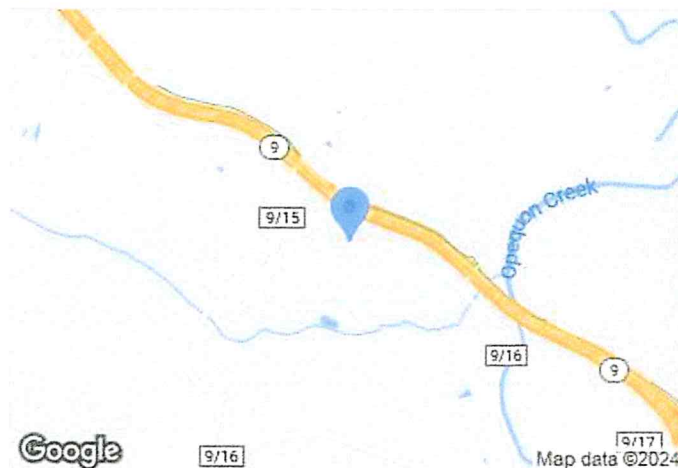
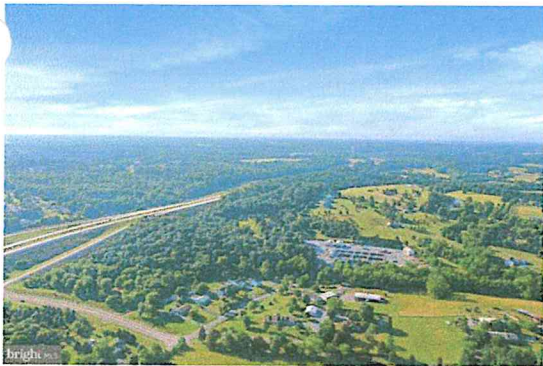


**WVBE2030520**  
**Lot B Opequon Connector, Kearneysville, WV**  
**25430**

**Land**  
Agent Synopsis  
**Active**

**\$1,400,000**  
06/18/2024 11:37 AM



**Recent Change: 06/18/2024 : New Active : ->ACT**

Lot Acres / SqFt: 12.71a / 553647.6sf / Estimated  
Lot Size Dimensions:  
Price/Acre: \$110,149.49  
Sub Type: Land

Waterfront: No  
Zoning: RES/COMM  
Land Use Code:

**Location**

Tax ID #: NO TAX RECORD  
County: Berkeley, WV  
MLS Area:  
In City Limits: No  
Legal Subdivision:  
Subdiv / Neigh:  
Federal Flood Zone:  
Additional Parcels: Yes

School District: Berkeley County Schools  
High School:  
Middle School:  
Elementary School:

**Taxes and Assessment**

Tax Annual Amt/Year: \$9,416 / 2022  
Tax Assessed Value: \$840,000  
Land Assessed Value:

HOA / Fee: No  
Condo/Coop / Fee:

**Waterfront / Water Access**

**Land Information**

Current Use: Land/Lot Only  
Possible Use: Apartments, Automotive, Bar/Tavern/Lounge, Car Wash, Development, Hotel/Motel, Industrial, Investment, Land/Lot Only, Medical/Dental, Office, Other, Professional Service, Residential, Restaurant, Retail, Senior Assisted/DayCare, Shopping Center, Storage Yard, Vacant, Warehouse  
Development Status: Finished Lots, Plat Approved, Plat Recorded, Raw Land, Site Plan Approved, Site Plan Recorded, Utilities at Site  
Lot Features: Corner, Trees/Wooded, Unrestricted  
Utilities:

Location Type:  
Views:  
Perc Type:  
Listing Terms:  
Road:

**Green Features**

**Remarks**

Inclusions:  
Exclusions:  
Agent:

**Listing Office**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).  
Listing Agent: [Greg Graham](https://www.brightmls.com/agent/greg-graham) (30010) (Lic# WV0009849) (304) 671-3068  
Listing Agent Email: [ggraham@libertywv.com](mailto:ggraham@libertywv.com)  
Listing Office: [ERA Liberty Realty](https://www.brightmls.com/office/era-liberty-realty) (ELIB2) (Lic# 002085-00)  
Co-Listing Agent:

**Compensation**

Buyer Agency Comp: 2.5% Of Gross  
Transaction Broker:  
Sub Agency Comp: 2.5% Of Gross  
Remarks:

**Showing**

Appt Phone: (304) 671-3068  
Contact Name: Gregory Graham  
Showing Requirements: Sign on Property, Vacant  
Showing Method: In-Person Only  
Lock Box:

Directions: Take Rt 9W toward Martinsburg, exit Baker Heights, land on left. See Sign

**Auction Information**

**Listing Details**

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Matrix

Original Price: **\$1,400,000**  
Listing Agrmnt Type: **Excl Right**  
Listing Agreement Dt: **06/18/2024**

Previous List Price:  
Sale Type: **Standard**  
Expected On Market:

DOM / CDOM: **1 / 1**  
Listing Terms:  
Owner Name:  
Seller Concessions:**No**

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