

PROPERTY FOR SALE



- *Approx. 1,077 Acres M/L of Vacant Land. Surface Only.*
- *Located off of Lens Creek Road, near Marmet and I-64/I-77.*

Vacant Land

Lens Creek Road, Marmet, WV

Kanawha County

\$1,100,000

CONTACT PERSON: DARRELL ROLSTON
ERIC ROLSTON

ROLSTON & COMPANY

405 PENNSYLVANIA AVENUE
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Rolston & Company

Real Estate • Appraisals • Sales • Consulting

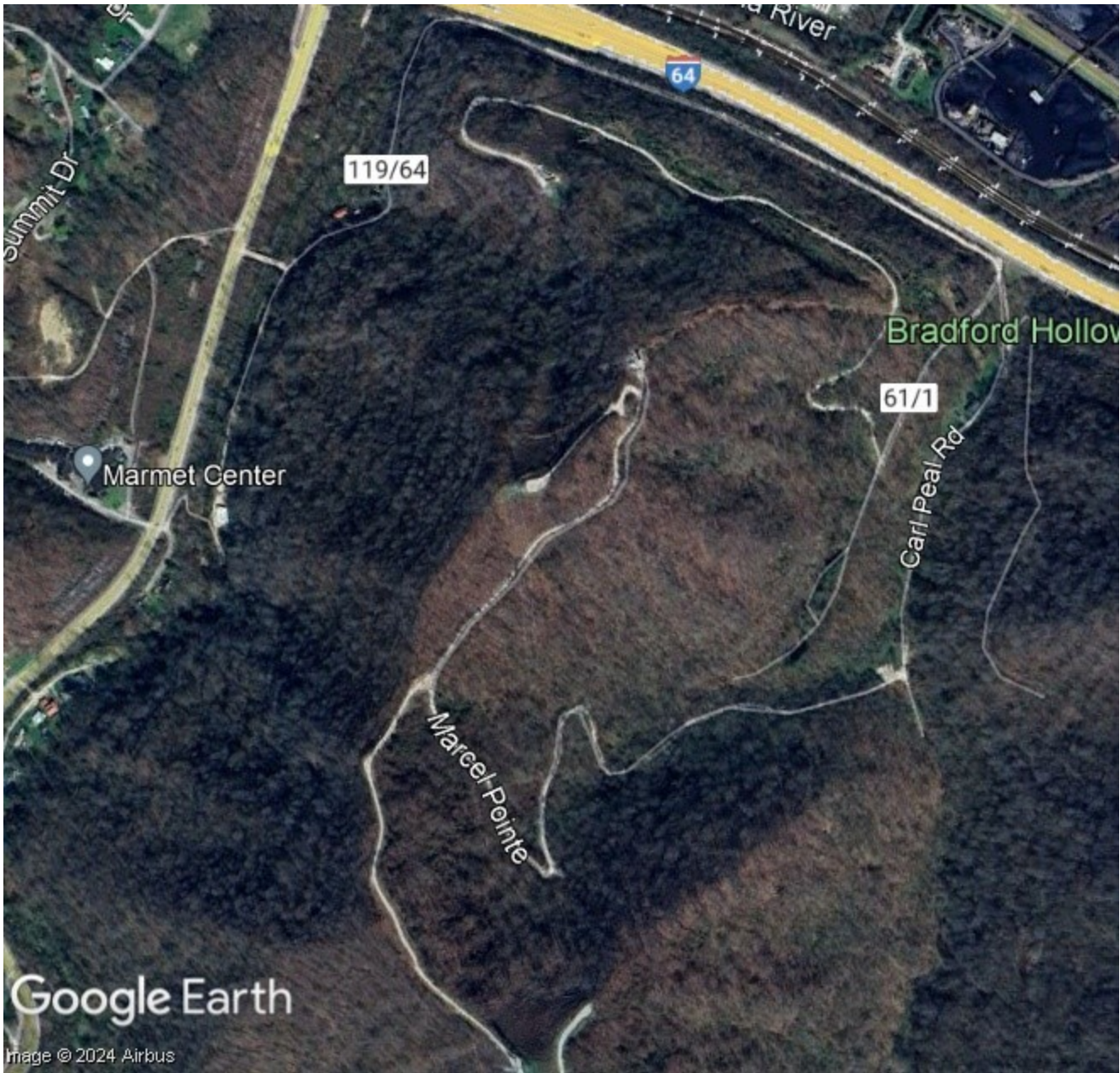
405 Pennsylvania Avenue, Charleston, WV 25302
Telephone (304) 345-0500 • Fax (304) 345-4665

