



Client Full

224 Acres Black Thorn, Sugar Grove, WV 26815

Active

Farm

\$699,990



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

MLS #:	WVPT101586	Lot Acres / SQFT:	224.38a / 9,773,993sf / Assessor
Tax ID #:	0624000200000000	Price/Acre:	\$3,119.66
Ownership Interest:	Fee Simple	Beds:	4
Structure Type:	Detached	Baths:	
Levels/Stories:	2	Above Grade Fin SQFT:	2,414 / Assessor
Waterfront:	No	Price / Sq Ft:	289.97
Views:	Mountain, Pasture, Scenic Vista	Year Built:	1850
		Style:	Colonial, Farmhouse/National Folk

Location

County:	Pendleton, WV	School District:	Pendleton County Schools
In City Limits:	No	Election District:	1
Subdiv / Neigh:	NONE		

Waterfront / Water Access

Water Access:	Yes	Water Body Type:	Creek
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Taxes and Assessment

Tax Annual Amt / Year:	\$620 / 2019	Tax Assessed Value:	\$91,680 / 2019
County Tax:	\$620 / Annually	Imprv. Assessed Value:	\$41,880
Clean Green Assess:	No	Land Assessed Value:	\$49,800
Zoning:	112	Land Use Code:	003

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	4	

Building Info

Above Grade Fin SQFT:	2,414 / Assessor	Construction Materials:	Frame, Stone, Wood Siding
Total Below Grade Assessor SQFT:		Flooring Type:	Hardwood
Total Fin SQFT:	2,414 / Assessor	Roof:	Metal
Tax Total Fin SQFT:	2,414		
Total SQFT:	2,414 / Assessor		
Foundation Details:	Stone		

Basement Type: Other

Lot

Lot Acres / SQFT:	224.38a / 9,773,993sf / Assessor	Lot Features:	Cleared, Open, Partly Wooded,
Views:	Mountain, Pasture, Scenic Vista		Premium, Rural, Stream/Creek,
Location Type:	Rural		Unrestricted

Parking

Total Parking Spaces	Unknown	Features:	Driveway
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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
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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
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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
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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:	1
Sale Type:	Standard	Documents Available:	Aerial Photo
Listing Term Begins:	10/30/2020		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		

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