



**Brier Lane, Frankford, Wv 24938**

MLS #24-393

Located in a peaceful area of Frankford with spectacular long-range views of the countryside, this .70 acre corner lot has recently been cleared of brush and is ready for you to build. A small stream runs through the property providing the calming sound of flowing water while taking in the view. Utilities are available to include electric, a well (with City water also nearby) and a community septic system. A new graveled parking area has just been installed for easy access.

**Contract Information**

List Price	18,500	Status	Active
Status Change Date	03/27/2024		

**Location, Legal & Taxes**

County	Greenbrier	Area	Frankford District
Subdivision	Meadow Brook Estates	Taxes	46.92
Tax Year	2023	Map	20A
Parcel	3	Deed Book	655
Page	176	Zoning	Residential

**General Property Description**

Property Type	Land/Lots	Realtor.COM Type	Land
Lot Acres	0.71	Flood Plain	No

**Property Remarks**

Directions From Lewisburg, take Rt 219 north to Vago Rd. Turn right and continue @2 miles to Brier Lane. Lot is on the corner of Brier Lane and Vago Rd.

**Details**

<b>Miscellaneous:</b>	HOA; Elementary School: Frankford; Junior High School: East Greenbrier Jr.; High School: Greenbrier East	<b>Land Info:</b>	Staked; Water: Stream
<b>Documents:</b>	Survey	<b>Utilities:</b>	Electric
<b>Water Source:</b>	City; Well	<b>Views:</b>	Mountain; Valley
<b>Sewer Source:</b>	Septic		

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Mimi Coffman on Wednesday, March 27, 2024 5:06 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

1 2024.03.25 (2)



2 2024.03.25 (3)



2a 2024.03.25 (11)



3 2024.03.25 (5)



5 2024.03.25 (7)



6 2024.03.25 (8)



7 2024.03.25 (10)



8 2024.03.25 (12)



9 2024.03.25 (13)



10 2024.03.25 (14)



11 2024.03.25 (15)



12 2024.03.25 (16)



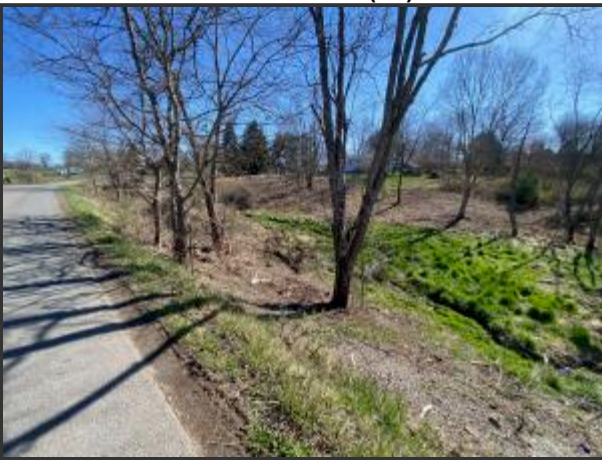
13 2024.03.25 (17)



14 2024.03.25 (18)



15 2024.03.25 (19)



16 2024.03.25 (20)



17 2024.03.25 (4)



## **Brier Road, Frankford, WV 24938**

Latitude: 37.894350, Longitude: -80.361128



Located in a peaceful area of Frankford with spectacular long-range views of the countryside, this .70 acre corner lot has recently been cleared of brush and is ready for you to build. A small stream runs through the property providing the calming sound of flowing water while taking in the view. Utilities are available to include electric, a well (with City water also nearby) and a community septic system. A new graveled parking area has just been installed for easy access.

Frankford continues to be one of the most desirable areas to live. Far enough out but still very convenient to town and many local attractions:

- Lewisburg, home to fine restaurants, galleries, and shops – 15 minute drive
- Greenbrier Valley Airport (LWB) - 10-minute drive
- West Virginia School of Osteopathic Medicine – 15 minute drive
- Greenbrier Valley Medical Center (CAMC) – 20 minute drive
- White Sulphur Springs, home of The Greenbrier resort - 25 minute drive
- Snowshoe Mountain Ski Resort may be reached in less than two hours

The property is also just a 5 minute drive (or 3 miles) to the Greenbrier River and the Greenbrier River Trail, so you are close to a myriad of outdoor activities: hiking, swimming, kayaking, canoeing, biking, fishing...you'll find it all. 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 77-mile trail which goes either north or south from this point. 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.

