

SHAFFER FARM

9.6 ACRES | MARLINTON, WEST VIRGINIA

Open Meadows
Long-Range Views
Remarkable Privacy
Endless Possibilities

Your Mountain Retreat Awaits

A RARE HIGH-ELEVATION PROPERTY IN THE HEART OF
POCAHONTAS COUNTY

\$173,500

FOR SALE BY OWNER

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A REMARKABLE SETTING

OPEN. PRIVATE. BREATHTAKING.

Located in the Edray District of Pocahontas County, this 9.6-acre property occupies the crown of a secluded mountain knoll at approximately 2,700 feet elevation. A broad, naturally open meadow provides usable land at the top without first having to clear dense Appalachian forest to discover the homesite and view.

PANORAMIC MOUNTAIN VIEWS

Take in sweeping views across the surrounding countryside toward mountain peaks exceeding 4,000 feet, with West Virginia's Highland Scenic Highway traversing the distant high country.

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PRIVACY BY NATURE

A PROPERTY THAT LIVES LARGE

Three sides of the property descend steeply from the upper meadow, creating a substantial natural privacy buffer. The remaining side opens across the gently descending knoll toward the valley below.

The unique topography gives you an open mountain meadow surrounded by woodlands — a setting that feels private, spacious and connected to nature.



OPEN MOUNTAIN MEADOW



GENTLY DESCENDING TOWARD THE VALLEY

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ROOM FOR A BIGGER VISION

MORE THAN JUST A HOMESITE

The open acreage creates possibilities beyond a single residence. Buyers may wish to consider:

- A primary mountain home
- Guest cabins
- A family compound
- A private recreational retreat
- Multiple vacation-rental cabins

Successful cabin rentals operate in the surrounding area, making the property potentially attractive for both personal enjoyment and income-producing use. Buyers should verify requirements applicable to their particular plans.



AND THE VIEW DOESN'T END AT SUNSET

With very little surrounding light, clear nights reveal an extraordinary star-filled sky. On exceptional nights, even the glow of the aurora has been visible from the property. It can feel like having your own private planetarium.



DARK-SKY STARGAZING

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LOCATION, ACCESS & UTILITIES

PRIVATE SETTING. CONVENIENT TO TOWN.

	LOCATION	Approximately 15 minutes from Marlinton and about 10 minutes from Monongahela National Forest.
	ELEVATION	Approximately 2,700 feet.
	ACCESS	Provided via Shafer Farm Road by private-road easement.
	ELECTRIC	Electric service is available in the area, with the nearest existing utility pole approximately 1,000 feet from the property.
	WATER	Public water is available in the vicinity but would require an extension of approximately one-half mile. Private wells are common on neighboring properties, reportedly reaching water at approximately 250-300 feet.
	SEPTIC	No septic system is currently installed. Buyers should independently verify utility-extension costs, well feasibility, septic suitability and requirements for their intended use.
	MINERAL RIGHTS	Historical oil-and-gas leases appear in the property's chain of title. The title examination did not determine whether those leases remain in effect. Prospective buyers are encouraged to conduct their own title, mineral-rights and property-use due diligence.



APPALACHIAN CHARACTER

Mature blackberry bushes grow naturally along old fence lines, a mature apple tree remains on the property, and portions of the acreage are fenced.



For more information, the survey, complete property information package, or to arrange a showing, contact:

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