4944 Pocahontas Trl, White Sulphur Springs, Wv 24986

MLS #18-1593

Bordering National forest, this versatile 175+ acre property has much to offer. Located just 4 miles north of White Sulphur Springs on Route 92 (AKA Pocahontas Trail), it is easily accessible and within close proximity to many of the area's attractions to include The Greenbrier, Snowshoe, and historic Lewisburg. Approximately 8 acres of pasture/crop land run adjacent to Route 92 and approximately 167 acres of forest woodland surround the property, providing privacy and your own personal hunting ground and recreational area. It's a haven for a variety of wildlife! Structures on the property include an 1825 farmhouse and a newer @25' x 40' barn with electric. Howard's Creek runs through property and a pond is situated adjacent to the barn. Call today to see this amazing property!

Contract Information

List Price	395,000	Status	Active
Status Change Date	11/14/2018		

Location, Legal & Taxes

County	Greenbrier	Area	White Sulphur District
Taxes	1,147	Tax Year	2018
Map	6 & 7	Parcel	99 & 5
Deed Book	WB 50	Page	463A

General Property Description

Property Type	Farm (10 Acres +)	Realtor.COM Type	Farm
Year Built	1825	Construction Type	Site-built (Stick)
Style	2 Story	Total Rooms	5
Total Bedrooms	3	Total Bathrooms	0
Total Full Baths	0	Garage Type	None
Lot Acres	175	Flood Plain	No

Property Remarks

Directions From Rt 60, take Rt 92 north @ 4 miles. Farmhouse on right near the road. Barn sits back off the road and is accessed through gate.

Details

Land Information:	Crop Acres: 4; Pasture Acres: 4; Wooded Acres: 167; Mineral Rights	**Utilities:**	Water: Spring; Sewer: Septic
Water Accessibility:	# of Creeks/Streams: 1; # of Ponds: 1	**Miscellaneous:**	Elementary School: White Sulphur; Jr High School: East Greenbrier Jr.; High School: Greenbrier East
Views:	Mountain; Panoramic; Pastoral View		

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Mimi Coffman on Friday, April 12, 2019 12:15 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

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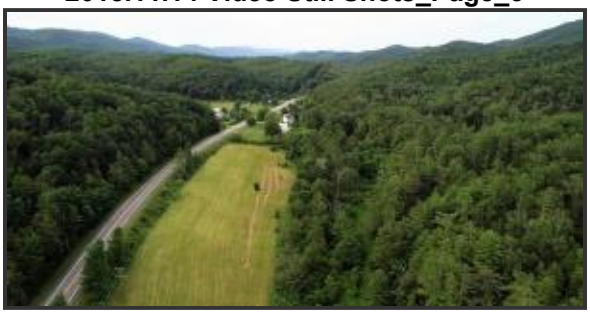
2018.11.14 Video Still Shots_Page_5



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2018.11.14 Video Still Shots_Page_4

2018.11.14 Video Still Shots_Page_1

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2018.11.14 Video Still Shots_Page_1

4944 POCAHONTAS TRL, WHITE SULPHUR SPRINGS, WV 24986

Latitude: 37.85962, Longitude: -80.241406

Bordering National forest, this versatile 175+ acre property has much to offer. Located just 4 miles north of White Sulphur Springs on Route 92 (AKA Pocahontas Trail), it is easily accessible and within close proximity to many of the area's attractions to include The Greenbrier, Snowshoe, and historic Lewisburg.

Approximately 8 acres of pasture/crop land run adjacent to Route 92 and approximately 167 acres of forest woodland surround the property, providing privacy and your own personal hunting ground. The forest was select-cut ten years ago using a forest management plan designed to encourage future growth. It's a haven for a variety of wildlife.

Structures on the property include an 1825 farmhouse and a newer barn. The farmhouse sits close to the road and could be renovated or dismantled and sold for its antique logs/timber. The barn (@25' x 40') has electric service and is situated at the edge of the pasture. The pond is directly next to the barn making it easy to water horses or livestock. Howard's Creek also runs parallel to Route 92 providing another water source.

Alvon Springs, a community water source, supplies the water to this area. There is no cost for this water usage.

Mineral rights convey.

