

# LAZY DAY ON THE GREENBRIER RIVER

The “Lazy Day” a riverfront country estate, takes full advantage of the powerful presence of the Greenbrier River and surrounding mountain vistas. The 3600 sq. ft. log home sits on a small rise, midway along the 1000’ of river frontage, where ancient trees dot the riverbank and a wide river rock shoal provides a fantastic recreational launching point.

## OVERVIEW

“Lazy Day” is a country estate located on the Greenbrier River and is one of the area’s most beautiful and well-known riverfront retreats. The immaculate 3,600 sq. ft. custom log home is backed by 15 acres of rich bottomland and is blessed with over 1000’ of direct river frontage. Ecological and conservational values are extensive and provide many essential ecosystem services, such as clean water, wildlife, and excellent recreation opportunities.

This easy living whitewater riverfront property is within an easy drive of higher population areas of Blacksburg, Beckley, Princeton and Lewisburg. Perched along an ever-changing whitewater, it is unto itself, one of the finest river frontages on the lower Greenbrier.

The scenic, aquatic, cultural, residential and historic values of “Lazy Day” provide exceptional quality of life values for every represented generation.

## HIGHLIGHTS

- 15 acres with 1000 ft. of easy living whitewater riverfront on the lower Greenbrier River
- All land is level river bottomland containing rich soils planted in native pasture grasses
- 3,600 sq. ft. custom designed log home is meticulously maintained and overlooks the river, 2 mountain ranges and estate grounds
- 3 bedrooms, 3.5 baths, 2 fireplaces, dining area, great room covered with a vaulted ceiling, office area, laundry room, 2 car attached garage, attic storage
- Private master bedroom downstairs with sitting area and fireplace-opens to the back deck
- Hand crafted butternut cabinetry, granite counters, tile flooring and tile surrounds
- Finest grade wide-plank oak flooring and moldings used throughout the home
- Complete security system monitored 24/7/365 by security firm
- Complete sound system professionally installed throughout the home, decks & porches
- Full-length back deck, grilling area, 750 gallon Jacuzzi hot tub, dining area overlooking the river
- Covered full length front porch and screened side porch and dining area
- Equestrian Arena designed for exercising and training horses
- 5 acres fenced pasture with quality coated high tensile fencing safe for horses
- Excellent access with over 600’ paved private driveway leading to the home and river
- Separate 500’ gravel driveway leading to the RV shelter at the river’s edge
- Very private and secluded – but not remote
- Hand-forged wrought iron chandelier and bath fixtures
- All small city amenities are 15 minutes away in Hinton, the Summers County Seat

- Excellent river fishing with a mix of deep holes, rapids and still water
- ½ acre stocked pond for fishing, swimming, ice skating and nature viewing
- Professional landscaping creates an interesting, diverse and aesthetically pleasing backdrop all year round – framed naturally by the river and mountain ranges
- All mineral rights in title will convey
- Underground waterlines supply fresh drinking water year-round to frost-free hydrants and automatic waterer to the pasture, for RV shelter and arena
- Quality infrastructure includes 3-sided run-in shed, shop building, storage building, equine arena, RV shelter, ½ mile of quality fencing, walking bridge
- Ongoing forage management increases carrying capacity & extends the grazing season
- An unrivaled resident wildlife population rich in diversity and ever changing
- Fur bearing - deer, black bear, squirrel, rabbit, bobcat, raccoon, fox, chipmunk, opossum
- Neotropical songbirds, frogs, turtles, crawdads populate the riverbank, pond and wetlands
- Winged wildlife includes turkey, eagles, herons, hawks, owls, ravens, king fishers, ravens, crows, and hummingbirds
- 15 minutes to historic Hinton and an hour to jet airports and 4 major interstates
- Dynamic forest with some old growth trees estimated to be 200-300 years old.
- Wildlife habitat program increases diversity, promotes the health of resident wildlife
- A rewarding off-grid permaculture lifestyle can be easily developed
- Superior access by state maintained paved roads – FedEx, UPS and USPS delivery
- Cell phone coverage is good with 4G service
- Darkest of skies with little or no light pollution for star gazing and planet observation
- Perfect for all water sport activities as well as shooting sports, ATV riding, horseback riding, hiking, camping, hunting and nature viewing
- Low taxes, low population density

## LOCATION

Google Coordinates: 37.613764°(N), -80.771010°(W)  
 Address: 1665 4-H Camp Road, Forest Hill, WV 24935  
 Elevation Range: 1452 ft. to 1479 ft. +/-

## RECREATION AT LAZY DAY

Lazy Day offers unparalleled recreational opportunities. Numerous soft recreational activities are anchored by the adjoining Greenbrier River and proximity to the New River, Bluestone Lake and Summersville Lake.

