

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.*

Vacant Land

Lens Creek Road, Marmet, WV

Kanawha County

\$1,400,000

CONTACT PERSON: DARRELL ROLSTON
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ROLSTON & COMPANY

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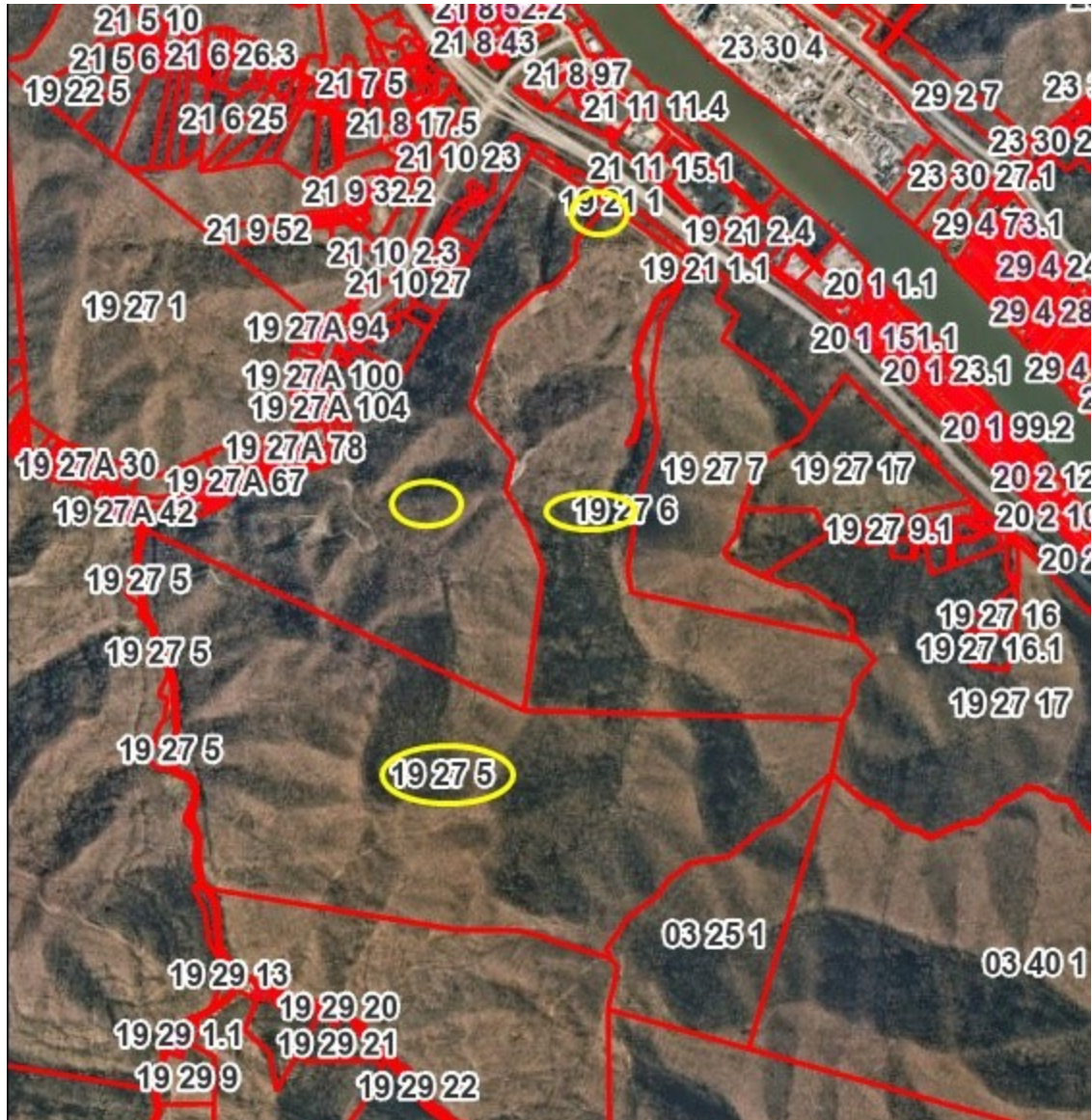
LISTING DATA

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>2024 Real Estate Taxes:</i>	\$3,894.10	
<i>2024 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. Does not include the Cell Tower Lease.	
<i>Improvement Description:</i>	None	
<i>Showing Instructions:</i>	See Broker	
<i>Agent:</i>	Darrell Rolston/Eric Rolston	
<i>Price/Terms:</i>	\$1,400,000	







21 6 24

21 9 4

21 8 8.1

21 11 11.8

21 11 11.4

21 6 32.1

21 9 22

21 8 17.5

21 11 11.1

21 9 22

21 8 15.1

21 10 24

19 21 2.3

21 9 50

21 9 31

21 10 18.4

21 11 15.1

21 9 32.2

21 11 15

21 9 52.1

21 9 55.1

21 10 19

19 21 1

19 21 2.4

21 9 53

21 10 2.3

19 21 7.5

21 10 27

19 21 1.1

19 21 7.7

21 10 3

21 10 13.1

19 27A 97

21 10 10

19 27 3

19 27A 100

19 27A 104

19 27A 80

19 27A 72

19 27A 71

19 27 4

19 27 7

19 27A 67

19 27A 64

19 27 6

19 27 8

19 27 5

PROPERTY OWNED BY
CARL & DOROTHY PEAL
 IN LOUDON & CABIN CREEK DISTRICTS
 KANAWHA COUNTY, W. VA.
 PROJECT ACQUIRED BY DEED FROM BRADFORD L. LAILEY ET AL.
 DATED MARCH 1981, RECORDED IN DEED BOOK NO. 354, PAGE NO. 312.
 BY J. H. MILLER, CONSULTING ENGINEER
 NUMBER 1111
 FIELD BOOK #11
 APRIL 1982
 SCALE 1"=300'

L. R. DELZELL & WIFE
 200 ACRES
 (PART OF 241 ACRES TRACT)
 DEED BOOK 724, PG. 202
 AS PER DEED DESCRIPTION

NOTE:
 THIS TRACT IS SITUATE IN CABIN CREEK DISTRICT,
 ALL OTHER LANDS COVERED BY BRADFORD L. LAILEY ET AL. IN
 THIS CASE & OTHERWISE IN DEED BOOK NO. 354
 AT THIS DATE ARE SITUATE IN LOUDON DISTRICT.