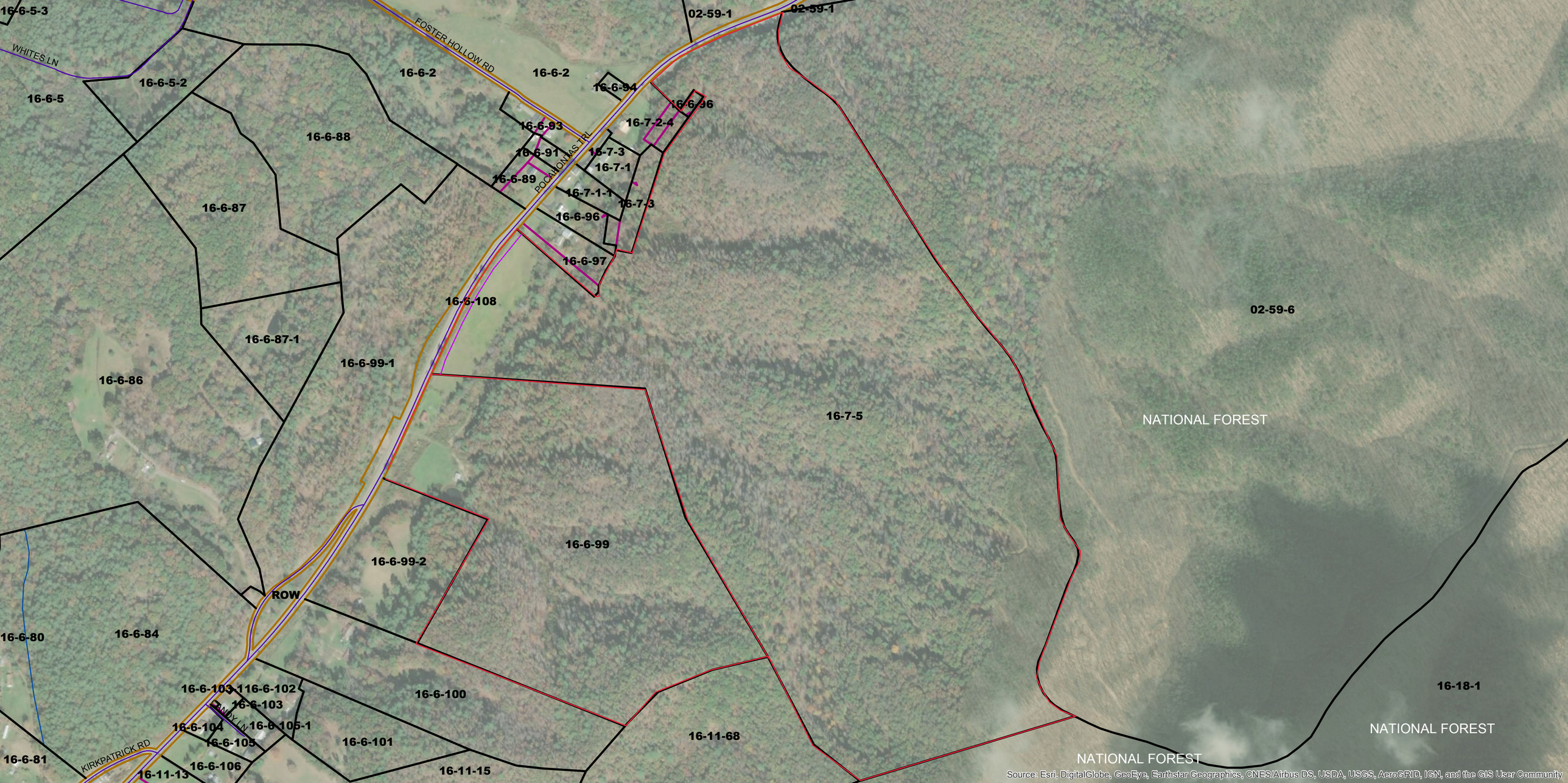
Whether you plan to use this property for recreational purposes or build that perfect home, this property, which is just a few easy miles from the nearest town and conveniences, is the idyllic spot.

Call today to see this amazing property!