**Water-sports** enthusiasts will find the Greenbrier River ideal for swimming, canoeing, fishing, kayaking, tubing, snorkeling, paddle boarding and windsurfing. Great fishing is found in the Greenbrier River with small mouth bass, crappie, catfish, muskie and bluegill present in good numbers. Ice skating is occasionally a fun activity during the winter months.

**Nature viewing** is first in line of recreational activities. Attentive wildlife management has been geared not to just larger animals. Equal consideration has been extended to increasing the

numbers and diversity of species including neo-tropical songbirds, butterflies, turtles, frogs, rabbits, chipmunks, dragonflies, owls, eagles and hawks. White tail deer, black bear, red/gray fox, bobcat, wild turkey, grouse, duck, squirrel, raccoon, fox and rabbit make up the resident wildlife population. It is hard to find a property that has a better mix of wildlife.

### **Stargazing-Planet Observation**

Total or near total darkness can be still be found on the property, thereby affording the opportunity to view the night sky in all its brilliant wonder.

**Shooting-sports** devotees find all the land and privacy needed to enjoy:

- Paintball-Airsoft-Laser Tag-Archery tag
- Shotgun sport shooting including Skeet, Trap, Double Trap and Sporting Clays
- Rifle & Handgun shooting: bullseye, silhouette, western, bench rest, long-range, fast draw
- Archery and Crossbow competition shooting
- Plain ole' plinking: Grandpa's old 22 single shot rifle and a few tin cans make a fun day

### **All Terrain Motorsports**

Lazy Day is perfect for experiencing the property from an ATV or UTV. Riders are welcome to ride all public roads that do not have a painted dividing line and there are miles and miles of open roads in the area. These exciting machines handle the wide variety of the forest's terrain.

**Dirt bikes** can also be a lot of fun and they come in all sizes and horsepower to fit anyone who enjoys being on two wheels.

### **Mountain Biking, Horseback Riding and Hiking**

The gently laying land may be used for conventional and mountain biking, hiking or horseback riding and the area offers several state and national parks geared for these activities.

## **AGRICULTURAL RESOURCES**

The property's 15 acres consist of deep and fertile river bottomland. The land is very level and every acre is very useable. Gardens and row crops will do well here.

The grazing land is divided into 2 separate rotational pastures (3 acres and 2 acres) and a 100'x50' equine arena. The balance of the land is devoted to residential estate grounds.

Water for the livestock is provided to each pasture and arena by underground waterlines to frost-free hydrants. A drilled water well provides clean drinking water year-round.

There is about ½ mile of high-quality "flex fencing" allowing for rotational grazing throughout the season. The fencing has treated posts with electric 5 strands of flex fencing with two strands electrified. The equine area has treated posts and 3-board fencing with a base of very fine gravel.

The ongoing forage management program is designed to increase carrying capacity and extend the grazing season.

The well-maintained pastures also conserve water and filter out manure and nutrients, keeping them from entering the nearby river, protecting water quality, human health, and animal health.

The livestock is fenced out of the farm pond as well as the surrounding wetland areas.

## **WILDLIFE**

The river is a major contributor to the local ecosystem richness and diversity for both plants and animals.

There are many animals that live year round and at other times in the water and around the edges of the river and pond, including beavers, otters, minks, raccoons, opossums, blue herons, Canada geese, wood ducks, mallards, king fishers, minnows, native fish, turtles, salamanders, newts, crayfish, muskrats, bull frogs, eagles, owls, hawks and redwing blackbirds.

The miles of “edge effect” created between the river, pond, forest, and fields benefit all the resident wildlife. In addition to those listed above, white tail deer, black bear, wild turkey, squirrel, rabbit, bobcat, fox, chipmunk, and many species of songbirds make up the resident wildlife population.

Of equal importance, there is the insect and microscopic world including butterflies, dragonflies, water skaters, water beetles, damselflies, hellgrammites, tadpoles and various insect larvae.

Great fishing is found in the Greenbrier River with small mouth bass, crappie, catfish, muskie and bluegill present in good numbers.

The river, ½ acre stocked pond, creeks, and their surrounding aquatic plant life, create a water supported community with a wide variety of wildlife. Much of their margins are fringed by wetlands, and these wetlands support the aquatic food web, provide shelter for wildlife, and stabilize their shores. The plant life associated with the wetland includes rushes, sedges, cattails, duckweed, bee balm and algae.

The hardwood forest of the surrounding mountains provides the essential nutrient source and produces tons of hard mast including acorns, hickory nuts, beech nuts and black walnuts. Soft mast includes stag horn sumac, black cherry, tulip poplar seeds, maple seeds, autumn olive berries and blackberries.

