

Homesite Hunting Combo!!
4217 beechy ridge
Clay, WV 25019

\$157,999
119 +/- acres
Clay County



Homesite Hunting Combo!!

Clay, WV / Clay County

SUMMARY

Address

4217 beechy ridge

City, State Zip

Clay, WV 25019

County

Clay County

Type

Recreational Land

Latitude / Longitude

38.407684 / -81.148403

Acreage

119

Price

\$157,999

Property Website

<https://www.mossyoakproperties.com/property/homesite-hunting-combo-clay-west-virginia/21621/>



Homesite Hunting Combo!!

Clay, WV / Clay County

PROPERTY DESCRIPTION

Here is an affordable small tract with a potential home-site in place and excellent gravel road frontage. Small fixer up camp house could be stripped and renovated. Current well in place on property. This property offers excellent recreational/hunting opportunities for whitetail deer other small game.

Located near Clay, WV approx - 1 hour from Charleston,WV.

- 2.5 hours from Morgantown,WV
- 6 hours from Washington,DC
- 4 hours from Columbus, OH
- 3.5 hrs from Lexington, KY

Features Include:

- * +/- 119 acre property , Clay, WV 25019, Clay County
- * Hunts big for a 119 acre parcel due to dimensions of tract
- * Suitable areas for wildlife food plots or crops
- * Interior road system with ATV trails
- * Excellent hunting for whitetail deer and other game
- * Seasonal creek
- * Selectively cut hardwoods offers a diverse habitat landscape full of food and cover for deer.
- * Mineral rights withheld
- * Mixed use residential, recreational, timberland



To schedule a showing, please contact Jordan Barnes, agent at 912-486-5872. This property will be shown by appointment only.

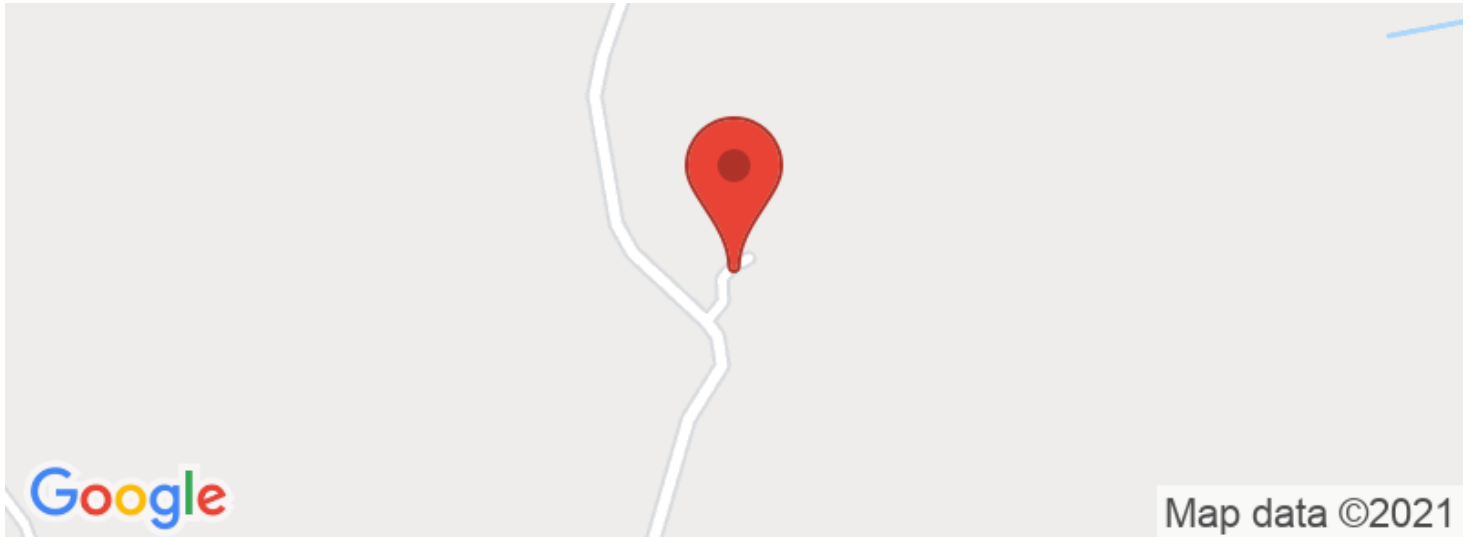


Homesite Hunting Combo!!

