

**PROPERTY SPECIFICATIONS SHEET**  
**599 Rush Fork Rd., Ivydale, WV 25113**  
*A one-page summary.*

**Acreage:** 231 Acres +/-

**Residence:**

- 4 Bedrooms
- 2 Full Bathrooms
- 2 Kitchens
  - 1 Electric Equipped
  - 1 Gas Equipped
- Approx. 2,500+ SF
- One-Level Living
- Metal Roof
- Hardwood Flooring
- Carpet Flooring
- Tile Flooring
- Spring Water
- Septic System
- Central AC/HVAC

**Outbuildings:**

- 90' x 36' Greenhouse
- 3-Stall Garage
- Storage Shed

**Water Features:**

- Natural Spring
- 2 Ponds
- Tiny "Frog Pond"
- Rainwater Collection

**Energy Features:**

- Electric Service
- Solar Panels
- Solar Generators
- Dual Fuel Generators
- Wood Heat

**Improvements Timeline:**

*(Approx Dates, Sources: Public Records & Seller)*

**Original Home/Foundation:** 1995

**Detached 3 Stall Garage:** 2000

**Full Renovation & Addition:** 2008

**Metal Roof:** 2015

**Greenhouse:** 2020

**Solar Panels:** 2026

**Homestead Features:**

Food Production

- Greenhouse
- Indoor Grow Area
- Garden Capabilities

Food Storage


- Root Cellar Room
- Canned Food Storage
- Deep Freezers

Animal Potential

- Chickens
- Goats
- Small Livestock
- Limited Horse/Cattle Potential



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**IMPACT** REALTY GROUP

Eddie Mylar, Broker WV & OH  
304.410.0655 | 413 27th St., Vienna, WV 26105

**PERSONAL PROPERTY INVENTORY**  
**599 Rush Fork Rd., Ivydale, WV 25113**

*The following personal property may be included with the sale of the property. Final items conveyed shall be identified in the Purchase Agreement and/or Bill of Sale.*

**POWER & ENERGY SYSTEMS**

Solar Panels (approx 20)  
Solar Generators (4 total)  
Dual-Fuel Generators (2 total)

**FOOD STORAGE & PREPAREDNESS  
SUPPLIES (Estimated 5yrs worth)**

Canned Food Inventory  
Dry Goods Inventory  
Long-Term Food Storage Supplies  
Food Storage Containers  
Emergency Preparedness Supplies  
Storage Shelves

**GREENHOUSE & GARDENING**

Detached Greenhouse 96' x 30'  
Grow Lights  
Gardening Tools  
Planting Supplies  
Irrigation Components

**APPLIANCES & FREEZERS**

Deep Freezers (2 total)

**WATER & FILTRATION EQUIPMENT**

Rainwater Collection Components  
Water Storage Equipment  
Water Filtration Equipment  
Pumps & Related Equipment

**WOOD HEAT & FIREWOOD**

Firewood Supply

**HOMESTEAD & FARM EQUIPMENT**

Electric Fencing  
Homestead Tools & Equipment

**SECURITY & PREPAREDNESS EQUIPMENT**


Emergency Equipment  
Miscellaneous Preparedness Equipment  
Preparedness-oriented window reinforcement  
system  
Enhanced residential security features



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## LAND & PROPERTY FEATURES

### 599 Rush Fork Rd., Ivydale, WV 25113

The following information has been provided by Seller and is believed to be accurate to the best of Seller's knowledge. Buyer is encouraged to independently verify all information.

#### ACREAGE & TERRAIN

231 +/- Acres  
Mountainous Terrain  
Mix of Wooded & Usable Ground  
Approximately 70/30 Terrain-to-Usable  
Ground Ratio  
Private Setting  
Recreational Land  
Wildlife Habitat  
Hunting Opportunities  
Potential Building Sites

#### WATER FEATURES

Natural Spring  
Water Filtration System  
Pond #1  
Pond #2  
Additional Tiny "Frog Pond"  
Rainwater Collection Systems

#### TIMBER & FORESTRY

"Farm" Property Classification  
Logging Roads Throughout Property  
Native Plants  
Livestock Permitted  
Approximate Last Harvest = 7 years  
Approximate Remaining Harvestable  
Timber = 100 - 140 acres  
Potential Forestry Program Eligibility  
(Buyer to Independently Verify)

#### ACCESS & INFRASTRUCTURE

Private Driveway  
Established Logging Roads  
Electric Service Available  
Solar Infrastructure  
Electric Fencing Around Main Residence

#### AGRICULTURAL & HOMESTEAD FEATURES

Greenhouse  
Gardening Areas  
Food Production Infrastructure  
Rainwater Collection for Greenhouse  
Livestock Potential  
Homestead Infrastructure

#### WILDLIFE & RECREATION

Abundance of Wildlife & Game  
ATV/UTV Riding  
Hiking  
Camping  
Fishing  
Nature Observation

#### PREPAREDNESS & SELF-SUFFICIENCY

Backup Power Systems  
Solar Power Infrastructure  
Wood Heat Capability  
Interior Makeshift Root Cellar Room  
Security Enhancements

#### RIGHTS CONVEYANCE

Surface Rights  
Timber Rights (*Subject to Negotiation*)  
⊗ No Oil, Gas, or Mineral Rights Convey  
Easements (*If Applicable*)  
Rights-of-Way (*If Applicable*)



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GLA<sup>®</sup>  
 2398.44 ft<sup>2</sup>  
 Unfinished<sup>(2)</sup>  
 1181.37 ft<sup>2</sup>

- (1) Finished, above grade
  - (2) Not suitable for year-round living (incl. garage, balcony, deck)
- Ext. wall thickness assumed: 6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360