Years of progressive wildlife management practices have created the quintessential wildlife preserve. Early on, management goals promoted overall wildlife health, facilitated the observation of game, developed wildlife viewing areas, increased carrying capacity, and increased species diversity

## **THE LOG HOME @ LAZY DAY**

The “Lazy Day” homesite was chosen so as to take full advantage of the powerful presence of the Greenbrier River and surrounding mountain vistas. The home sits on a small rise, midway along the 1000’ of river frontage, where ancient trees dot the riverbank and a wide river rock shoal provides a fantastic recreational launching point.

The owner’s selected master carpenter Mr. Rick Bennett, one of the area’s most experienced and in-demand builders, to construct their home. Mr. Bennett, well known for his meticulous attention to every detail, utilized only the very best materials during the construction process.

The 3,600 square foot home was custom designed and manufactured by West Virginia’s premier log home company, Appalachian Log Structures, based in Ripley WV. The family-based company was founded over 40 years ago and has shipped over 4000 log home packages across the United States and overseas.

The home’s design accommodates the lifestyles of an active household and the daily life associated with riverfront properties. Exposed log walls, soaring beamed ceilings, and expansive timber framed porches all add to the “warmth and coziness” of log home living.

“The Richmond” design displays an expansive, distinguished contemporary design with lots of light and airy spaces. A striking array of gables and abundant windows and doors let the sunshine in. Multiple intersecting roof lines and a two-bedroom loft give this home indisputable curb appeal. A perfect design for entertaining, the full glass doors in this floor plan lead to multiple decks and porches that complete the stunning looks of and comfort of this home.

The oversized main floor master suite, covered by a soaring cathedral beamed ceiling, includes a full bath, granite countertops, double sinks, bathtub, walk-in glassed-tiled shower, walk-in cedar closets. The cabinetry is hand-made with honey colored white walnut/butternut. The floors are red oak and walls are tile and decorative hand painted finishes. There is a Sierra Stone gas fireplace with sitting area and full glass doors opening to the deck overlooking the river.

The “Cook’s Kitchen” was designed to be the “hub” of the home, where everyone naturally gathers during parties and just everyday living. Not surprisingly, there is a full length counter with stools to sit and chat with the cook. This amazing kitchen is anchored with white walnut/butternut cabinetry, handcrafted by master woodworker, Stan Eller. The natural honey color of the white walnut has an iridescence giving the wood a very warm, golden glow.

Appliances include a SubZero side by side refrigerator/freezer, Thermador double over, Thermador 5 burner gas stove, Asko dishwasher, and stainless steel double sink with disposal. The custom made Island has a Hard Maple butcher block top, Thermador warming oven and wet prep sink. All the countertops are made of an extraordinary dense granite.

The downstairs’ open design incorporates the great room covered by a cathedral ceiling, dining area and kitchen. The great room and has a gas fireplace with custom mantel reaching from floor to second story ceiling. Glass doors provide private and immediate access to a large outside deck

overlooking the river. The dining area and kitchen open to the covered porch as well as the back deck.

The mudroom/laundry room, indispensable to equestrian activities and river recreational life, has its own entrance on the ground floor, laminate countertops, tile floor, solid knotty pine cabinets, stainless-steel sink and a washer-dryer.

The full downstairs bath is conveniently located between the side foyer entrance, inside garage entrance and laundry/mudroom. It has tile floors, knotty pine paneling and cabinets, painted faux finish walls, fiberglass tub/shower, and laminate countertop.

A ½ bath just off the great room, has custom iron work, a stylish single porcelain sink and red oak cabinets. The walls are hand painted in a distressed relief finish.

An office/study area is located down the hallway beside the entry door that opens to the very private and enchanting covered front porch (with swing and rockers).

The large 26'x 38' attached 2 car garage is finished out in logs with two large windows that let in lots of natural light. There are two points of entry to the home inside the garage.

The upstairs loft has two bedrooms, a full bath, and a reading/music area. The second bedroom has doubles as a recreation room with Monaco pool table and video gaming area. The large room has multiple skylights creating a sunny and cheerful space. There is ample storage area in the eaves.

Master blacksmith and ironwork artisan, Lloyd Enouck, was commissioned to create the exquisite hand-forged chandelier for the dining area. The chandelier, as well as other commissioned pieces by the artisan, are being conveyed.

Custom painting and decorative wall finishes were done by the well-known WV artisan, Kelly Massiople.

