

Great Mountain Properties, LLC
"Selling Nature's Finest"

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GMP #284 - MLS 07-1200



Beautiful 80-Acre Farm with a Charming Older Farm House
Bozoo Road
Bozoo, West Virginia

The Hidden Haven Farm has 79.6 acres of prime farm land, and has all the natural beauty that southern West Virginia can offer, the long range views of distant mountains and valleys make this a special place to live. The land has level & gently rolling pastures and woodland that are fenced for livestock and horses. The farm house is 100 years old and has 5 bedrooms and 2 baths, the home is in good condition and has not been updated and retains all of it's old time charm and appeal. The recreational uses of the farm are endless, 3 stocked ponds for fishing, great habitat for whitetails and Turkey, and would make an excellent horse farm, the land is currently being used for hay and cattle, but is an ideal property for the outdoor enthusiast to hunt, fish and enjoy.

..... \$429,900

Location, Legal & Taxes

County	Summers	Map	11
Parcel	01	Deed Book	210
Page	632		

General Property Description

Realtor.COM Type	Farm	Year Built	1908
Style	Farm	Total Rooms	7
Total Full Baths	1	Total Half Baths	1
Lot Acres	79.60	Flood Plain	No

Property Remarks

Directions from Peterstown, take Route 12 to Bozoo Road approximately 1 mile, make left travel 5.6 until you see a church on the right, continue straight for 1 mile, look for sign, farm starts behind the first house.

Room Name	Room Level	No. of Rooms	Dimensions	Area	Room Remarks
Living	1		15 x 13.6		carpet
Family	1		19.4 x 12.6		carpet
Kitchen	1		19.4 x 10.6		vinyl
Bath 1	1		15.6 x 6.6		
Bath 2	2		5.4 x 11.10		
Bed Main	1		12.6 x 15		
Bed 2	2		12.6 x 15		
Bed 3	2		12.6 x 13		
Bed 4	2		13.4 x 10.6		
Bed 5	2		15 x 13.6		
Other	1		14.4 x 6.6		utility room

Details

Land Information: Pasture Acres: 60; Fenced Acres: 79.60; Terrain: level; # of Ponds: 3; # of Streams: 1; # of Springs: 1

Miscellaneous: Elementary School: Peterstown; High School: Hinton; # of Barns: 1; # of Outbuildings: 2; Porch/Patio/Deck Loc: Front

Documents: Survey; Well

Exterior: Wood

Foundation: Block

Roofing: Metal

Flooring: Hardwood; Vinyl

Heating: Forced Air

Utilities: Fuel: Propane; Air Conditioner: None; Avg. Elect Monthly: natural gas; Water: Well; Sewer: Septic

Items to Convey: Range/Oven; Refrigerator

Views: Mountain; Valley

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