

MLS: 104825	LotsAndLand	Status: Active
List Price: \$149,900		Road Front Ft:
Lot Size: 46.90 +/-		Acres-Total:
1357 Rush Cr.	Spencer	WV 25276

Land Type:	Acreege
Acres-Tillable:	
Acres-Pasture:	
Acres-Woodland:	
Acres-Meadow:	
County:	Roane
Subdivision:	
School District:	
High School:	
Elem School:	
Middle School:	
Tax ID:	
Tax Year:	2023
Taxes:	\$248
Tax Exemption:	
Var Rate Com:	
Excl Agency:	
Agent Owned:	No
Waterfront:	
Water:	
Sewer:	
Road Const:	
Zoning:	
Heat:	
Elec Supplier:	
Free Gas:	No
Mineral Rights:	
Timber Reserve:	
Price Per Acre \$:	
Parcels:	
Soil Type:	
Lease Terms:	
Tenant:	
Current Use:	
Contingencies:	
Possession:	
Buildings:	
Features:	



[Photos](#)

[Docs](#)

[Maps](#)

Property Description: This property has it all! A great house site on 46.90+/- acres. Utilities include electric and a new well. A new 30x40 Amish pole barn to store all of your equipment or build some stalls inside for your horses. Plenty of room in the bottom for a garden and some small farm ani

Directions:

Head south on US-119 S/ Black Walnut Avenue/ Capitol Street toward Maple Street 5.0 miles, turn left onto Speed Road 3.4 miles, Turn left onto Rte 42/ Rush Creek Road 2.3 miles.

Legal Description:

46.90 +/- Acres on the waters of Rush Creek, Spencer District, Roane County, West Virginia. (Tax Map 38, Parcel

Prepared for you by:
 ~ Office ~
Old Fences Realty, Inc.
 ~ Office Address ~
 820 Capitol St
 Spencer, WV
 ~ Agent ~
David "Mike" Greenlee

~ Phone ~
(304)377-3758

~ Email ~
mike@callgreenlee.com

~ Website ~

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- ❖ Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- ❖ A duty of honest and fair dealing and good faith.
- ❖ Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- ❖ Must promptly present all written offers to the owner.
- ❖ Provide copies of all contracts.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate Brokers License Act, all parties are hereby notified that

(printed name of agent) David M. Greenlee affiliated with

(firm name) Old Fences Realty is acting as agent of:

The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.

Both Seller and Buyer, with the full knowledge and consent of both parties

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<p><input checked="" type="checkbox"/> <u><i>[Signature]</i></u> _____ Seller Date</p>	<p><input checked="" type="checkbox"/> _____ Buyer Date</p>
<p><input checked="" type="checkbox"/> _____ Seller Date</p>	<p><input checked="" type="checkbox"/> _____ Buyer Date</p>
<p>_____ Seller Date</p>	<p>_____ Buyer Date</p>

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature *[Signature]* _____

Date 06/05/24 _____

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



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(printed name of agent) David M. Greenlee ^{JSS} Jordan S. Spears affiliated with

(firm name) Old Fences Realty is acting as agent of:

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Both Seller and Buyer, with the full knowledge and consent of both parties

CERTIFICATION

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[Signature] Seller _____ Date _____

_____ Buyer _____ Date _____

_____ Seller _____ Date _____

_____ Buyer _____ Date _____

_____ Seller _____ Date _____

_____ Buyer _____ Date _____

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature Jordan S. Spears

Date June 5, 2024

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555

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