Mimi Coffman
Agent, REALTOR®
REALTOR®
(304) 520-5303

Old Spruce Realty and Auction Group

Broker: K. Jane Scott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WHITES LN
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16-6-5
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16-6-94
16-6-96
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POCAHONTAS TRL
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NATIONAL FOREST
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ROW
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16-6-103
16-6-102
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FAMILY LN
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16-11-68
16-18-1
NATIONAL FOREST
KIRKPATRICK RD
16-6-81
16-6-106
16-11-13
16-11-15
NATIONAL FOREST
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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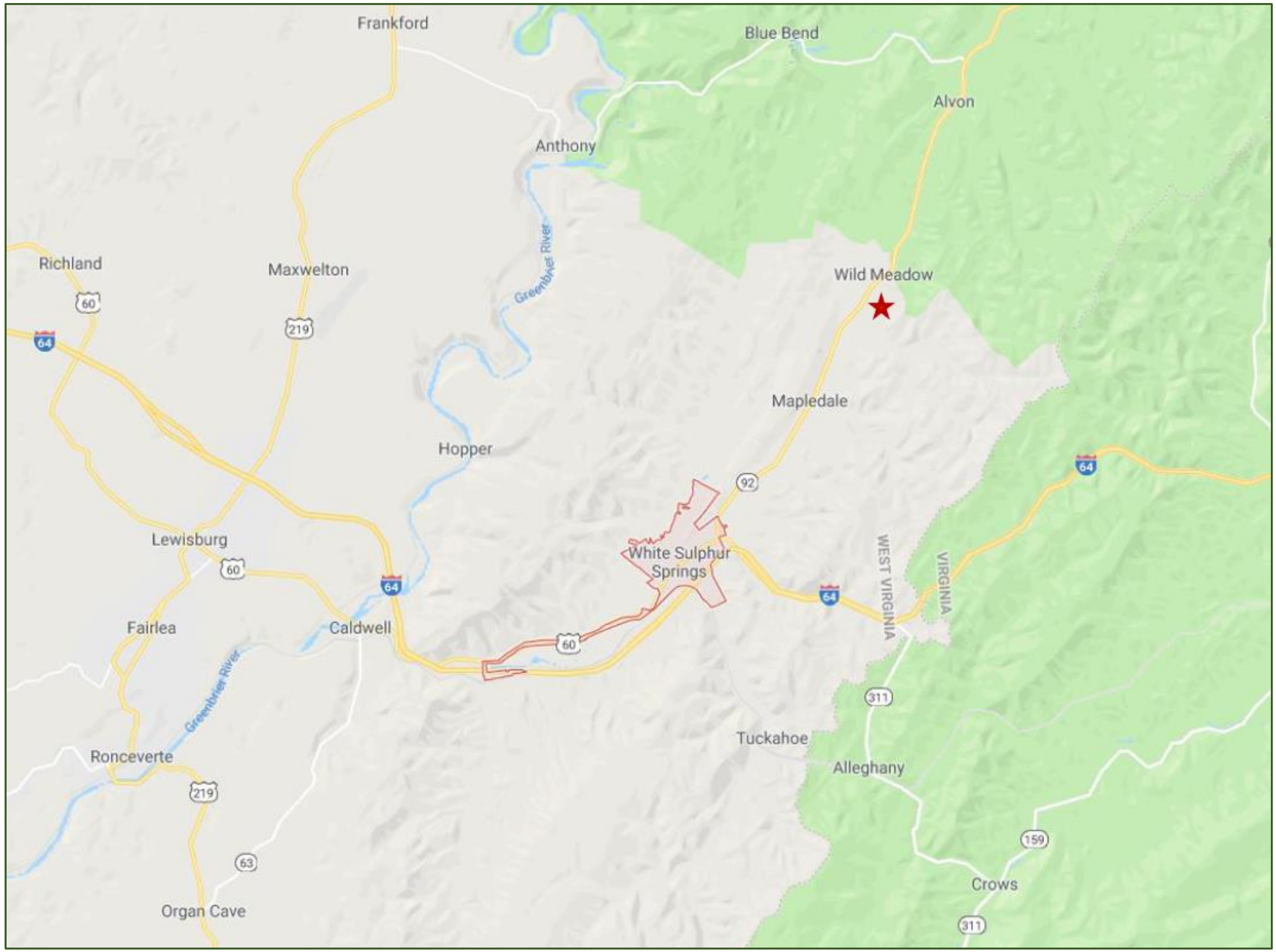

