

Near-By Destinations of Interest

(distance from **Cheat Mountain Vista** in parenthesis)
[location coordinates in brackets]

GAUDINEER KNOB — (2.5 miles; 6 min)
Forest Rd 27A, Huttonsville, WV 26273
[38.61635984406651, -79.84385437776818]

VIRGIN SPRUCE TRAIL — (2.5 miles; 6 min)
Forest Rd 27, Huttonsville, WV 26273
[38.624913640430286, -79.84484470939495]

ALLEGHENY TRAIL (GAUDINEER KNOB TRAILHEAD)
— (2.7 miles; 6 min)
Forest Rd 27, Huttonsville, WV 26273
[38.628408888187586, -79.84459257026434]

CHEAT SUMMIT FORT — (2.9 miles; 8 min)
White Top Road 245, Huttonsville, WV 26273
[38.62267888681001, -79.88077095067375]

WEST FORK TRAIL — (4.2 miles; 7 min)
Staunton Parkersburg Turnpike, Durbin, WV 26264
[38.55019463791709, -79.83125931965971]

MOWER TRACT BASIN TRAILS — (10.5 miles; 22 min)
Forest Rd 227, Huttonsville, WV 26273
[38.57313, -79.92488]

SHAVERS FORK FISH FOR FUN — (12.4 miles; 23 min)
Forest Road 47, Huttonsville, WV 26273
[38.66516538334875, -79.86330802663369]

LAKE BUFFALO — (12.8 miles; 25 min)
Forest Road 54, Bartow, WV 24920
[38.5346436498314, -79.70255045992165]

HIGH FALLS — (25.2 miles; 1 hr. 16 min)
Forest Road 44, Valley Bend, WV 26241
[38.781151423358594, -79.77831370539498]

SPRUCE LAKE — (29.2 miles; 54 min)
Forest Rd 1, Whitmer, WV 26296
[38.705557628845604, -79.59159497092324]

Local Businesses Serving and Attracting Tourists

DURBIN & GREENBRIER VALLEY RAILROAD —
(4.8 miles; 7 min)
4759 Staunton Parkersburg Turnpike
Durbin, WV 26264
304-456-4935
www.mountainrailwv.com

DURBIN VISITOR CENTER — (4.8 miles; 7 min)
4745 Staunton Parkersburg Turnpike
Durbin, WV 26264

NATIONAL RADIO ASTRONOMY OBSERVATORY —
(16.2 miles; 22min)
P.O. Box 2, 155 Observatory Road
Green Bank, WV 24944
Reservations/Field Trips/Business Office: **304-456-2011**
Tours/Events/Visiting Info: **304-456-2150**
Science Center: **304-456-2150** (Hours may vary)
Starlight Café: **304-456-2361** (Hours may vary)
www.greenbankobservatory.org

SILVER CREEK RESORT — (36.4 miles; 57 min)
P.O. Box 66, Silver Creek Rd, Snowshoe, WV 26209
304-572-6793 or 304-572-8106
www.silvercreekwv.net

SNOWSHOE MOUNTAIN SKI RESORT —
(33.1 miles; 50 min)
P.O. Box 10, 10 Snowshoe Drive
Snowshoe, WV 26209-0010
Reservations: **877-441-4386**
General Information: **304-572-4357**
www.snowshoemtn.com



Brochure created and designed by:
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Cheat Mountain Vista



Cheat Mountain Vista

[G.P.S. Location: 38.59809, -79.84912]

16 Staunton Parkersburg Turnpike
Cheat Bridge, WV
United States

Offered For Development By:

JP & RP Holdings, LLC

Phone: 304-541-6436

Email: cheatmtvista@gmail.com

Cheat Mountain Vista

VIEW TO THE NORTHEAST

PEER INTO THE POSSIBILITIES

Located at 3,700 feet in Pocahontas County, West Virginia, **Cheat Mountain Vista** provides the ever-changing scenic splendor of the rugged ridges of Cheat Mountain. With a spanning 150 degree vista, this premium mountain site offers spectacular views of Spruce Knob, the highest peak in West Virginia, and the Virginia mountains. **Cheat Mountain Vista** is 32 miles from Elkins, WV and 32 miles from Monterey, VA. It is the prime location, not in the Monongahela National Forest, that can be developed for many uses.

Approximately 13.7 acres are available for development for lodging / restaurant / outfitting or other facilities to serve motoring public on U.S. Route 250 and State Route 92.

Utilities at site include: electric, phone, Cheat Mountain spring water, and fiber internet. Slope of acreage will permit most of the site to offer outstanding views.

Lease or partnering terms will be attractive to encourage development important to the area.



The wild, wonderful wilderness of West Virginia has nationwide appeal, bringing travelers into this remote and preserved area. Diverse, natural habitats of the Allegheny Mountains surround **Cheat Mountain Vista**, attracting photographers, anglers, hikers, equestrians, naturalists, bird watchers, botanists, entomologists, campers, skiers, and mountain bikers. Numerous attractions generate continual interest, visitation, and revenue for local businesses.

The popular 311-mile Allegheny Trail travels along the landscape, adjacent to the property. National and international mountain-biking enthusiasts enjoy the 18 miles of the Mower Tract Basin Trails, a mountain-biking trail system included in the Silver-Ride Center of the International Mountain Bicycling Association (IMBA); this adventure destination for mountain biking, and other recreational activities, is located 10.5 miles from **Cheat Mountain Vista**. Throughout the year, tourists visit regional attractions: Durbin & Greenbrier Valley Railroad, Cass Scenic Railroad, Watoga State Park, Snowshoe Ski Resort, Silver Creek, National Radio Astronomy Observatory, Lake Buffalo, Greenbrier River Trail, and local festivals.

Popularity with the region creates endless opportunities. Development will meet the continual needs and demands of individuals who visit the area and need lodging, dining, and other services while exploring . . .



Wild and Wonderful West Virginia.

A HORIZON FOR PROFITABLE ADVENTURES

Cheat Mountain Vista provides the investor with the unique location with an outstanding, long-term opportunity. It is the **ONLY** private-owned real estate available atop

Cheat Mountain on route 250/92. Property boundaries are protected by the Monongahela National Forest. The unique location provides rare opportunities to capitalize on the ever-increasing tourism of Pocahontas and Randolph Counties.



VIEW TO THE EAST AND THE VIRGINIA MOUNTAINS

