton Woods community in Hardy County near Moorefield, West Virginia, this 92.03-acre property (Lot 249) is one of the larger lots in the development. Electric is available along the road, and the property includes a potential homesite with the opportunity to open up big mountain views through selective clearing.

The property features a mature oak-dominated hardwood forest, characterized by seasonal streams and scattered rock outcrops, providing the kind of big woods hunting for which West Virginia is renowned. Located near the back of the community, it offers exceptional privacy while remaining easily accessible year-round.

Residents of Ashton Woods enjoy an established mountain community with protective covenants, quality HOA roads, and private community road access to the 10,000+ acre Nathaniel Mountain Wildlife Management Area, offering outstanding public hunting, hiking, and outdoor recreation opportunities. The South Branch of the Potomac River, including the scenic section known as the Trough, provides excellent opportunities for fishing, paddling and exploring one of West Virginia's most beautiful river corridors. Moorefield, Corridor H, and Romney are all just a short drive away.

- 92.03 acres
- Gated Ashton Woods community
- Electric available along the road
- Homesite with big mountain view potential with selective clearing
- Visible Boundary Markings
- Mature oak dominant hardwood forest
- Seasonal streams and scattered rock outcrops
- Big woods hunting
- Private community road access to the 10,000+ acre Nathaniel Mountain Wildlife Management Area
- Well-maintained HOA roads with year-round access

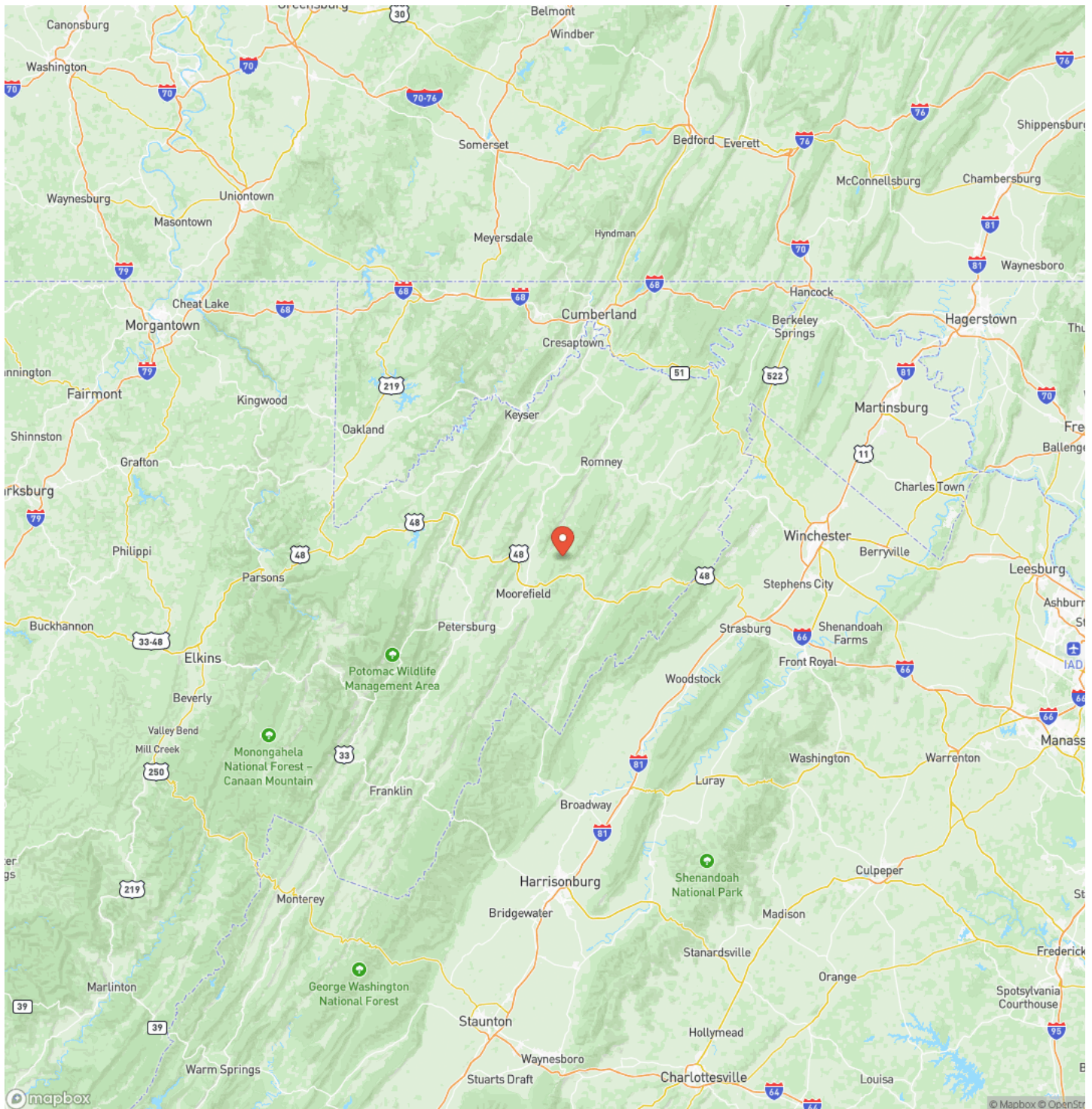
Hickory Tree Rd - 92 acres
Moorefield, WV / Hardy County



Locator Map



Locator Map



Satellite Map



Hickory Tree Rd - 92 acres
Moorefield, WV / Hardy County

LISTING REPRESENTATIVE

For more information contact:



Representative

Philip Spangler

Mobile

(304) 376-9746

Email

pspangler@mossyoakproperties.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

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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