

IRISH MOUNTAIN TRACT

Price: \$1.25M

Lot Size: ± 500 ACRES

Price/Acre: \$2,500

Lot Type: Commercial, Recreational, Estate, Governmental, Non-Profit or Residential

Parcel ID: 07 – Richmond District – Parcel #5-00150000/ Irish Mountain Tract 505 acre portion

Description: The tract is between I-64, Irish Mountain Road and State Route 26. Route 26 connects Route 27 to the New River just below Sandstone Falls.

HIGHEST AND BEST USES

- Mineral Rights !!

The Irish Mountain tract has potential commercial, recreational, estate, governmental, non-profit and residential uses. The newly installed \$10 million public water system along the boundary of the property improves and expands these potential uses.

It borders I-64 near Exit 133 the Bragg Exit. It has great visibility from the interstate highway. It has a great climate conducive to development. Its conveniently close to several airports, resorts, cities/towns and other amenities.

The tract's highest and best uses include but are not limited to:

Commercial:

- Truck stop
- Warehousing

- Manufacturing
- Natural resource development companies
 - Land
 - Timber
 - Coal
 - Natural Gas
 - Natural Gas Pipeline

Recreational:

- Golf course
- NASCAR racetrack
- Camping ground area
- ATV use
- Motorcycle use

Estate:

- Vineyard
- Horse farm
- Cattle ranch
- Hunting camp(s)

Governmental:

- National Cemetery
- WVU-Tech agricultural program property
- West Virginia Department of Agriculture property
- United States Department of Agriculture property

Non-profit:

- Real estate trusts

Residential:

- Individual home(s) and farm(s)

- Housing development
- Farming

CLIMATE

The Irish Mountain tract has a high elevation. The Bragg area climate is humid continental. It straddles the border between USDA Plant Hardiness Zones 6B and 7A. Summers are warm and humid, usually a few degrees cooler than lower-elevation areas within the state. There is an average of 1.2 days of a maximum temperature at or above 90 °F (32 °C) annually.

Winters are generally cold and snowy with occasional intervening milder periods. There is an average of 2.4 nights annually with a minimum of 0 °F (-18 °C) or lower. The normal monthly daily mean temperatures range from 31.1 °F (-0.5 °C) in January to 70.6 °F (21.4 °C) in July. Snowfall varies with an average of 62 inches (157 cm) per season and mostly occurs from December to March. Occasionally there is snowfall in November of usually 2–3 inches (5–8 cm).

On average, the first and last occurrences of freezing temperatures in the cooler season are October 13 and April 30, respectively, allowing a growing season of 165 days.

NEARBY AIRPORTS

Raleigh County Memorial Airport/ Beaver, WV

Distance: 10 miles

Areas served with non-stop flights to:

Charlotte, NC (now including jet service)

Myrtle Beach, SC

Greenbrier Valley Airport/ Lewisburg, WV

Distance: 41 miles

Areas served with non-stop flights to:

Chicago, IL

Dulles, VA

Yeager Airport/ Charleston, WV

Distance: 76 miles

Areas served with non-stop flights to:

Atlanta, GA
Charlotte, NC
Chicago, IL
Dulles, VA
Houston, TX
Philadelphia, PA

NEARBY RESORTS

Glade Springs/ Daniels, WV

Distance: 13 miles

Glade Springs was established in 1969/ 1970. It is located within a 5,000 acre gated community consisting of approximately 10,000 residents. It has 3 private 18 hole golf courses.

It consists of a 201 room hotel with several large meeting rooms, ample parking and a restaurant. It has a large separate club house with two restaurants, a lounge, several tennis courts, an outdoor swimming pool and an equestrian center. It has a complete leisure center housing: a full service spa, a basketball court, a bowling alley, a video arcade, an indoor swimming pool and a fully equipped fitness room.

The Greenbrier Resort/ White Sulphur Springs, WV

Distance: 47 miles

This world-class, famous resort is a National Historic Landmark that was established in 1778 to exploit the natural mineral springs. It contains the famous

710 room hotel with complete spas and a 100,000 square foot casino. Its over 11,000 acres with 3 golf courses, tennis courts, croquet courts and swimming pools.

It offers lodging in several estate houses and cottages located in close proximity to the main hotel. There are 6 fulltime upscale restaurants, 3 seasonal restaurants, 5 bar/lounges and several retail facilities. The Greenbrier has a three-year culinary apprenticeship program instructed by world-class chefs that was initiated in 1957.

It boasts 55 activities for guests. It hosts the annual PGA Greenbrier Classic (Tribute to the Military) golf tournament on the famous Old White TPC Golf Course. The famous Greenbrier Clinic offers two-day and three-day wellness programs using state-of-the art diagnostic and screening equipment. The Greenbrier Sporting Club is a gated community with upscale homes.

The Greenbrier Sports Performance Center has 2 football size fields along with a large building designed for training, conditioning and education for football. The New Orleans Saints and the Houston Texans have used this center for Spring training since inception in 2014. The resort has also hosted the NBA's New Orleans Pelicans for preseason training. More recently, the resort has hosted professional tennis matches.

