



The Big Survey: A Rare Investment and Recreation Opportunity

1,264 +/- Acres (\$12,559/acre) | Monongalia County, WV | \$15,875,000



ADDRESS

2005 Grafton Rd.
Morgantown, WV 26508

LOCATION

39.54374; -79.93353

PROPERTY SUMMARY

Located just minutes from the city limits of Morgantown, WV, lies 1,264 picturesque acres of land known locally as the "Big Survey." This property is situated around and overlooking the clear, clean, and fast-flowing water drainages of Cobun Creek and Mountain Run, both of which support healthy populations of native aquatic species, and are a testament to the superb management practices and stewardship this property has seen for many years. There is an extensive road and ATV trail system throughout the property, making it very accessible for the future owner, no matter their endeavor. The current agreement requires the gas company that maintains the wells on the property to also maintain the access roads throughout the property.

Additionally, this property has been explored but was never mined for coal due to the significance of the Cobun Creek and Mountain Run water drainages. With elevations just over 1,800 ft on the highest peaks, the scenic views of this property are second to none. Opportunities to

nationalland.com/listing/the-big-survey-a-rare-investment-and-recreation-opportunity this is



National Land Realty
244 Stretch Run Drive
Jane Lew, WV 26378
NationalLand.com

Landon Reeves
Office: 681-352-3247
Cell: 865-591-5245
Fax: 864-331-1610
Lreeves@NationalLand.com

Casey Reynolds
Office: 540-516-3173
Cell: 540-577-4249
Fax: 864-331-1610
Creynolds@nationalland.com