Continue just a few more miles down Anthony Road and you'll be at Blue Bend, a fantastic deep swimming hole located in the Monongahela National Forest and also home to a sweet little campground that sits on the banks of Anthony Creek.

This is a great opportunity to build your dream home in a great neighborhood with an excellent school district. The site is ready and waiting for you. Call today to set up a showing.



# PARCEL ID: 13-07-020A-0003-0000



## Legend

### District

 Districts

### Parcel

 WVParcels

## User Notes:

Map created on March 25, 2024

### Owner(s):

PHILLIPS CARMAN H & THOMAS W

### Address:

VAGO RD

### Class Type:

Residential

### Legal Description:

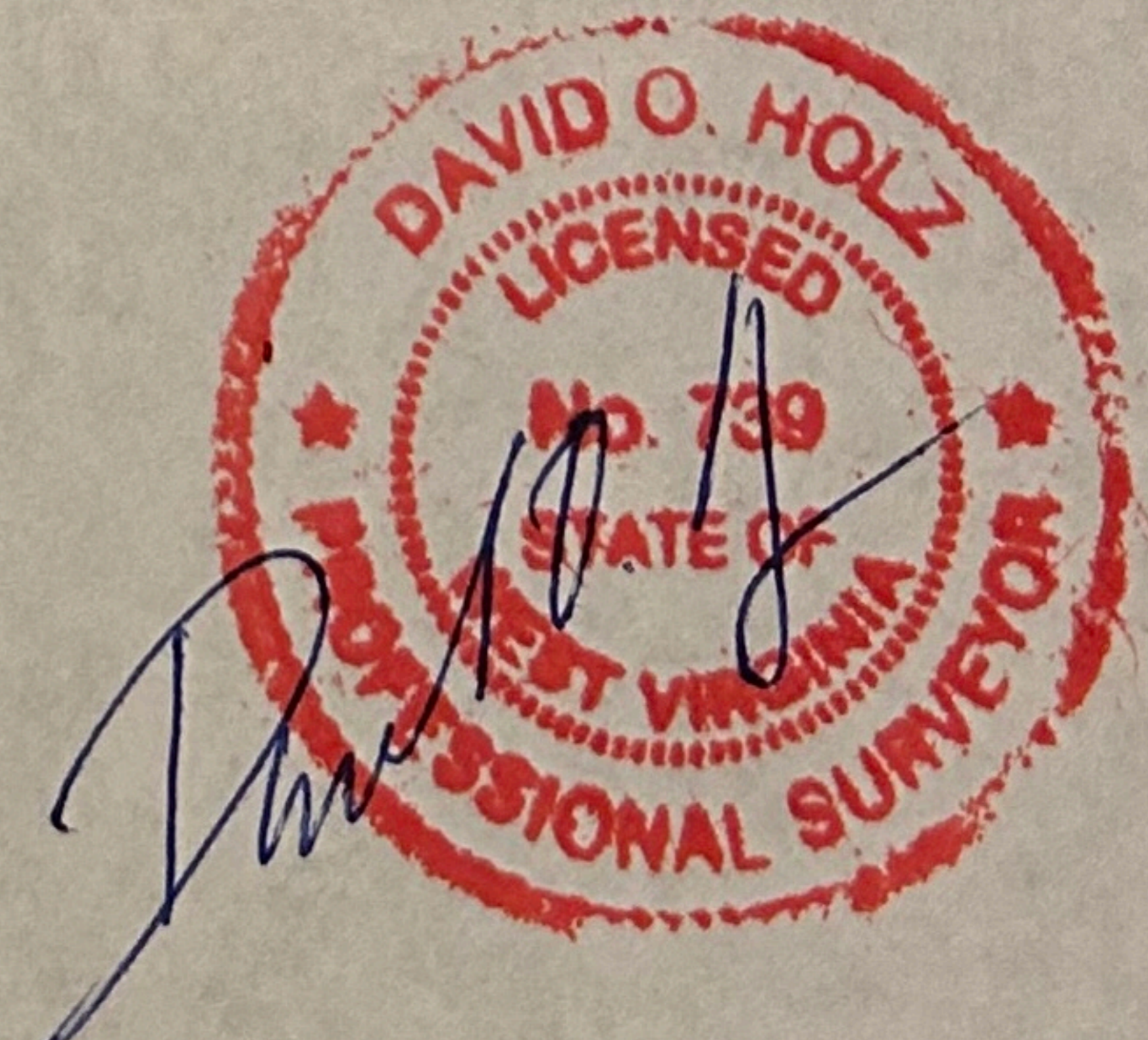
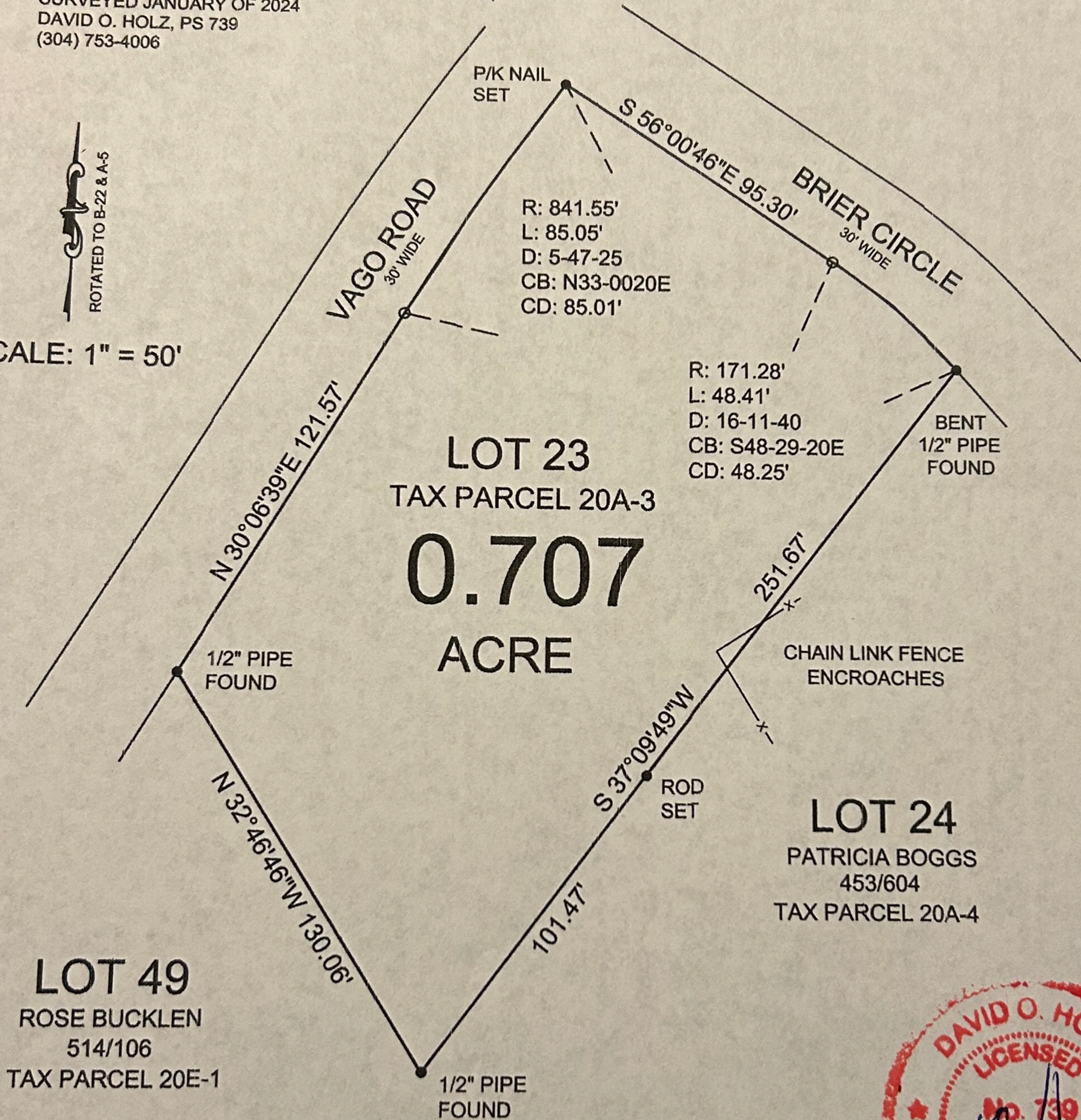
LOT 23 FEE; 121X85X95X48X250X130