## **HIGHLIGHTS: AROUND THE HOME AND GROUNDS**

- Home built 2003
- 3,600 sq. ft. home plus 500 sq. ft. attached 2 car garage, 3 bedrooms, 3.5 bathrooms, kitchen, great room, office area, music/reading area, walk-in closets, dining area, laundry/mudroom, attic storage, screened outdoor dining porch, full length back deck, full with hot tub, covered front deck, kitchen side entry deck (all decks total 1500 sqft)
- Gerard Roofing – “Driftwood Shakes” are stone coated interlocking steel panels with stepped and grained profile - 40 year limited weatherproof warranty, Class A fire resistant rating
- Logs: Eastern White Pine, 6” wide, interlocking, dove tailed, ClearTreat
- Hurd/Benchmark windows and pre-doors
- Appalachian Millworks (custom workshop) supplied Select Red Oak Flooring/Moldings

- Kitchen: SubZero side by side refrigerator/freezer, Thermador double over, Thermador 5 burner gas stove, Asko dishwasher, stainless steel double sink with disposal, custom made Island with “ Hard Maple butcher block top” with Thermador warming oven and prep sink, granite countertops, tile backsplashes and handcrafted cabinetry of white walnut/butternut.
- HVAC - 2 zones – 2 High Efficiency Carrier Heat Pumps- 4ton downstairs - 2 ton upstairs, Neutron Air Cleaner and Carrier Humidifier
- Hardwired Fire/Security System - connected to and monitored by a Security Firm 24/7
- Whole house/decks professionally installed sound system by Alphs Music -Marantz electronics (DVD, VCR, CD, Cassette), Triad speakers, Triad Sub-Woofer
- Wide 3 ¼” wide red oak flooring
- All granite and tile were color selected and special ordered
- Custom painting and decorative wall finishes by WV artisan Kelly Massiople
- Master blacksmith and ironwork artisan, Lloyd Enouck, was commission to create the exquisite hand-forged chandelier for the dining area and iron works for the ½ bathroom.
- Handcrafted White Walnut/Butternut cabinetry, oak mantel, bookcases and doors created by master woodworker, Stan Eller
- Certified Flood Plain Elevation Survey for homesite by Hershel D. Ward P.S 995. The home has never flooded and was not impacted by the 1000 year flood of 2016. Flood gates were installed in the foundation on each end of the home with magnetic hinges
- 500 gallon propane tank servicing fireplaces, kitchen stove and RV’s
- Drilled water well with booster pump (increase pressure) supplies water for home and livestock with underground lines
- “EcoWater System” an outstanding water purification system, installed by Advanced Water Treatment, Inc
- Landmark 750 gallon Jacuzzi/Hot Tub with cover conveys
- Monaco brand pool table, cues, rack and billiard balls convey (table is 4’ x8’ size)
- Stone/gravel supplied by Duane Rudisill, owner Tri River Trucking
- Rivera Stone over block foundation and treated trellis under decks
- 2 flood gates with magnetic hinges installed beneath home upriver and downriver
- 5 strand ploy-coated 12.5 gauge galvanized high tensile fence safe for horses (2 strands hot) charged by MaXim Fence Energizer (currently not connected)
- Thompson automatic livestock waterer
- Attractive field stone walkway installed from parking area around to front porch
- RV shelter at riverside has metal roof, concrete floor, satellite/septic/water/electric hook up and enough space for two large campers

## **BUILDINGS AND IMPROVEMENTS**

- Shop building 16.5’x20’ = 330 sq. ft.
- Equestrian arena 100’x50’ = 500 sq. ft. with board fencing and a fine stone base
- Storage Building 12’x20’ = 240 sq. ft.
- Walking Bridge 25’x4’
- High quality 5 strand coated 12.5 gauge high tensile fencing safe for horses
- 500’ Gravel Driveway
- 600’ Paved Driveway

- RV Shelter 28'x48'=1,344 sq. ft. (concrete floor, water, electric, septic hookup and satellite dish)
- 3 sided Run-In shelter
- Professional Landscaping creating private estate grounds
- Original circa 1940 4 room Fishing Camp located on the riverbank (needs some repair but has decent bones)
- Septic systems in place for RV shelter and Log home

[SEE FLOOR PLAN DIAGRAM IN THE MAPS AND DOCUMENTS SECTION IN THE GOLD COLORED BOX NEAR THE TOP OF THE PAGE ABOVE](#)

### **First Floor**

- Great Room 21'x21'
- Kitchen/Dining 18'x27' + 6'x6' + 16'
- Master Bedroom 16'x29' + 16'
- Master Bath 8'x14'
- Half Bath 3'x7'
- Full Bath 7'x10'
- Mudroom/Laundry 11'x10'
- Garage 25'x27'
- Screened Porch 14'x26'

First Floor total sq. ft. = 2,437'

### **Second Floor**

- #2 Bedroom Game Room 16'x33'
- #1 Bedroom 12'x13'
- Bath 7'x17'
- Reading/Music Area 7'x16'
- Second Floor total sq. ft. = 1,170'

TOTAL SQ. FT. = 3,607

## **SELF-SUSTAINING LIFE OFF THE GRID**

Just like 200 years ago, when the first mountaineers settled the area, the property can be self-sustaining in times of necessity – even without on-grid electricity.