The Homestead Resort, Hot Springs, VA

Distance: 85 miles

This resort, now operated by Omni Hotels, was established in 1766. It has 2,000 acres with 2 golf courses and a ski area. The famous hotel has 483 rooms and over 72,000 square feet of flexible meeting spaces as well as 2 restaurants. It has a complete spa, a 2 acre water park and zip lines.

NEARBY AMENITIES

Winterplace Ski Resort/ Ghent, WV

Distance: 20 miles

This well-established ski resort is located on 90 acres. It has 100% snow making capability along with 27 ski trails, 10 lifts and an 18 lane tubing area. It has a base elevation of 2,997 feet to a top of 3,600 feet. It has 4 restaurants, a café, lounges and offers summer activities.

The Summit Bechtel Reserve/ Glen Jean, WV

Distance: 20 miles

This 14,000 acre facility is a training, scouting, and adventure center for the Boy Scouts of America and those who enjoy the outdoors. The Summit Bechtel Reserve hosts the National Scout Jamboree (over 60,000 Scouts attend) and the Paul R. Christen National High Adventure Base. About 13 miles of the property borders the New River Gorge National River Park. The Summit will host the 2019 World Scout Jamboree.

This amazing property has numerous facilities for the housing, feeding, training, education, entertainment and sporting of scouts and guests. Scouts here have access to activities such as camping, canoeing, white water rafting, rock climbing, archery, target shooting, skeet shooting, hiking, zip lining, mountain biking, skate boarding and challenge courses.

West Virginia University – Tech Campus/ Beckley, WV

Distance: 14 miles

In 2017, WVU purchased the property previously owned and occupied by Mountain State University in downtown Beckley. The campus has over 1,600

students participating in 40 academic programs. WVU plans to increase their student body population to 5,000 in the coming years. The campus provides classrooms, athletic programs and a complete range of student facilities including housing, dining, library, bookstore and etc.

New River Gorge National River/ Glen Jean, WV

Distance: 14 miles

The New River is believed to be the oldest river in the world. The New River Gorge National River was established in 1978. The National Park Service manages over 70,000 acres along 53 miles of the New River from Bluestone Dam to Hawk's Nest Lake. The area is renowned for its excellent recreational opportunities: whitewater rafting, canoeing, hiking, rock climbing, fishing, hunting, bird watching, camping, picnicking, biking, and enjoying the geology of the natural world. The Lower Gorge of the New River is a premier whitewater rafting location. It is estimated that the National River has over 1.2 million visitors annually.

New River Gorge National Bridge/ Fayetteville, WV

Distance: 28 miles

Constructed in 1978, the New River Gorge Bridge is a steel arch bridge 3,030 feet long spanning the Gorge near Fayetteville 876 feet above the River. With an arch 1,700 feet long, this bridge was for many years the world's longest single-span arch bridge and is currently the fourth longest. Part of U.S. Route 19, its construction marked the completion of Corridor L of the Appalachian Development Highway System. The bridge is crossed by an average of 16,200 motor vehicles per day. In 2013, the bridge was listed on the National Register of Historic Places.

Sandstone Falls/ Hinton, WV

Distance: 14 miles

The Sandstone Visitor Center is located at the Sandstone exit 139 on I-64. It has excellent exhibits on the New River watershed, water resources, the natural and cultural history of the upper New River Gorge along with park maps and information. Sandstone Falls is part of the New River Gorge National River and the largest waterfall on the New River. It spans the river where it is 1,500 feet wide and is divided by a series of islands. The river drops 10 to 25 feet and marks the transition zone of the New River from a broad river of large bottomlands, to a narrow mountain river roaring through a deep boulder strewn V- shaped gorge. The falls form the dramatic starting line for the river to its confluence with the Gauley River to form the Kanawha River.

CITIES/ TOWNS

Beckley, WV

Distance: 7 miles

Beckley is the county seat of Raleigh County. It is regarded as the central hub of the southern West Virginia coal fields. The city has a beautiful downtown that hosts thriving businesses. It has interesting tourist attractions such as the Tamarack, the Youth Museum of southern WV, the Beckley Exhibition Coal Mine, Theatre WV, the Miners baseball team, Burning Rock, Friends of Coal Auto Fair and Daniels Vineyard.

Fayetteville, WV

Distance: 28 miles

Fayetteville is the county seat of Fayette County. It was voted the Coolest Small Town in American. Its historic district is both charming and one of the most attractive locations for outfitters shops, boutique shops, and specialty restaurants in West Virginia. More than a dozen antiques shops are operating in the Fayetteville area. There are five independent restaurants in the district offering an outstanding selection of unique cuisine. Fayetteville is a central tourist travel-destination in the area.

