

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

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**GMP #312 - MLS 08-482**



**181.16-Acres of Bears, Bucks, and Bass**  
**Broad Run Road**  
**Union, West Virginia**

Welcome to this wonderful 181.16 acres located on the Beautiful Knobs (with great access) a few miles outside of Charming Union, WV that literally has it all! The property has an A-Frame Cabin (New Roof and Deck) that would sleep 8 comfortably, with electric heat and wood back-up! The Cabin has electric and water from an underground spring along with 1 bath and shower! Outside of the cabin is a couple of OB for wood and tools along with a covered shelter for your 4-wheelers. This is a unique property because it has so many uses. There are tons of trails thru-out the property that will take you all over! There is a large (stocked) pond, great for family fishing, and a large barn for your larger equipment. The property has several fields for some Awesome Hunting (several permanent stands) and there is a large cave to hang out and have some fun in. This property is in a very private and secluded location yet you are only 15 minutes from town!! Call today for your Private showing! Agent owned! ..... \$429,000

**Location, Legal & Taxes**

County	Monroe	Area	Wolf Creek
Subdivision	None	Snowshoe - On Mt.	None
Snowshoe - Off Mt.	None	Taxes	458.98
Tax Year	2007	Map	20
Parcel	1.03	Deed Book	244
Page	374	Zoning	Residential

**General Property Description**

Property Type	Land/Lots	Realtor.COM Type	Land
Lot Acres	181.16	Flood Plain	No

**Property Remarks**

Directions Call office for directions

**Details**

<b>Miscellaneous:</b>	Outbuildings: OB, Large Barn; Elementary School: Union; Junior High School: Other; High School: James Monroe	<b>Land Info:</b>	Water: Pond
<b>Documents:</b>	Survey	<b>Views:</b>	Mountain; Valley; Wooded
<b>Water Source:</b>	Spring		

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