- Hydro-power from the river could provide an endless supply of off grid electricity.
- Fresh water for drinking and cooking would come from the drilled water well (hand drawing water from the well using a cylinder well bucket).
- The river, pond and forest would provide fresh food (fish, deer, and turkey).
- The fertile bottomland would be used to raise livestock of all kinds (chickens, pigs, cows, sheep, goats, rabbits etc.) and could be farmed with horse drawn equipment. The land



would support vegetable gardens, berry patches, fruit orchards, and row crops of corn, oats and barley.

- Beehives would provide honey and beeswax for candles.
- The forest would provide firewood for heating and cooking and pounds of walnuts.

## **FOREST FARMING**

The most common crops are medicinal herbs and mushrooms. Other crops that can be produced include shade-loving native ornamentals, moss, fruit, nuts, other food crops, and decorative materials for crafts. These crops are often referred to as special forest products.

Here are some specific examples of crops in each category.

- Medicinal herbs: Ginseng, goldenseal, black cohosh, bloodroot, passionflower, and mayapple
- Mushrooms: Shiitake and oyster mushrooms
- Native ornamentals: Rhododendrons and dogwood
- Moss: Log or sheet moss
- Fruit: Pawpaws, currants, elderberries, and lowbush blueberries
- Nuts: Black walnuts, hazelnuts, hickory nuts, and beechnuts
- Other food crops: Ramps (wild leeks), maple syrup, and honey
- Plants used for decorative purposes, dyes, and crafts: Galax, princess pine, white oak, pussy willow branches in the spring, holly, bittersweet, and bloodroot and ground pine (Lycopodium)

## **THE DYNAMIC WETLAND**

In earlier times, before the environmental and societal value of wetlands was discovered, Lazy Day's little, but dynamic wetland, was commonly called a "swamp". This enchanting area is biologically rich and wildlife diverse, being akin to the world's largest swamps found in the Florida Everglades and the Amazon River Basin. This small, but mighty wetland works to provide "ecosystem services"—non-monetary benefits like clean water, clean air, carbon sequestration, hunting, and eco-recreation.

The wetlands are the best of both worlds. A visit begins with hiking to the upper side of the pond and watch for deer, squirrels, raccoon, and turkey while exploring for butterflies, turtles, frogs, crawdads, songbirds, salamanders, newts, and a host of other aquatic invertebrates, migratory birds, reptiles, and amphibians.

Wetlands are a very productive part of our environment; more productive of vegetation, in fact, than some agricultural soils. This vegetation serves important purposes. It shelters and feeds many wildlife species that cannot survive elsewhere. Almost 35 percent of all rare and endangered species depend, in some way, on wetlands. More common wetland species provide enjoyment to many by serving educational, research and recreational needs. Waterfowl and many furbearers such as beaver, mink and muskrat provide both consumptive and non consumptive

recreation and are dependent on wetlands. Many fringe wetlands provide the food that young fish need to survive. By slowing the flow of water, wetlands help keep banks from eroding and they trap and settle suspended silt before it smothers fish eggs and covers the insects and other animals that fish eat.

Wetlands add visual diversity to everyone's lives. The trail that skirts the pond crosses the wetlands and offers an opportunity to see many different plant and wildlife species seen nowhere else on the property. The wetlands habitat walk is a relaxing and rewarding experience.

## **ARCHEOLOGY AND GEOLOGY**

Lazy Day is nestled between the folded Ridge and Valley Province to the east and the younger Allegheny Plateau to the west. The Greenbrier River flows 162 miles southwest through numerous mountain valleys and empties into the world's third oldest river, the New River, just a few miles downstream.

The rich farmland is made fertile by nutrient rich topsoil being deposited by eons of flood waters laden with limestone leached from the Greenbrier Limestones, known locally as the "Big Lime". These limestones were formed from shallow seas some 350 million years ago during the Mississippian geological period. The quarrying of limestone for dimension stone, fill-rock, construction aggregate, riprap, sand, and agricultural lime is an important industry in the area.

The area has many interesting "riches from the earth" in the form of sandstone, limestone, agates, fossils, geodes, caves and curious rock outcrops. The river's bottom and banks have numerous types, ages and classes of rocks that originate from several diverse geological regions along the 172 mile long river basin draining about 1.5 million acres.

