



553 Coleman Cliff Rd, Frankford, Wv 24938

MLS #23-1479

Located on the desirable Coleman Cliff Road, this 20+ acre property has much to offer. Located just two miles from US 219 in Frankford, it is easily accessible and the perfect site to build. The land is predominantly flat, has a stunning view and is very buildable. In addition, there is approximately 2+ acres in grass with the remainder in woods with trails. Walking the land is a pleasure due to the limited amount of underbrush and minimal grade change. Two new driveway entrances have been established and electric is on site with a 200 amp service. Other utilities include City water, two wells and a new septic. A new, 12' x 24' outbuilding with covered shed also conveys.

**Contract Information**

List Price	216,000	Status	Active
Status Change Date	12/04/2023		

**Location, Legal & Taxes**

County	Greenbrier	Area	Frankford District
Taxes	300	Tax Year	2023
Map	15	Parcel	6
Deed Book	637	Page	811
Zoning	Residential		

**General Property Description**

Property Type	Land/Lots	Realtor.COM Type	Land
Lot Acres	20.15	Flood Plain	No

**Property Remarks**

Directions From Lewisburg, take 219N to Anthony Rd. Turn right. Take Anthony Rd approximately 3 miles to Coleman Cliff Rd. Turn left. Property will be on the left not far past Gardner Rd. There is a metal post indicating the front left corner before you reach the building driveway.

**Details**

<b>Miscellaneous:</b>	Outbuildings: 12' x 24'; Elementary School: Frankford; Junior High School: East Greenbrier Jr.; High School: Greenbrier East	<b>Utilities:</b>	Electric
<b>Documents:</b>	Septic; Survey	<b>Views:</b>	Mountain; Wooded
<b>Water Source:</b>	City; Well		
<b>Sewer Source:</b>	Septic		

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Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Mimi Coffman on Tuesday, January 16, 2024 7:42 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

1 2023.11.29 (16)



1AA 2023.11.29 (78)



2 2023.11.29 (22)



2A 2023.11.29 (17)



2A 2023.11.29 (49)



3 2023.11.29 (11)





5 2023.11.29 (50)



6 2023.11.29 (29)



7 2023.11.29 (33)



8 2023.11.29 (44)



8A 2023.11.29 (48)



8AA 2023.11.29 (70)





8B 2023.11.29 (46)



8C 2023.11.29 (18)



9 2023.11.29 (43)



9A 2023.11.29 (6)



9B 2023.11.29 (10)



10 2023.11.29 (41)





**10A 2023.11.29 (28)**



**11 2023.11.29 (39)**



**12 2023.11.29 (37)**



**12A 2023.11.29 (51)**



**13 2023.11.29 (5)**



**14 2023.11.29 (53)**





**16 2023.11.29 (56)**



**17 2023.11.29 (57)**



**18 2023.11.29 (58)**



**19 2023.11.29 (59)**



**20 2023.11.29 (60)**



**21 2023.11.29 (61)**





22 2023.11.29 (62)



24 2023.11.29 (64)



25 2023.11.29 (65)



26 2023.11.29 (68)



27 2023.11.29 (69)



27A 2023.11.29 (14)





**28 2023.11.29 (12)**



**29 2023.11.29 (13)**



**30A 2023.11.29 (79)**



**31 2023.11.29 (3)**



**32 2023.11.29 (73)**



**33 2023.11.29 (71)**





**34 2023.11.29 (74)**



**35 2023.11.29 (75)**



**36 2023.11.29 (4)**



**37 2023.11.29 (1)**



**38 2023.11.29 (77)**



**39 2023.11.29 (80)**



**40 2023.11.29 (81)**



**1AA 2023.11.29 (78)**



**42 2023.11.29 (16)**





## **553 Coleman Cliff Road, Frankford, WV 24938**

Latitude: 37.915313, Longitude: -80.351122



Located on the desirable Coleman Cliff Road, this 20+ acre property has much to offer. Located just two miles from US 219 in Frankford, it is easily accessible and the perfect site to build. The land is predominantly flat, has a stunning view and is very buildable. In addition, there is approximately 2+ acres in grass with the remainder in woods with trails. Walking the land is a pleasure due to the limited amount of underbrush and minimal grade change.

Two new driveway entrances have been established and electric is on site with a 200 amp service. Other utilities include City water, two wells and a new septic. A new, 12' x 24' outbuilding with covered shed also conveys.

Are you not ready to build yet? This property is also just 1.5 miles from the Greenbrier River and since there are just a few reasonable restrictions, you can bring your camper and enjoy being close to all the River and the River Trail have to offer. The Anthony boat ramp provides easy drop off of your canoe or kayak and has a newly updated parking area. Entry to the Greenbrier River Trail is near the boat ramp and provides access to the 78-mile trail which is used for hiking, biking, and horseback riding. It is the longest trail of its kind in West Virginia and provides many breathtaking views as it passes through several small towns, crosses 35 bridges, goes through two tunnels and cuts through some of West Virginia's most remote areas. It is one of 50 Millennium Legacy Trails in the United States and was rated one of the top 10 hiking trails in the country by Backpacker Magazine.

This special property has recently been family-owned for over 50 years and is now available.

Frankford continues to be one of the most desirable areas to live. Far enough out but still very convenient to Lewisburg with only a short drive to all that our "Coolest Small Town" has to offer.

Lots like this don't come around every day. The location, utilities in place, the close proximity to the river and river trail, and the peaceful setting...all hard to come on their own and nearly impossible to find all together. It is a unique and beautiful site and waiting for you to make an appointment to see it today. You'll be glad you did.



