

NEW



The Big Survey: A Rare Investment and Recreation Opportunity

1,264 +/- Acres | Monongalia County, WV | CALL FOR PRICE

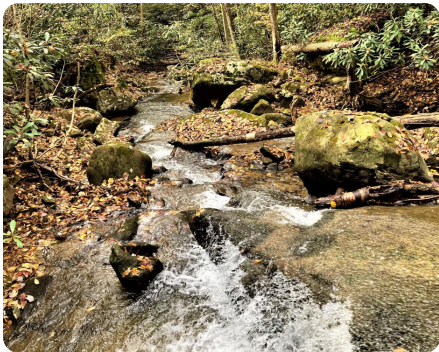


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PROPERTY SUMMARY

Located just minutes from the city limits of Morgantown, WV, lies 1,264 picturesque acres of land known locally as the "Big Survey." This property is situated around and overlooking the clear, clean, and fast-flowing water drainages of Cobun Creek and Mountain Run, both of which support healthy populations of native aquatic species, and are a testament to the superb management practices and stewardship this property has seen for many years. There is an extensive road and ATV trail system throughout the property, making it very accessible for the future owner, no matter their endeavor. The current agreement requires the gas company that maintains the wells on the property to also maintain the access roads throughout the property.

Additionally, this property has been explored but was never mined for coal due to the significance of the Cobun Creek and Mountain Run water drainages. With elevations just over 1,800 ft on the highest peaks, the scenic views of this property are second to none. Opportunities to purchase property as magnificent as the Big Survey are rare, and this is one you certainly don't want to miss!

ADDRESS

2005 Grafton Rd.
Morgantown, WV 26508

LOCATION

39.54374; -79.93353

ACREAGE BREAKDOWN

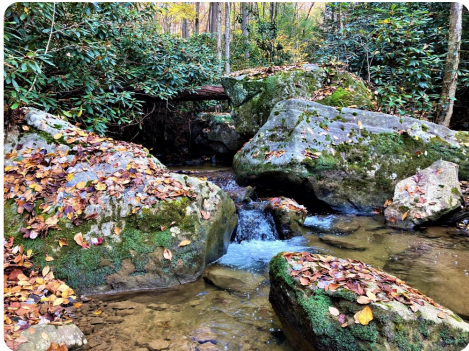
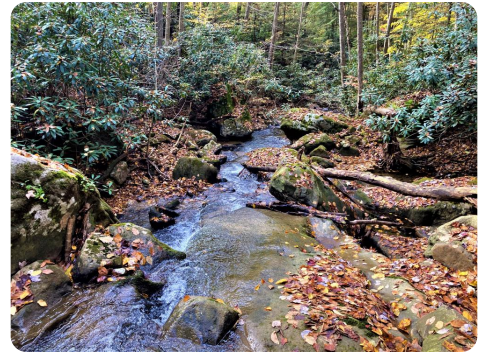
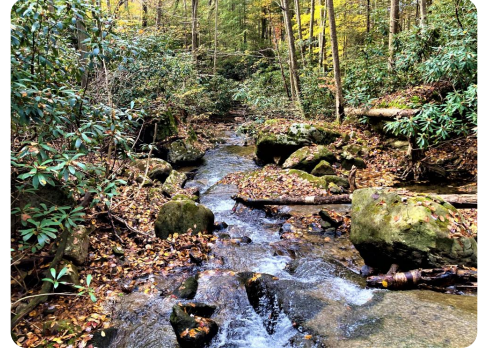
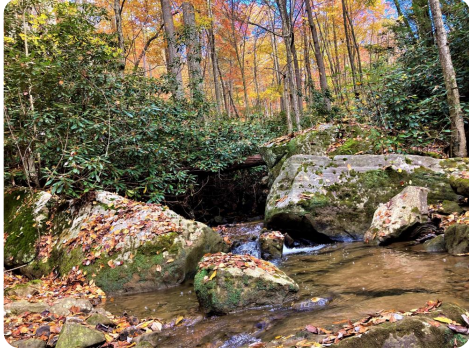
1264+/- acres

PROPERTY HIGHLIGHTS

- 1.7 miles from Interstate 68
- 4.5 miles from Downtown Morgantown, WV
- An exceptional property with so much to offer and endless possibilities.
- This property is very secluded with private access from multiple locations.
- Scenic and private setting.
- Year-round mountain views
- A once in a lifetime opportunity!
- The Big Survey would be a potentially Brilliant investment acquisition.
- Perfect for whatever your outdoor passion desires.
- Variety of outdoor sporting opportunities
- Possibilities for recreation and development are limitless.
- A developer's dream.
- Large population of deer, turkeys, black bear and small game
- Some of the very best outdoor recreation and beauty that West Virginia has to offer.
- Close to local amenities yet offering a sense of remote privacy.

nationalland.com/listing/the-big-survey-a-rare-investment-and-recreation-opportunity





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