Hinton, WV

Distance: 17 miles

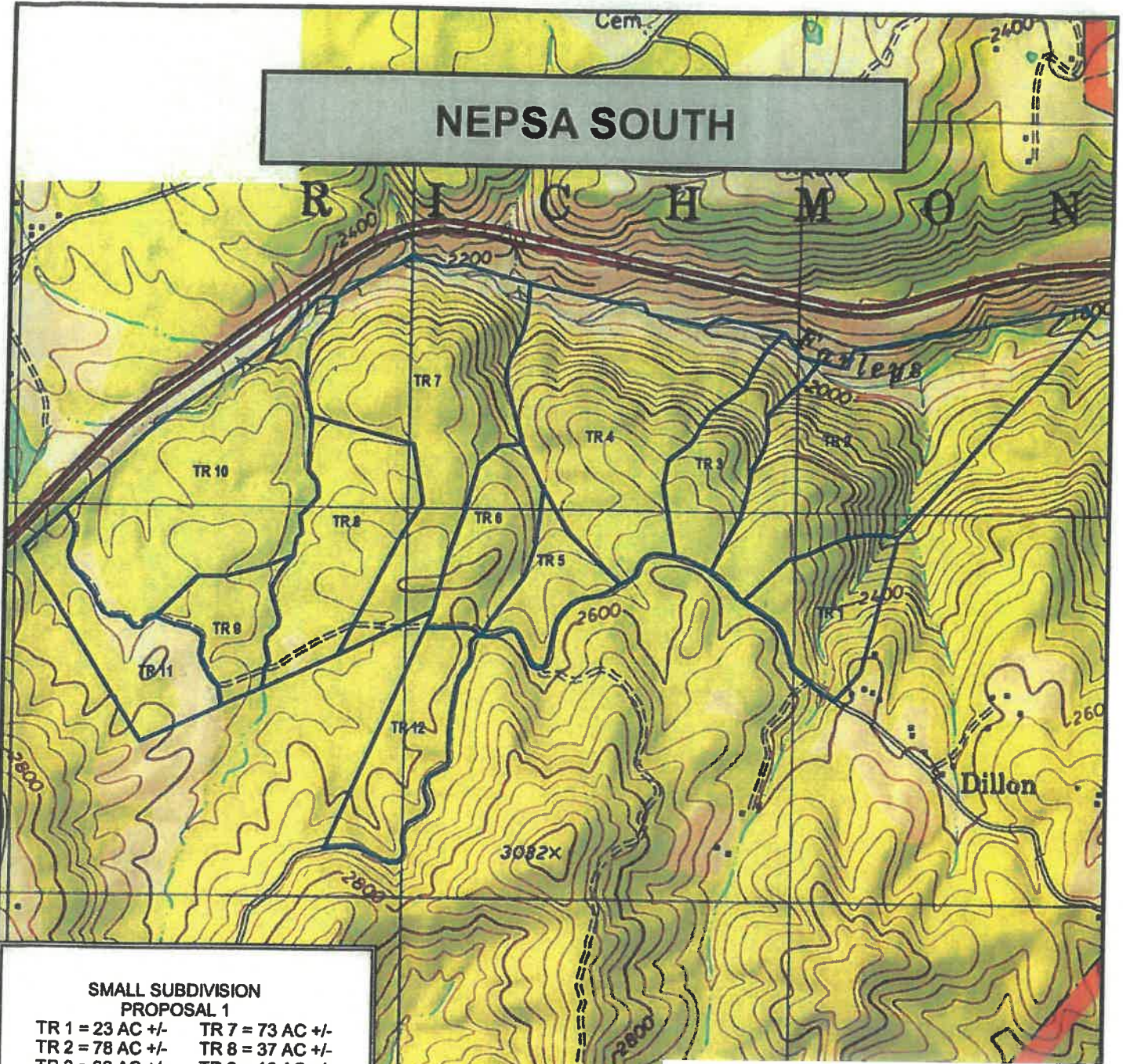
Hinton is the county seat of Summers County. Summers County is currently leading the State in new business start-ups. Amtrak rolls through the town of Hinton three days each week. It has a large historic district, railroad museum, antique shops and restaurants. It hosts the Railroad Days Festival, the legend of John Henry, historic passenger and freight depots, the Railroad Museum, the annual Festival of the Rivers, a music festival featuring grass-roots Appalachian music and a 9- day West Virginia State Water Festival.

Lewisburg, WV

Distance: 42 miles

Lewisburg is the county seat of Greenbrier County. It was voted the Coolest Small Town in America. The downtown boasts a year-round live theatre, Carnegie Hall, several fabulous restaurants, antique shops and boutiques. There is also a modern hospital and all attendant medical facilities along with all the big box stores.

NEPSA SOUTH



SMALL SUBDIVISION PROPOSAL 1

TR 1 = 23 AC +/-	TR 7 = 73 AC +/-
TR 2 = 78 AC +/-	TR 8 = 37 AC +/-
TR 3 = 23 AC +/-	TR 9 = 16 AC +/-
TR 4 = 72 AC +/-	TR 10 = 71 AC +/-
TR 5 = 14 AC +/-	TR 11 = 25 AC +/-
TR 6 = 21 AC +/-	TR 12 = 26 AC +/-

NEPSA SOUTH, Raleigh County, WV (topographic map)
 Elevation Range: 1792' - 2652' +/-; Google Coordinates
 LAT 37.768150 (N), LON -80.966009 (W)
 This map is for general location purposes only. Consult
 a licensed land surveyor for actual boundary location
 and acreage.



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