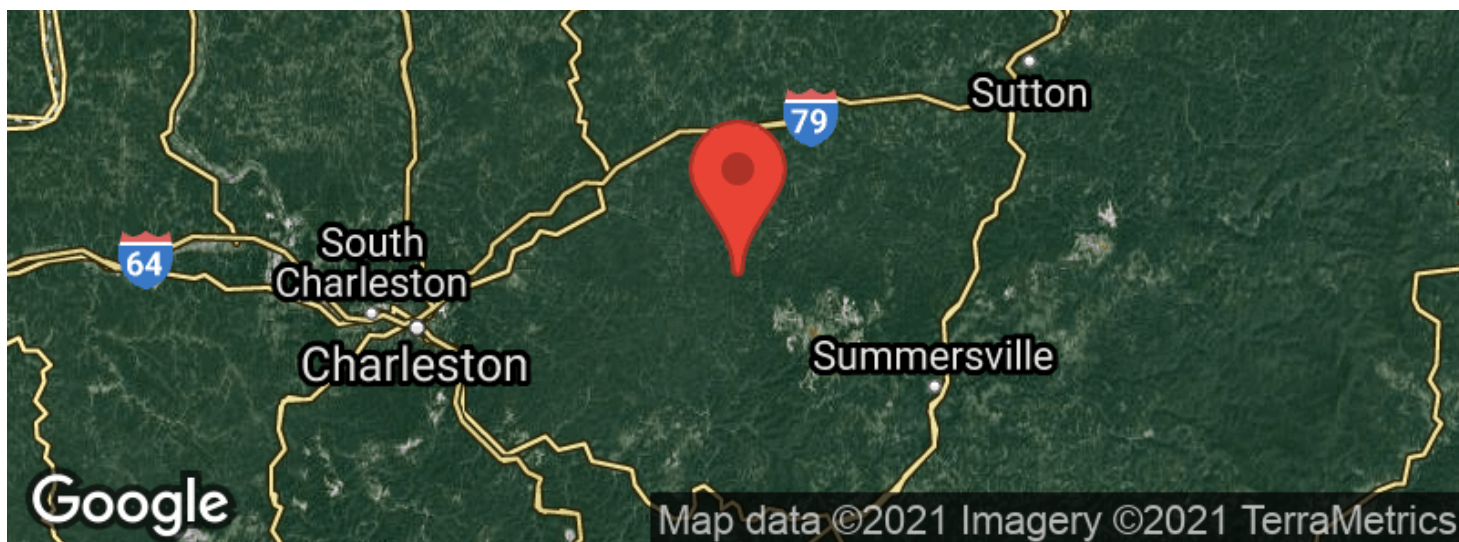
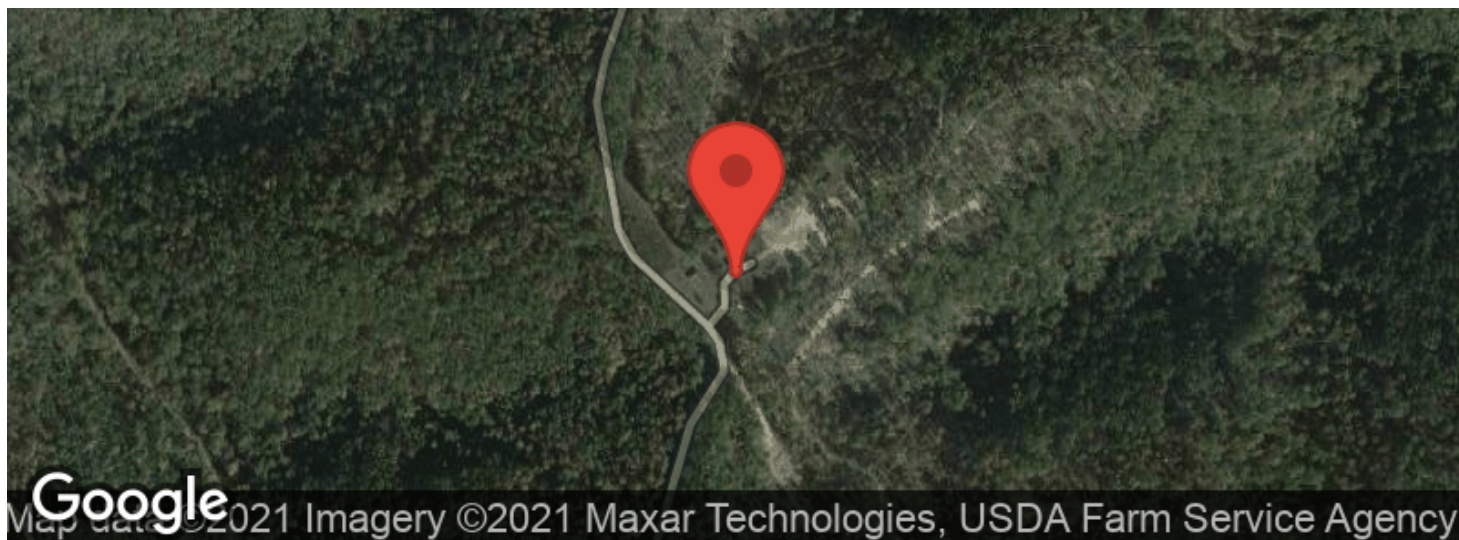
Clay, WV / Clay County



Locator Maps



Aerial Maps



Homesite Hunting Combo!!
Clay, WV / Clay County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jordan Barnes

Mobile

912-486-5872

Email

jbarnes@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

Perry, GA 31069

NOTES



[illegible]

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.



Mossy Oak Properties Legacy Realty Services

1026 Ball Street

Perry, GA 31069

(478) 988-0039

MossyOakProperties.com

