



Rare, Large Acreage Recreation and Timber Investment Opportunity

2,515.32 +/- Acres (\$994/acre) | McDowell County, WV | \$2,500,000



ADDRESS

24 Boarder Creek Rd
Panther, WV 24872

LOCATION

37.513774, -81.897866

PROPERTY SUMMARY

This large and managed tract of uniquely situated property hasn't been offered to the public in several decades. This property is located well-situated opportunity location in the beautiful triangle of West Virginia, Virginia, and Kentucky. This area of the state is very well known for its premiere ATV trail systems that are throughout the local area offering a unique revenue opportunity, as well as normalized revenue streams. The property's timber has been managed strategically for several generations and will continue to produce marketable hardwood timber for many future generations. Yellow Poplar is the predominate marketable species second to White Oak. There is a recent timber appraisal available upon request as well as an executed Confidentiality Agreement.

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