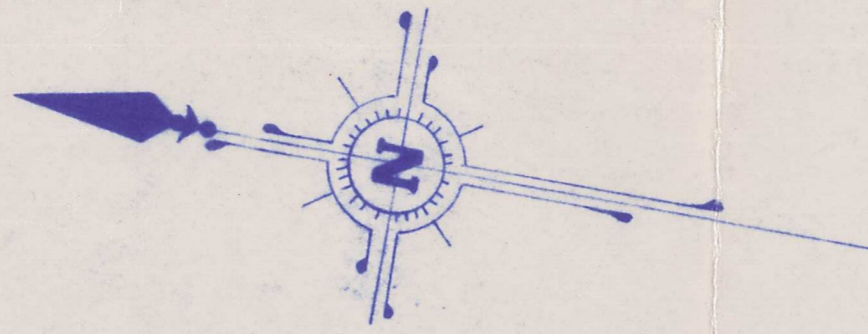
# PLAT OF SURVEY FOR GREGORY N. ESTEP.

STATE: WEST VIRGINIA  
 COUNTY: GREENBRIER  
 DISTRICT: FRANKFORD  
 SOUTHEAST OF VAGO ROAD, SOUTHWEST OF BRIER CIRCLE  
 LOT 23 OF MEADOWBROOK ESTATES SUBDIVISION  
 SEE MAP FILE B-22 & A-5  
 LOT CONVEYED UNTO GREGORY N. ESTEP (655/176)  
 SURVEYED JANUARY OF 2024  
 DAVID O. HOLZ, PS 739  
 (304) 753-4006



SCALE: 1" = 50'





**CURVE DATA**

NO	CHORD	RADIUS	ARC
(1)	S 48° 02' 13" E 76.79	254.71	77.08
(2)	S 25° 25' 18" E 129.78	254.71	131.29
(3)	S 04° 37' 08" E 67.57	160.07	68.08
(4)	S 8° 52' 36" E 41.35	546.85	41.36
(5)	S 4° 31' 37" E 41.43	547.43	41.44
(6)	N 40° 31' 59" E 75.99	841.55	76.03
(7)	N 33° 00' 20" E 85.01	841.55	85.12
(8)	N 17° 18' 59" E 118.90	390.95	119.36
(9)	N 1° 14' 48" E 113.08	443.31	113.39
(10)	N 8° 08' 08" W 31.58	443.31	31.57
(11)	N 3° 50' 49" E 120.58	248.77	121.75
(12)	S 39° 16' 52" E 115.95	201.88	117.58
(13)	S 4° 37' 15" E 48.02	171.28	48.18
(14)	S 31° 13' 40" E 51.71	171.28	51.90
(15)	S 32° 32' 31" E 45.96	30.00	52.36
(16)	N 74° 57' 01" E 50.61	3000	6023
(17)	S 5° 02' 18" E 40.54	30.00	44.31
(18)	N 85° 06' 36" E 38.01	30.00	41.64
(19)	N 19° 53' 42" W 35.00	30.00	32.32
(20)	S 89° 12' 33" E 57.96	30.00	78.26
(21)	N 63° 28' 45" W 107.56	815.12	107.64
(22)	N 63° 25' 12" E 102.25	765.12	102.93
(23)	N 85° 25' 47" W 30.00	30.00	31.42
(24)	N 10° 24' 53" W 42.43	30.00	47.13
(25)	S 70° 25' 14" E 57.95	30.00	78.32

Filed in the Office of  
 Clerk of Greenbrier County  
 Court 2-11-80  
 EUGENE V. SPENCE, Clerk  
 Fee \$ 2.00

WEST VIRGINIA, Greenbrier County, S. S.  
 In the Clerk's Office of Greenbrier County Court, this 4th day of February, 1980,  
 I, Max, as this day presented in the office aforesaid and thereupon, together  
 with the Certificate thereto annexed, admitted to record.  
 Teste Eugene V. Spence Clerk  
 By \_\_\_\_\_ Deputy

NOTE: ALL CORNER ARE IRON PIPE  
 UNLESS OTHERWISE STATED  
 LOT 21 HAS BEEN ELIMINATED

**MEADOWBROOK ESTATES**  
 FRANKFORD DISTRICT, GREENBRIER COUNTY WEST VIRGINIA  
 JULY, 1976  
 REVISED: JUNE, 1979  
 SCALE: 1" = 50'