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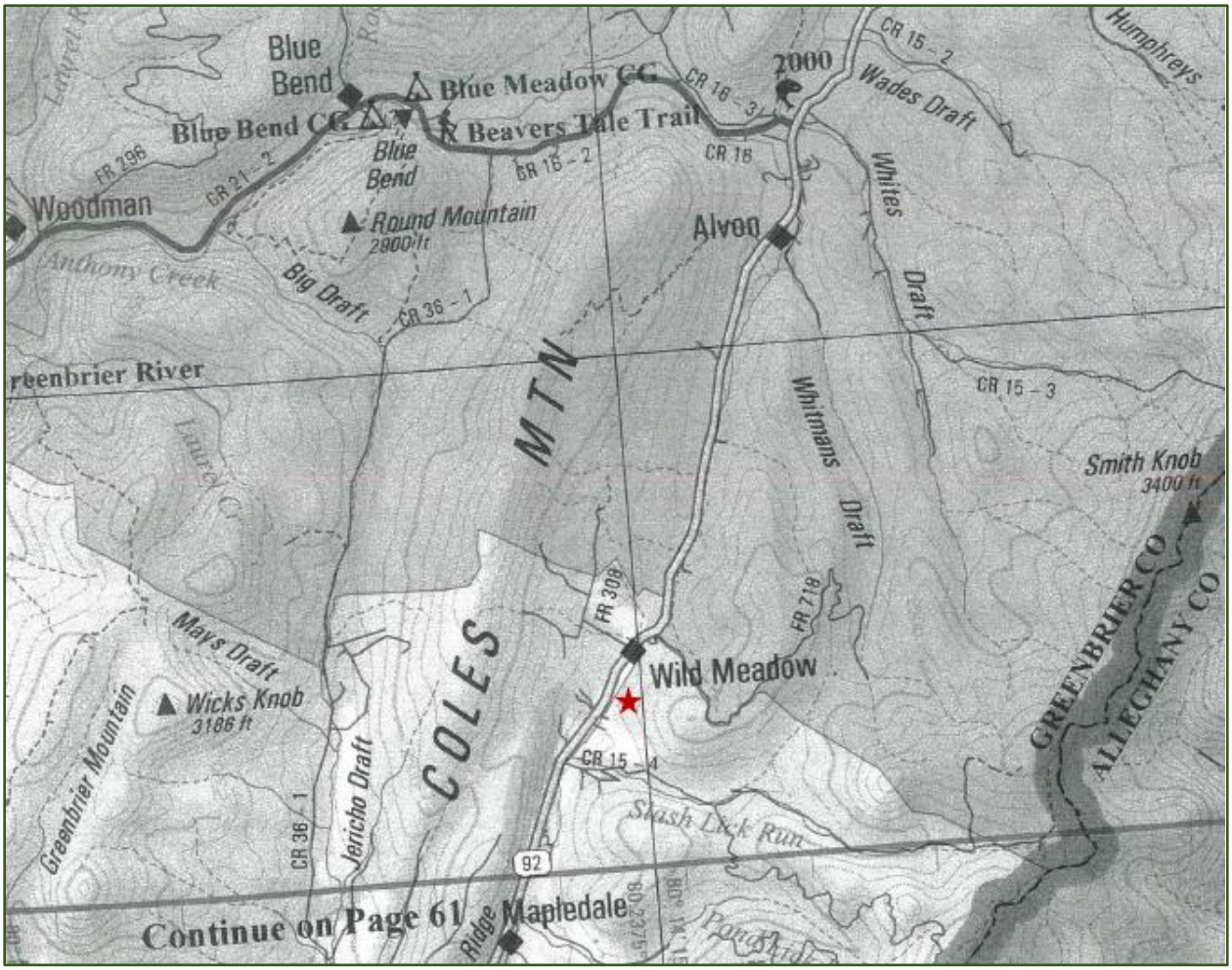

