

## **Client Full**

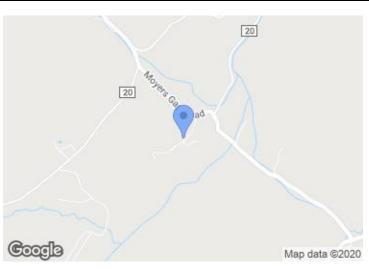
224 Acres Black Thorn, Sugar Grove, WV 26815

**Active** 

**Farm** 

\$699,990





Recent Change: 10/30/2020 : New Active : ->ACT

MIS #: WVPT101586 Lot Acres / SQFT: 224.38a / 9,773,993sf / Assessor

0624000200000000 Tax ID #: Price/Acre: \$3,119.66

Fee Simple Beds: Ownership Interest:

Detached Baths: Structure Type:

Levels/Stories: Above Grade Fin SQFT: 2,414 / Assessor 2

Waterfront: Price / Sq Ft: 289.97 No

Year Built: Views: Mountain, Pasture, Scenic Vista Style: Colonial, Farmhouse/National Folk

Location

Subdiv / Neigh:

Pendleton, WV School District: County: Pendleton County Schools

In City Limits: No Election District:

**Waterfront / Water Access** 

NONE

Water Access: Water Body Type: Creek Yes

Taxes and Assessment

Tax Annual Amt / Tax Assessed Value: \$91,680 / 2019 \$620 / 2019

Imprv. Assessed Value: \$41,880 Year: County Tax: \$620 / Annually Land Assessed Value: \$49,800 Clean Green Assess: No Land Use Code: 003

Zoning: 112

**Farm Information** 

Crops Included: Yes Farm Land Preservation:No

Farm Operation: Hay, Livestock, Mixed Use, Other, Pasture

Farm Features: Feed Barn, Shed(s)

Rooms **Bed Bath** Main

**Building Info** 

Above Grade Fin SQFT:2,414 / Assessor Construction Materials: Frame, Stone, Wood Siding

Total Below Grade Hardwood Assessor Flooring Type:

SQFT: Metal Roof:

Total Fin SQFT: 2,414 / Assessor 2,414

2,414 / Assessor Foundation Details: Stone

Tax Total Fin SQFT:

Total SQFT:

Basement Type: Other

Lot

Lot Acres / SQFT: 224.38a / 9,773,993sf / Assessor

Views: Mountain, Pasture, Scenic Vista

Location Type: Rural

Lot Features:

Cleared, Open, Partly Wooded,

Premium, Rural, Stream/Creek,

Unrestricted

**Parking** 

Total Parking Spaces Unknown Features: Driveway

**Interior Features** 

Interior Features: Additional Stairway, Exposed Beams, Floor Plan-Traditional, Wood Floors, 3 Fireplace(s),

Accessibility Features: None

**Exterior Features** 

Exterior Features: Porch(es), Other Structures: Barn, Shed

**Utilities** 

Utilities: Electric Available, No Cooling, Cooling Fuel: None, Heating: None, Heating Fuel: None, Hot Water:

None, Water Source: Well, Sewer: Other, Internet Services: Other, Satellite

Remarks
Public:

Take a Step Back in Time with this 1800's Homestead. This Colonial Home sits on a Solid

Foundation, has Beautiful Pine Floors & is Ready to be Restored to its Former Glory! Gently Rolling Meadows, A Native Trout Stream, and Wonderful Pastures make up this 224 Acre Homestead. Complete with Structurally Sound Barn. Escape the Hustle & Bustle and Come Live Off The Land in Pendleton County, WV. This Homestead is begging for someone to call it Home once again. Don't miss out on the Peace and Serenity of West Virginia and the Freedom of Living Off The Land! Give

us a call today to see this Picturesque Farm. Just 45 Minutes to I-81

**Directions** 

From LRRE Office, Head west on US-220 S for 5.8 Miles, Turn left onto US-220 S/S Main St, 8.6 Miles Turn LEFT onto Thorn Creek Rd, In 1.1 mi, Turn RIGHT to stay on Thorn Creek Rd, In 0.2 mi, Turn RIGHT onto Sandy Ridge Rd, In 4.5 mi Turn LEFT onto Moyers Gap Road, The Home will be on your RIGHT in 2.4 Miles.

**Listing Details** 

Original Price: \$699,990 DOM:

Sale Type: Standard Documents Available: Aerial Photo

Listing Term Begins: 10/30/2020 Possession: Settlement

Acceptable Financing: Cash, Conventional

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