*Handwritten signature*  
 A.D. BRACKENRICH, R.P.E. 3994



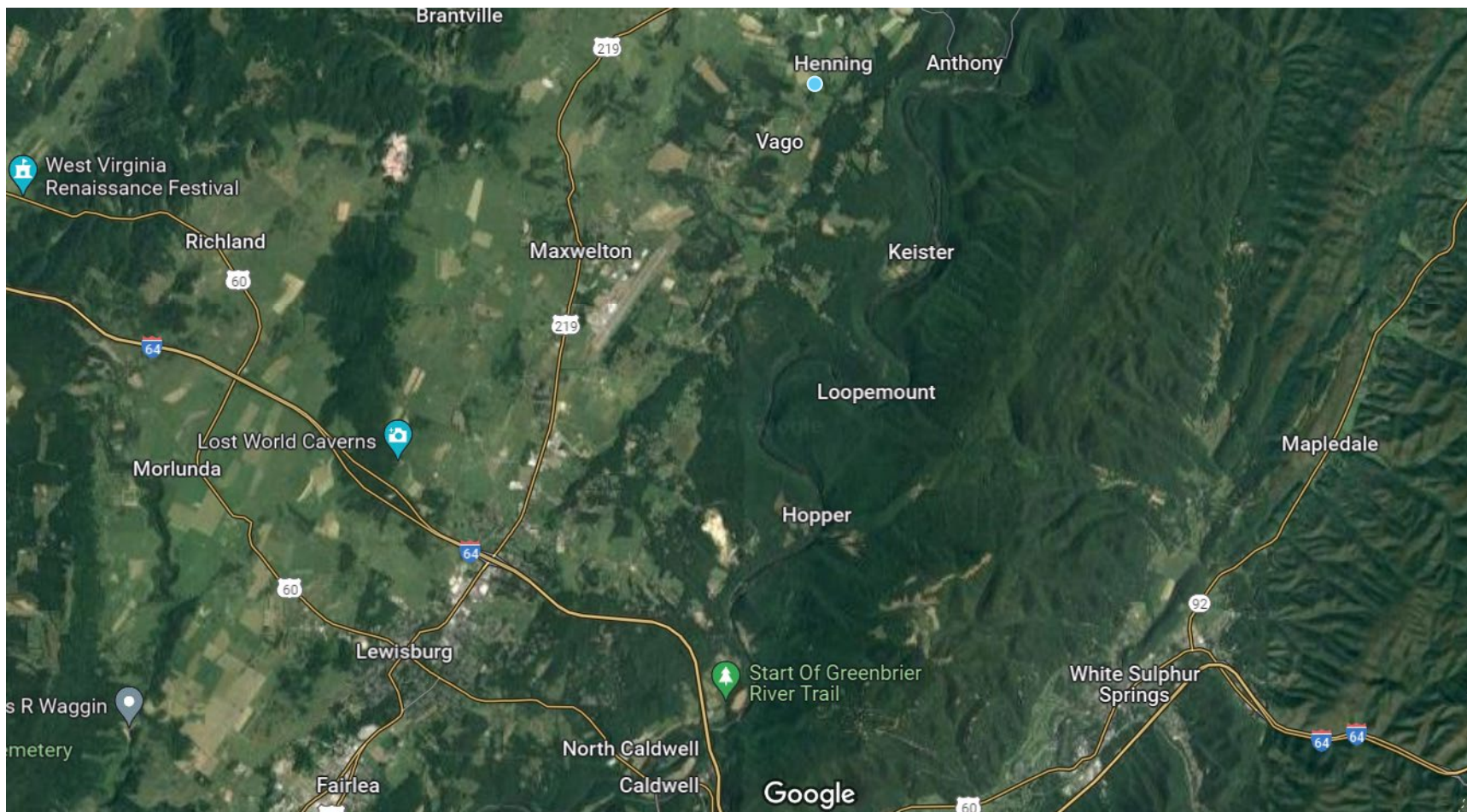
BRIER LANE  
FRANKFORD, WV 24986



BRIER LANE  
FRANKFORD, WV 24986



BRIER LANE  
FRANKFORD, WV 24986



Brier Lane, Frankford, WV 24938

**WV Flood Tool**  
Remember: When In Doubt, It's Not Out!

Views: Public | Expert | Risk MAP | Flood | Reference | Basemaps

Search: Address e.g., 123 street name, city, state, zip

Tools: [Map Tools]