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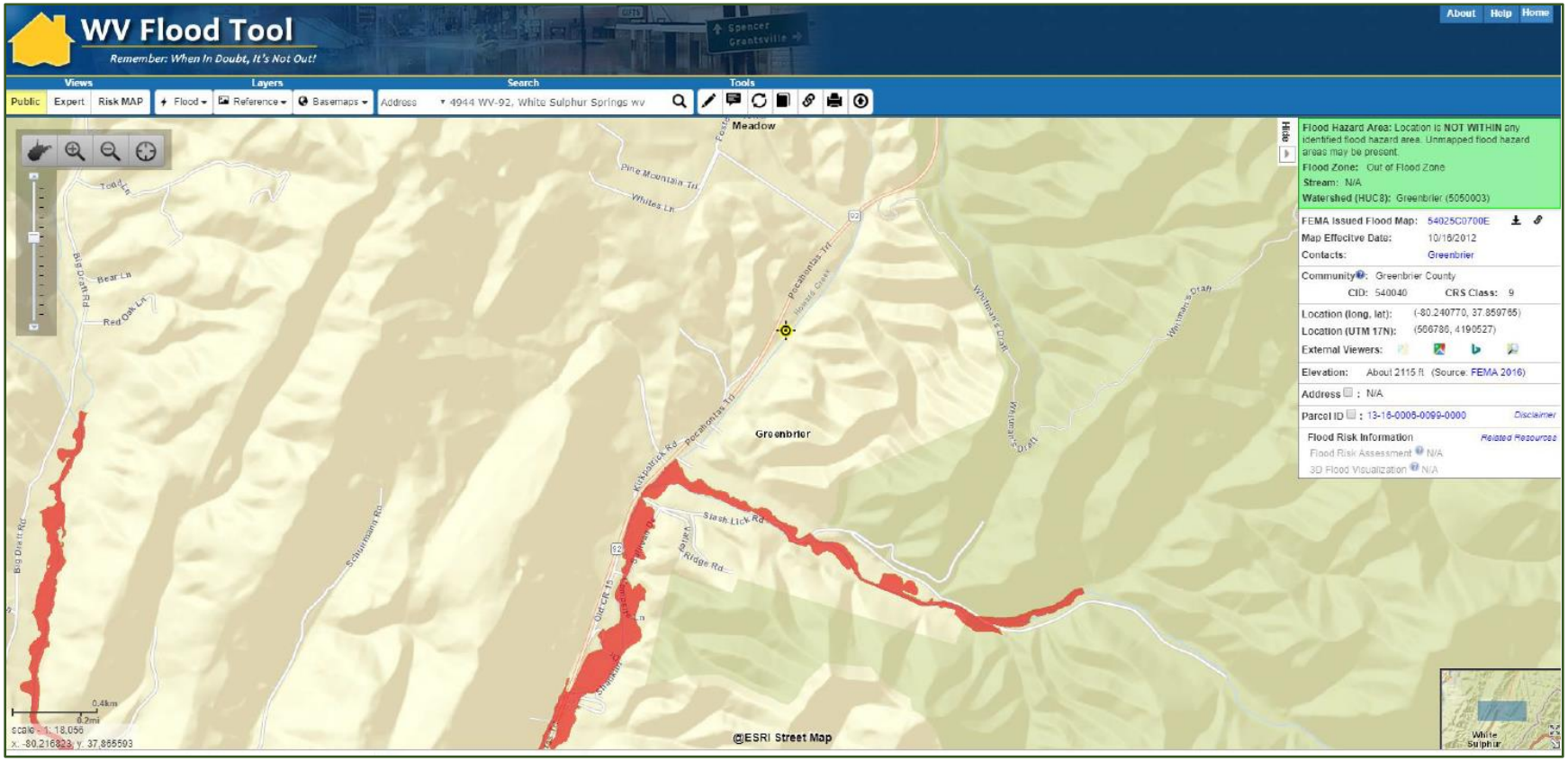

The user of this information should always consult official FEMA flood maps and certified elevation data if there is any doubt of a property's flood risk. Please consult with your local, county, and/or community floodplain administrator for availability of official DFIRMs in your county. These maps are available online at http://www.msc.fema.gov .