*View from property wood line towards the road*





COLEMAN CLIFF  
FRANKFORD, WV 24938



# PLAT OF SURVEY OF THE MARY L. GEORGE ESTATE

STATE: WEST VIRGINIA  
 COUNTY: GREENBRIER  
 DISTRICT: FRANKFORD  
 TAX MAP 15 PARCEL 6  
 NORTHEAST OF THE INTERSECTION OF GARDENER & COLEMAN CLIFF ROADS  
 THAT PROPERTY, TAXED AS 51.88 ACRES CONVEYED UNTO JEAN G. LIVESAY,  
 E. OLIVE FISHER, JUDITH L. BROWN & MARY RUTH SELDOMBRIDGE BY MARY L. GEORGE  
 OF RECORD IN DEED BOOK 560 PAGE 84 (SEPTEMBER 24, 2013).  
 SURVEYED DECEMBER OF 2015  
 DAVID O. HOLZ PS 739  
 (304) 753-1008

SCALE: 1" = 300'

McKEEVER LLC.  
 566271  
 TAX MAP 18 PARCEL 17

McKEEVER LLC.  
 566271  
 TAX MAP 18 PARCEL 17  
 FIRST CREATED AS A 658 ACRE  
 GRANT CONVEYED UNTO ROBERT ARMSTRONG  
 OF RECORD IN SURVEY BOOK 2 PG. 187.  
 THE NORTHERN PORTION CALLING FOR 310 ACRES  
 WAS CONVEYED BY MICHAEL SIGHT TO HENSON  
 WILLIAMS IN 1827 (DB 10119).  
 150 ACRE PORTION WAS CONVEYED UNTO JAMES  
 WILLIAMS (18034 1852).

THIS PROPERTY CALLING FOR 128 ACRES, WAS  
 CONVEYED BY E.D. & W.H. DUSH UNTO JONATHAN  
 JACOBS (43528 1851). LATER IT WAS CONVEYED  
 UNTO ARMINITA E. GARDNER (53430 1809).  
 MRS. GARDNER CONVEYED A 4 ACRE PORTION  
 OF 128 PROPERTY UNTO W.L. & A.G. OSBORN  
 (2484 1921), AND IS NOW THE HAMILTON 3.4 ACRE  
 TRACT (43848 1994).

UNDERWOOD  
 272 / 518  
 TAX PARCEL 5  
 ONCE A PORTION  
 OF THE JAMES  
 WILLIAMS 150  
 ACRE TRACT.  
 SEE 112545

JAMES R. & MARION E. BAILEY  
 231 / 337  
 TAX PARCEL 2  
 TRACES TO 25022 (1874)  
 A PORTION OF JAMES WAZE LARD GRANT

20.15  
~~24.435~~ ACRES

4.289  
 ACRES  
 OUTSALE

548 / 884  
 TAX PARCEL 12.4  
 SEE WILLIAM L. BOONE ESTATE  
 DEED BOOK 204 PAGE 174  
 P.C. COLEMAN 11 A 104 P

S 13 42'27" W / 1303.00'  
 TO CENTER LINE OF  
 ANTHONY ROAD  
 (BY DEED BOOK 218 P. 178)  
 ANTICIPATED TO HIT SUTHER SURVEY FOR LOCAL SECTION.

THE SOUTHERN PORTION OF THE 658 ACRE ROBERT ARMSTRONG GRANT  
 CALLING FOR 340 ACRES WAS CONVEYED BY SAMUEL J. CRIST TO  
 ANTHONY D. JOHNSON IN 1863 (DB 2478). A SUBSEQUENT CIRCUIT COURT  
 SUIT (JOHNSON V LUDINGTON) RESULTED IN THE TRANSFER OF THE PROPERTY  
 BY CONDEMNATION DEED TO ARTHUR S. GILBERT (DEED BOOK 29434).

IN 1895 ARTHUR L. & SALLIE A. GILBERT PARTITIONED 280 ACRES OF THIS  
 PROPERTY (DEED BOOK 47028), GRANTING 100 ACRES INTO JAMES H. GILBERT  
 & SALLIE A. GILBERT IN A POORLY DESCRIBED DEED OF PARTITION.

IN 1899 J.H. & SALLIE A. GILBERT CONVEYED THEIR TRACT, CALLING FOR 100 ACRES  
 TO HAI & LAURA S. HAI (AUG. 1899 (DB 5478)). A DIFFERENT, MORE INFORMATIVE DESCRIPTION  
 WAS USED. THIS PROPERTY WAS LATER CONVEYED UNTO JERRY L. GEORGE & BY HER UNTO  
 JEAN G. LIVESAY, E. OLIVE FISHER & JUDITH L. BROWN (DEED BOOK 560-84).

A 44.30 ACRE TRACT EXTENDING FROM COLEMAN CLIFF ROAD TO ANTHONY ROAD (AV RITE 21)  
 HAD BEEN PREVIOUSLY CONVEYED BY MARY L. & HENRY D. GEORGE UNTO ELLIS L. & NOISCA J.  
 SMITH OF RECORD IN DEED BOOK 278 PAGE 18. (NOW TAX PARCEL 4.1).

REMINGTON W. & MARY B. PERIGS  
 DEED BOOK 478 PAGE 284  
 TAX PARCEL 47  
 TRACES TO 856 (1912)  
 J.W. GILBERT (GRANTOR)

WEST VIRGINIA NUMBERED ROUTE 18  
 (NO RECORD OF CONVEYANCE FOUND)





553 COLEMAN CLIFF RD  
FRANKFORD, WV 24938

TOPO/SHADE MAP



553 COLEMAN CLIFF RD  
FRANKFORD, WV  
PROXIMITY TO GREENBRIER RIVER & RIVER TRAIL

