

PROPERTY FOR SALE



New River Gorge Campground

632 Milroy Grose Road, Lansing, WV

Fayette County

\$2,500,000

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- *Campground with 30 RV Hookups, Rental Units and Homeplace.*
- *Located 2 Miles from New River Gorge Bridge. Frontage on Rt-19.*
- *45 Acres M/L for Potential Development.*
- *Zoned P-D, R-R.*

LISTING DATA										
FOR SALE <input checked="" type="checkbox"/>	FOR LEASE <input type="checkbox"/>									
<i>Property Address:</i>	632 Milroy Grose Road Lansing, West Virginia 25862									
<i>Property Description:</i>	Campground with various Rental units and Homeplace.									
<i>Owner:</i>	New River Gorge Campgrounds Inc./Imogene Pennington									
<i>Legal Description:</i>	45.384 Acres									
<i>Tax Data:</i>	County / District: Fayette / New Haven Tax Map 42, Parcels 52, 53, 83									
<i>2024 Real Estate Taxes:</i>	\$3,534.54									
<i>2024 Real Estate Tax Assessment:</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Land</td> <td style="width: 10%;"></td> <td style="width: 40%; text-align: right;">\$ 89,040</td> </tr> <tr> <td>Building</td> <td></td> <td style="text-align: right;"><u>74,820</u></td> </tr> <tr> <td>Total</td> <td></td> <td style="text-align: right;">\$163,860</td> </tr> </table>	Land		\$ 89,040	Building		<u>74,820</u>	Total		\$163,860
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Total		\$163,860								
<i>Site Description:</i>	45.384 Acres									
<i>Improvement Description:</i>	Campground with 30 RV Hookups. Rental Units Homeplace with 5 BR/2.2Baths and 4,188 Sq. Ft. (Life Estate)									
<i>Showing Instructions:</i>	See Broker									
<i>Agent:</i>	Darrell Rolston / Eric Rolston									
<i>Price/Terms:</i>	\$2,500,000									

632 Milroy Grose Rd, Lansing, WV 25862

Campground with 30 RV Hookups (28 50-Amp Connections)

RV Bath House – 60'x14' – 840 Sq. Ft.

Homeplace – 5 BR/2.2 Baths – 4,188 Sq. Ft. (Life Estate)

Store (Vacant) – 3,225 Sq. Ft. with Covered Porch 1,323 Sq. Ft.

Mobile Home Rental – 75'10"x13'10" – 1,049 Sq. Ft.

Rental Cabin (AirBnB) – 448 Sq. Ft.

Home Rental – 41'8"x12'6" – 521 Sq. Ft.

Garage Apartment Rental – 34'2"x32'4" – 1,105 Sq. Ft.

Storage Building – 44'4"x20' – 887 Sq. Ft.

Old Bunk House – 47'10"x13'10" – 662 Sq. Ft. w/ 957 Sq. Ft. Covered Porch

Old Bath House – 47'x20'8" – 971 Sq. Ft.