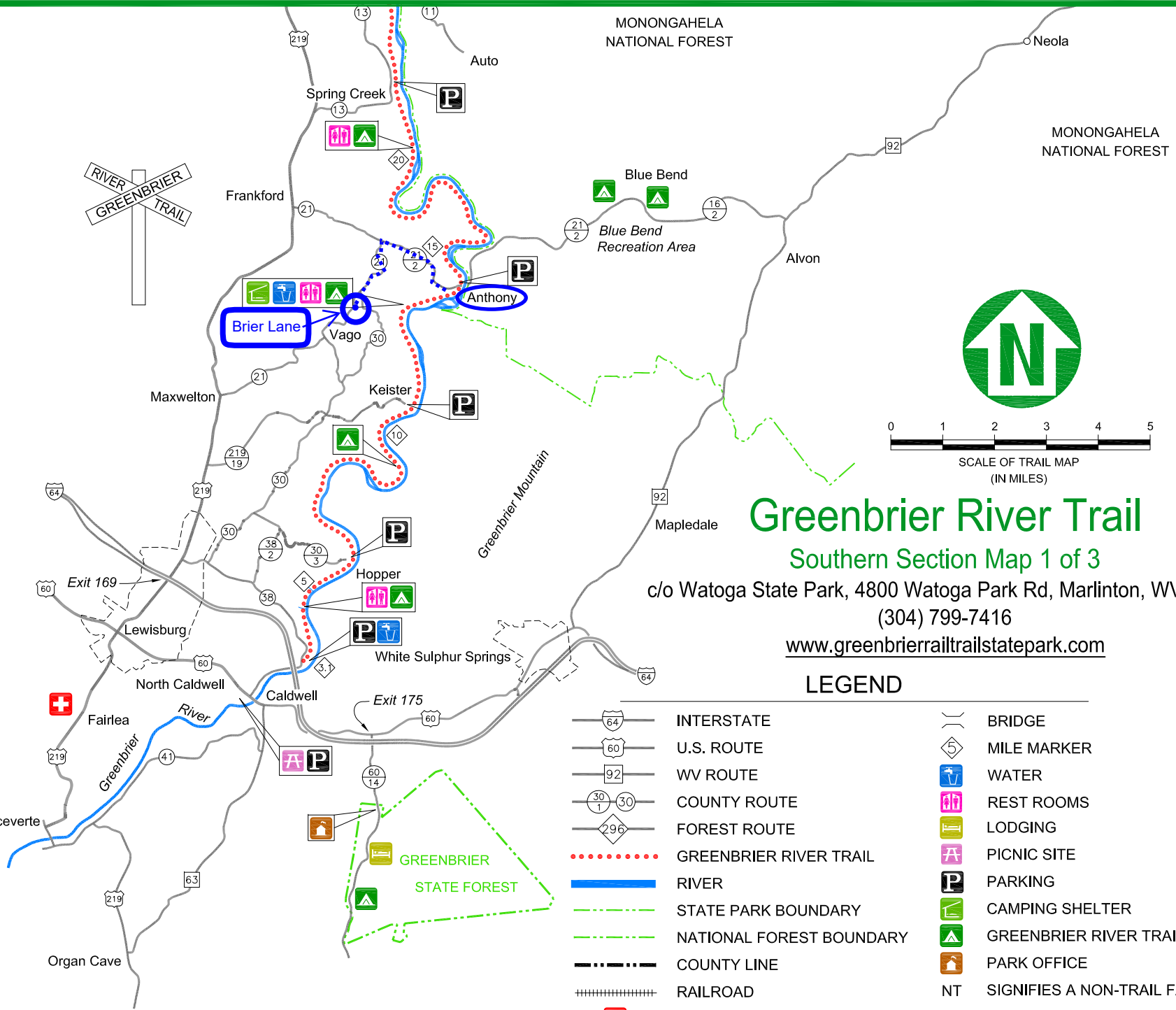
**GREENBRIER**

Scale: 1: 9,028  
x: -80.359048, y: 37.897277

@WVGISTC Leaf-Off Mixed-Resolution Imagery

**Information Panel:**

- Flood Hazard Area:** Location is **NOT WITHIN** any identified flood hazard area. Unmapped flood hazard areas may be present.
- Flood Zone:** Out of Flood Zone
- Stream:**
- Watershed (HUC8):** Greenbrier (5050003)
- FEMA's Flood Map:** 54025C0475F | NFHI
- Map Effective Date:** 7/5/2023
- Contacts:** [Greenbrier](#)
- Community:** Greenbrier County
  - Freeboard: 2 ft
  - CRS Class: 9
  - CID: 5400
- Location (lat, long):** (37.894483, -80.361279)
- Location (UTM 17N):** (4194299, 556159)
- External Viewers:** [Social Media Icons]
- Elevation:** 2195.2 ft (Source: FEMA 2016)
- Address:** N/A
- Parcel:** 13-07-020A-0003-0000 | [Assessment](#)
- Flood Risk Information:** [Related Resource](#)
  - Flood Risk Assessment: N/A
  - 3D Flood Visualization: N/A



# Greenbrier River Trail

## Southern Section Map 1 of 3

c/o Watoga State Park, 4800 Watoga Park Rd, Marlinton, WV 24954

(304) 799-7416

[www.greenbrierrailtrailstatepark.com](http://www.greenbrierrailtrailstatepark.com)

### LEGEND

- |  |                          |  |                                |
|--|--------------------------|--|--------------------------------|
|  | INTERSTATE               |  | BRIDGE                         |
|  | U.S. ROUTE               |  | MILE MARKER                    |
|  | WV ROUTE                 |  | WATER                          |
|  | COUNTY ROUTE             |  | REST ROOMS                     |
|  | FOREST ROUTE             |  | LODGING                        |
|  | GREENBRIER RIVER TRAIL   |  | PICNIC SITE                    |
|  | RIVER                    |  | PARKING                        |
|  | STATE PARK BOUNDARY      |  | CAMPING SHELTER                |
|  | NATIONAL FOREST BOUNDARY |  | GREENBRIER RIVER TRAIL CAMPING |
|  | COUNTY LINE              |  | PARK OFFICE                    |
|  | RAILROAD                 |  | SIGNIFIES A NON-TRAIL FACILITY |
|  | HOSPITAL                 |  |                                |

1. All lots in the Subdivision shall be limited to and described as single residential lots, with the exception of Lots #9, 10, 22 and 26, of Meadowbrook Estates Subdivision. Lots #9, 10 and 22 may be used for the purpose of erecting duplexes, and Lot #26 may be used for the purpose of erecting apartment houses. However, all plans for said buildings on said lots must be approved by the subdivider or his agent.