The Droop Sandstone, a very hard, quartz-rich rock originally deposited as sand beaches along an ancient shoreline, is especially prominent in the area. Numerous sheer rock cliff formations are created by the erosion-resistant Droop Sandstone. Locally, the Muddy Creek Mountain quarry produces decorative sandstone from the Droop that is known worldwide for its beauty and durability.

The area is well known for the healing waters of the numerous "Sulphur Springs". During the 1800's and early 1900's, several "Sulphur Springs Resorts" flourished in the area. Most notably and still in existence are White Sulphur Springs, Warm Springs, and Hot Springs. Others included, Sweet Springs, Blue Sulphur Springs, Red Sulphur Springs, Green Sulphur Springs, Salt Sulphur Springs, Pence Springs and, Sweet Chalybeate Springs.

## **FOREST/TIMBER RESOURCES**

The timber resource consists of a small patch of forest along the river as well as an area surrounding the pond and down the creek. The forest resource is composed of Appalachian hardwoods and pine. The species composition consists primarily of Black Walnut, American Sycamore, Birch, Red Maple, Poplar, Red Oak, White Oak, Hickory, and a host of associated

species (Ash, Red Pine, Eastern Cedar, Sourwood, Black Gum, Beech, Ironwood and Hop Hornbeam).

Several “Heritage Trees” are scattered along the riverbank. These ancient trees, some 200-300 years old, have withstood the test of time, weathering flood, ice, wind, lightning strikes and fire.

The forest floor is home to several types of mushrooms, medicinal plants, wild ginseng, ferns and cool green mosses.

There are a few fruit trees scattered about, some of which were part of the early homestead. Crops of black walnuts are produced each year from the abundant black walnut trees scattered about.

Honeybees will do very well here.

## **THE AREA**

This easy living whitewater riverfront property is within an easy drive of higher population areas of Blacksburg, Beckley, Princeton and Lewisburg. Perched along an ever-changing whitewater, it is unto itself, one of the finest river frontages on the lower Greenbrier.

Nearby Hinton is the county seat with grocery stores, restaurants, banks, auto parts stores, hardware, hospital, dentists and most other small town amenities. Hinton is also the Summers County Seat and the economic and governmental hub of the county. The county’s total population is about 14,000.

Charleston is West Virginia’s state capitol and is an easy 90 minute drive. Charleston is West Virginia’s largest city with a population of some 50,000 and a metro area of 225,000. It is the center of government, commerce, culture and industry. There is a commercial airport with daily flights to most major hubs.

Beckley is a 30 minute drive, has a population of 34,000, and is the county seat of Raleigh County. All amenities are available in Beckley. Beckley is located at the intersection of I-77, I-64 and US 19 so easy access to Charlotte, Pittsburgh, Charleston and Cincinnati is just around the corner.

The surrounding area offers unlimited recreational activities including white water rafting, golfing, fishing, camping, hiking, bird watching and rock climbing and snow skiing.

### **Highlights:**

- 15 minutes to Hinton
- One hour or less to Beckley, Princeton, Lewisburg, 80,000 acre New River Gorge National Park, 2,000 acre Bluestone Lake, Pipestem Resort and Bluestone State Park, Sandstone Falls, Winterplace Ski Resort and the 4-Star Greenbrier Resort.

- A picturesque Amtrak train ride from Hinton connects the area to DC, Philadelphia, New York, Chicago, and many other locations.
- Washington, DC is 5 hours away and Charlotte only 3.
- The Beckley Airport and Lewisburg Airport both offer jet service to main hubs and an easy hour's drive
- Charleston, the state capitol, is 1.5 hours' drive and offers all large city amenities.
- Easy access to I-64, I-77, I-79, US 460, US 19
- The Bechtel Summit Reserve, the 12,000 acre Boy Scouts of America's high adventure camp, is also an hour's drive.
- The 14,000 acre Wildlife Management Area is just down river at Bull Falls.

### **Historic Summers County**

Hinton, the county seat of Summers County is a 15 minute drive. Hinton, founded in 1871, grew rapidly as the hub of a growing railroad industry serving the New River coal fields, passenger travel and coast to coast freight lines. Today, Hinton serves the growing tourist and technology industries.

Summers County (2014 population—13,417) is located in the southeastern region of West Virginia, scenically placed between the beautiful Greenbrier and New River Valleys. The City of Hinton (2013 population—2,588) serves as the county seat and is the sole municipality within Summers County. The railroad boom of the early 20th century helped to build Hinton and Summers County. However, the county's current economy is based primarily on tourism thanks to the Bluestone Dam and Lake along with the Bluestone, Greenbrier, and New Rivers which converge in Hinton. Further, the New River Gorge National River begins at Hinton and flows northward into neighboring Fayette County.

