



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.*
- *18 Mobile Home Lots with 10 currently Rented.*

Vacant Land

Lens Creek Road, Marmet, WV

Kanawha County

\$850,000

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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>2025 Real Estate Taxes:</i>	\$3,894.10	
<i>2025 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. 18 Mobile Home Lots with 10 currently Rented. Cell Tower Lease is Not Included.	
<i>Improvement Description:</i>	None	
<i>Showing Instructions:</i>	See Broker	
<i>Agent:</i>	Darrell Rolston/Eric Rolston	
<i>Price/Terms:</i>	\$850,000	







