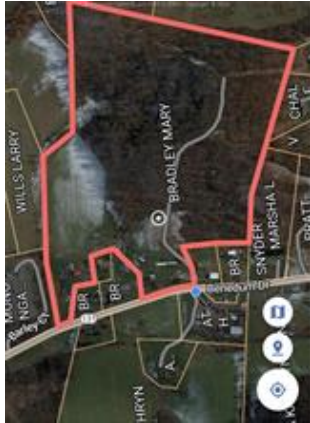


ML#: **276371**  
Status: **Active**  
Address: **3396 Benedum Drive, Other**  
County: **Harrison**  
Area: **Other**  
Legal: **Pt 59.27 AC Booth Creek (SWMH&BLDGS 0/OCC)**

Prop Type: **Land/Acreage**  
Tax ID: **15-0270-0011-0000-0000**  
Zip: **26330**  
SubDiv: **no**

List Price: **\$3,500,000**  
Original Price: **\$3,500,000**  
Sold Price:  
DOM: **91**



Aprx Flat Acres: **0.00** Farm Ft Y/N: **Yes** Ann Tax: **\$2,100**  
Aprx Roll Acres: **0.00** Farm Feat: **Barn**  
Aprx Steep Acres: **0.00** Gas Y/N: **Yes**  
Total Acres: **60.00** Gas Utilities: **Free**  
Access: HO Assoc: **No** HOA Fee:  
Waterfront: **No** DB: **W202** PG: **653**  
Waterfront Desc: Elec Util Y/N: **Yes** Exclusive Rep: **No**  
Land Item Y/N: **Yes**  
Land Item Desc: **Pasture**  
Sewer Util Y/N: **Yes** Sewer Utilities:  
Water Util Y/N: **Yes** Water Utilities:  
Owner: **Mary Bradley**  
Owner Phone:  
Lot Size: **Front - 0 Back - 0 Left - 0 Right - 0**  
Misc: **Leases**

#### Listing Information

Lockbox #: **Other** Jr/Mid School: **Bridgeport** Sr High School: **Bridgeport**  
Elem School:  
Remarks: **This property is located just off the growing and expanding Saltwell Exit, next to new development & businesses.**  
Directions: **I-79 to exit 125 Saltwell/Shinnstonto East of Benedum, to 3396 - on Left**  
Confidential Remarks: **Purchase is contingent on court approval by judge & conservator. Property also includes Tax IDs: 15-0270-0010-0000-0000, 02-7000-1100-0200-0000 & 02-7000-0900-0000**

#### Office Information

Office: **Berkshire Hathaway HS GER (810)** Office Phone: **(304) 346-0300**  
Agent Name: **Duke Jordan (JORDADUK104)** Agent Phone: **(304) 415-0607**  
Show: **Call Lo For Appt**  
List Date: **12/11/2024** Expire Date: **12/11/25**

**Brokered by: Berkshire Hathaway HS GER, 1337 Virginia StreetCharleston, WV 25301, Michael Callaghan, Broker**

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**\*\*\*All Data Accuracy Has Not Been Verified and is Not Guaranteed\*\*\***

Information Deemed Reliable But Not Guaranteed