Summers County is also home to Bluestone State Park, Pipestem Resort, and a number of other facilities that provide lodging, camping, and a variety of recreational activities. The Hinton Railroad Museum, the Graham House, the Campbell Flanagan Murrell House, and other museums provide glimpses into the county's history. The architecture of buildings in Hinton's nationally-registered historic district is of interest to many. A solid core of retail stores and professional service providers meet the needs of residents and visitors alike.

Residents of Summers County enjoy a wonderful small town, laid back quality of life. Service clubs such as the Kiwanis, Lions, Rotary, and Ruritans support a number of community initiatives, school programs, and special events. The Summers County Library supports the county school system and provides visitors with Internet access and other services. Several denominations of churches meet the Summers County community's spiritual needs.

Summers County is served east-west by Interstate 64 and by north and south connections to Interstate 77. The New River Parkway, when completed, will improve access to Sandstone Falls by upgrading River Road from I-64 near Exit 139 Sandstone into Hinton. West Virginia Routes 3, 12, 19, 20, and 107 are the primary highways within the county. Amtrak also provides an important transportation link to Summers County with its Cardinal line from New York to Washington DC to Chicago. Stops are made three times per week to pick up and disembark passengers at Hinton's historic Rail Depot.

The Summers County Appalachian Regional Hospital provides a fully-staffed emergency room and a variety of medical services. Summers County Emergency Services provides ambulance service. Law enforcement is provided by the Summers County Sheriff's Department, a detachment of the West Virginia State Police, the City of Hinton's Police Department and park rangers with the US Army Corps of Engineers, the National Park Service, and the West Virginia Department of Natural Resources. Similarly, the City of Hinton has a new fully-manned and equipped fire station complemented by six other volunteer fire departments throughout the county.

### **Historic Greenbrier County**

Lewisburg, (45-minute drive), which is the Greenbrier County seat, was voted the Coolest Small Town in America, combining the warmth of a close community with the sophistication of more urban locations. The thriving downtown historic district offers year-round live productions presented at the State Professional Theatre of WV, Carnegie Hall, distinctive dining venues, antique shops, award-winning galleries/boutiques, a year-round farmer's markets. Greenbrier Valley Medical Center is a modern hospital and all attendant medical facilities, along with the many big box stores.

The county and city host several fairs & festivals throughout the year including The WV State Fair, a professional 4-weekend Renaissance Festival, Chocolate Festival, Taste of our Town Festival (TOOT), antique car shows, Jeep Rally's, Airstream Rally, WV Barn Hunt Competition, PGA Tour @The Greenbrier,

Lewisburg is also home to the modern Robert. C Byrd Medical Clinic (300 employees), the WV Osteopathic Medical School (600 students) and the New River Community and Technical College. The area is a strong economic generator with a solid workforce employed in county/state government, tourism, hospitality, medical, education, retail, construction, wood products, mining and agriculture.

The world-renowned Greenbrier Resort, with 800 rooms and 1600 employees, is located in the sleepy little town of White Sulphur Springs. The 4-Star resort has a subterranean casino and is home to the PGA tour, NFL Summer Practice Event, Tennis Exhibitions (Venus Williams, John McEnroe etc.). Several other area golf courses are available in the area – including Oakhurst Links, America's first golf course, where guests play using old style hickory-handled clubs and ground-burrowing golf balls.

A picturesque Amtrak train ride from Hinton connects the area to DC, Philadelphia, Chicago, and many other locations. By car, DC is 5 hours away and Charlotte is only 3.

Within a two-hour's drive are located some of the finest recreational facilities in West Virginia. Winterplace Ski Resort, whitewater rafting / fishing on the New River and Gauley River, 2000-acre Bluestone Lake, Pipestem State Park and Resort and the 80,000-acre New River National Gorge National Park. Five other area state parks and state forests offer unlimited hiking, horseback riding, ATV riding and rock climbing opportunities. Snowshoe Ski Resort is 90-minute drive through some of the most scenic country on the East Coast. The new 12,000-acre Boy Scout High Adventure Camp and home to the US and World Jamboree is an hour's drive.

## **THE GREENBRIER RIVER**

The lower Greenbrier River possesses the excitement of life on one of the nation's great wild rivers. The focus of a vast outdoor-recreation destination, it flows untamed out of the lofty Alleghenies, attracting anglers, paddlers, and naturalists from across the globe.

At 172 miles long, the Greenbrier drains over 1.5 million acres and is the longest undammed river left in the Eastern United States. It is primarily used for recreational pursuits and well known for its fishing, canoeing, kayaking and floating opportunities. Its upper reaches flow through the Monongahela National Forest, and it is paralleled for 77 miles by the Greenbrier River Trail, a rail trail which runs between the communities of Cass and North Caldwell.

