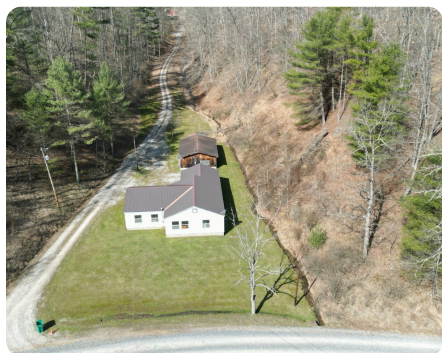


SOLD



Must-See Acreage with Home, Barn, and Shop

231.92 +/- Acres | Doddridge County, WV



ADDRESS

851 Riggins Run Rd
West Union, WV 26456

LOCATION

Off Route 50 take Tarklin Rd, immediately turn left onto Buckeye Run Rd, Take next right(.2mi) onto Big Flint Rd., (7.1mi) sharp left onto Riggins Run Rd., (0.8mi) turn left onto property.

PROPERTY SUMMARY

This excellent property has it all! Located in Doddridge County, WV approximately 9 miles north of Route 50, this property has so much to offer. Situated on 231.92 +/- deeded acres, the property is composed mainly of wooded ridges and valleys including multiple flowing streams. There are several acres of open land located primarily on the tops of the ridges. Approximately 70% of the timber on the property was thinned within the past 5 years and approximately 30% of the property is heavily stocked with mature mixed deciduous hardwood species. Much of the property is accessible with a 4x4 vehicle and there are numerous ATV trails throughout. The property supports a plethora of wildlife species including white-tailed deer, wild turkey, multiple small game species, and the occasional black bear. The property has multiple structures and is set up for whatever you desire. The house (approximately 1,996 sq/ft) is simple, yet very solid and in great shape along with FREE GAS. There is an insulated

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