LISTING DATA

FOR SALE

FOR LEASE

<i>Property Address:</i>	Lens Creek Road Marmet, West Virginia 25315	
<i>Property Description:</i>	Vacant Land containing approx. 1,077 Acres M/L. Surface Only.	
<i>Owner:</i>	C.E. Peal Estate	
<i>Legal Description:</i>	Deed Book/Page 684/312, 1416/735, W599/273, 1031/451	
<i>Tax Data:</i>	County / District: Kanawha / Loudon Tax Map / Parcel: 21/1, 27/4,5,6, 27A/71	
<i>2024 Real Estate Taxes:</i>	\$3,894.10	
<i>2024 Real Estate Assessment:</i>	Land	\$144,390.00
	<u>Building</u>	<u>34,200.00</u>
	Total	\$178,590.00
<i>Site Description:</i>	Vacant Wooded Land containing approximately 1,077 acres M/L. Surface Only. Does not include the Cell Tower Lease.	
<i>Improvement Description:</i>	None	
<i>Showing Instructions:</i>	See Broker	
<i>Agent:</i>	Darrell Rolston/Eric Rolston	
<i>Price/Terms:</i>	\$1,100,000	





21 6 24

21 9 4

21 8 8.1

21 11 11.8

21 11 11.4

21 6 32.1

21 9 22

21 8 17.5

21 11 11.1

21 9 22

21 8 15.1

21 10 24

19 21 2.3

21 9 50

21 9 31

21 10 18.4

21 11 15.1

21 9 32.2

21 11 15

21 9 52.1

21 9 55.1

21 10 19

19 21 1

19 21 2.4

21 9 53

21 10 2.3

19 21 7.5

21 10 27

19 21 1.1

19 21 7.7

21 10 3

21 10 13.1

19 27A 97

21 10 10

19 27 3

19 27A 100

19 27A 104

19 27A 80

19 27A 72

19 27A 71

19 27 4

19 27 7

19 27A 67

19 27A 64

19 27 6

19 27 8

19 27 5

FILE 1002
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SECTION 100

PROPERTY OWNED BY
CARL & DOROTHY PEAL
IN LOUDON & CABIN CREEK DISTRICTS
KANAWHA COUNTY, W. VA.
PROPERTY ACQUIRED BY DEED FROM BRADFORD L. LAILEY ET AL.
DATED MARCH 1881, RECORDED IN DEED BOOK NO. 354, PAGE NO. 312.
BY J. H. MILLER, CONSULTING ENGINEER
NUMBER 1111
FIELD BOOK 1111
APRIL 1932
SCALE 1"=300'

L. R. DELZELL & WIFE
200 ACRES
(PART OF 241 ACRES TRACT)
DEED BOOK 722, PG. 202
AS PER DEED DESCRIPTION

TRACT NO. 7
200 ACRES

TRACT NO. 5
207 ACRES

TRACT NO. 8
280 ACRES

TRACT NO. 6
180 ACRES

LOT 7 OF WILLIAM DICKINSON PARTITION
106.5 ACRES

NOTE:
LOT 7 - 106.5 ACRES IS SITUATE IN CABIN CREEK DISTRICT.
ALL OTHER LANDS COVERED BY BRADFORD L. LAILEY ET AL. IN
THIS CASE & COVERED BY DEED BOOK NO. 354, PAGE NO. 312
AT THIS DATE ARE SITUATE IN LOUDON DISTRICT.