It has always been a valuable water route, with the majority of the important cities in the watershed being established river ports. The river gives the receiving waters of the New River an estimated 30% of its water volume. Over three-fourths of the watershed is an extensive karstic (cavern system), which supports fine trout fishing, cave exploration and recreation. Many important festivals and public events are held along the river throughout the watershed.

The Greenbrier is formed at Durbin in northern Pocahontas County by the confluence of the East Fork Greenbrier River and the West Fork Greenbrier River, both of which are short streams rising at elevations exceeding 3,300 feet and flowing for their entire lengths in northern Pocahontas County. From Durbin the Greenbrier flows generally south-southwest through Pocahontas, Greenbrier and Summers Counties, past several communities including Cass, Marlinton, Hillsboro, Ronceverte, Fort Spring, Alderson, and Hinton, where it flows into the New River.

Along most of its course, the Greenbrier accommodated the celebrated Indian warpath known as the Seneca Trail (Great Indian Warpath). From the vicinity of present-day White Sulphur Springs the Trail followed Anthony's Creek down to the Greenbrier near the present Pocahontas-Greenbrier County line. It then ascended the River to the vicinity of Hillsboro and Droop Mountain and made its way through present Pocahontas County by way of future Marlinton, Indian Draft Run, and Edray.

## **THE NEW RIVER AND BLUESTONE LAKE**

Lazy Day is a 20 minute drive to the New River, 80,000 acre New River Gorge National River Park and the 2000 acre Bluestone Lake at Hinton. The New River is the second oldest river in the world, preceded only by the Nile; it is the oldest river in North America. The New River is unique because it begins in Blowing Rock, N.C. and flows north through Virginia into West Virginia. The Nile and Amazon are the only other major rivers that also flow north. Year after year, it produces more citation fish than any other warm water river in WV. Smallmouth bass, largemouth bass, crappie, catfish, sunfish, hybrid striped bass, and muskie are all common species of fish found in the New River and Bluestone Lake.

Bluestone Lake is over 2000 acres at summer pool and is the state's third largest body of water. Great hunting and fishing opportunities abound at the 17,632-acre Bluestone Wildlife Area adjacent to the park and nearby Camp Creek State Forest.

## **WATER**

- The property has nearly ¼ mile of frontage on the Greenbrier River, providing opportunities for numerous water-related activities.
- There is also a spring fed ½ acre stocked pond.
- A dashed blue line stream flows through the property for nearly 600 feet. The stream will flow during rain events and periods of snow melt.

## **MINERAL RESOURCES**

West Virginia is one of the states in the US that has two ownership titles, those being SURFACE RIGHTS and MINERAL RIGHTS. A title search for mineral rights ownership has not been conducted. All rights the owner has will convey with the property. A mineral title search could be conducted by a title attorney at the same time when the surface title search is being conducted.

## **BOUNDARIES AND SURVEY**

There has been a recent survey of the property. The property is being sold by the boundary and not by the acre.

## **UTILITIES**

Water: drilled water well with water treatment system in place. Underground waterlines supply the home and various parts of the property

Sewer: septic

Electricity: onsite

Telephone: onsite

Internet: onsite

Cellphone Coverage: good

## **ACCESS/FRONTAGE**

The property has about 800 feet of frontage on the 4-H Camp Road RT 29. The 600' paved driveway connects with the public road within that frontage. Another 500' graveled driveway connects the public road with the RV shelter by the river.

The property can also be accessed by the Greenbrier River with 1000' of direct and uninterrupted river frontage.

## **ZONING**

Summers County currently has no known zoning or subdivision regulations. However, all prospective buyers should consult the County Government and also the Health Department for any changes and details regarding zoning, building codes, and installation of water wells and septic systems.

## **PROPERTY TYPE/USE SUMMARY**

This property is mostly in pasture that support stock activities, residential and recreational activities.

## **DEED and TAX INFORMATION**

Deed Information: DB 203 Pg. 222, and DB 225 Pg. 349  
Summers County, West Virginia  
Acreage: 15 acres +/-

Real Estate Tax ID/Acreage/Taxes:  
Summers County (45), West Virginia  
Forest Hill District (1)  
Tax Map 4 Parcel 22; 14 ACRES GREENBRIER RIVER; Class 2  
Tax Map 4 Parcel 23; 1 A.GBR RIVER HILLS; Class 3

**2019 Total Real Estate Taxes:** \$1,693.22

## **PUBLIC SCHOOLS**

Summers County School District

### **Public Elementary Schools:**

Hinton Area Elementary School  
Talcott Elementary School

### **Public Middle Schools:**

Summers County Middle School

### **Public High School:**

Summers County High School