2. Any lot in this Subdivision may be divided through the center, lengthwise only. Only one (1) dwelling may be constructed on any lot in this Subdivision, or one (1) dwelling on one and one-half (1 1/2) of a divided lot.
3. All dwellings must face the street in Subdivision. No house shall be built nearer the street than 35 feet from street line. No house shall be constructed wherein any portion of said structure shall leave less than a 10 foot side yard on each side of said house.
4. There will be no concrete, cement, cinder block, asbestos, shingles, trailers or out-buildings other than garage or attached carport.
5. No dwellings constructed on any lot shall contain less than 1200 square feet of floor space, exclusive of garage, porches, patios, breezeways, etc. No two-story dwellings less than 1800 square feet. Any split-level plan must be approved by the subdivider or his agent.
6. A perpetual easement is reserved on each lot in this Subdivision for the construction and maintenance of utilities such as gas, water, electricity, sewage, etc. No structure of any kind shall be erected or maintained upon or over said easement, except those necessary for utility purposes.
7. No noxious or offensive operation shall be allowed or maintained on any lot, and nothing shall be permitted which may constitute a nuisance or unreasonable annoyance to the neighborhood, or which in any way tends to depress the value of property in said Subdivision.
8. No sign or advertisement of any nature shall be placed or displayed on any lot, other than customary signs used in advertising real estate "FOR SALE" and standard professional shingles.
9. No poultry or livestock shall be kept on the premises of any lot, nor shall any animal be kept thereon save pets, such as cats, dogs, etc.
10. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State Department of Health. Approval of such system as installed shall be obtained from such authority.
12. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback lines unless approved by the Homeowners Association.
13. Upon acceptance of this deed, the party of the second part agrees to abide by the rules set forth in those certain by-laws of Meadowbrook Estates Homeowners Association, Inc., as they are now stated and agrees to abide by the rules stated therein as may be changed from time to time in compliance with the by-laws of said Meadowbrook Estates Homeowners Association, Inc.