

Property Location, Berkeley Springs, WV
Web address ([no www](http://www.SLEEPYCREEKSPORTS.TRIPOD.COM)) SLEEPYCREEKSPORTS.TRIPOD.COM

Acreage – 22.61 (in three interconnected parcels, not available separately)
Taxes – (2011) \$1,691.20 includes commercial add-on for “Shooting Shack”

Range – unrestricted and protected by WV Statute for private or commercial use. This is an unusual value in the property as nowhere in the Panhandle can another be found. Proliferation of developments has killed other attempts to open ranges. Photos on website show some of the clays stations and three elevated handgun lanes along with “Shooting shack”.

Ideal for someone who wants a three season get-away where he/she along with family and friends can shoot to hearts content. I used it in such a manner until retirement 12 years ago, and then opened to the public as I enjoyed teaching Sporting Clays and Defensive handgun (carry permits).

“Shooting Shack” – much more than a shack, building is well constructed to handle weight of clays, ammo and carry classes, insulated walls and roof (50 year roof), wood stove, air conditioner and large deck. Several picnic tables surround the “Shack”.

Photos available on website.

Cabin – Two bedroom, one bath, double pane windows, new electric stove, new dishwasher, hot water line filter, woodstove fireplace insert, electric heat, ceiling fans, air conditioner (rarely needed), very large screened in porch and deck. Additional insulation was placed above ceiling and electrical upgraded when we purchased. Cabin roof less than one year old.

Ready to move in with furniture, linens, kitchen equipment (microwave, toaster oven, coffee pot, utensils, pots and pans etc.), even a hammock to relax on deck. Photos not yet available.

Garage – Very large two-car plus, well constructed insulated building with separate well, septic and electricity, wood stove, electric heat, toilet and shower. Portion of garage built as guest quarters/office where we stayed prior to purchasing cabin.

Building is located midway between cabin and “Shooting Shack”.

Photos not yet available.

Pricing & Finance – two separate professional appraisers have indicated that an appraisal cannot really be done due to the unique nature of the range and it's protected status by WV Statute. There is nothing like it anywhere in the Panhandle.

Accordingly, we will provide attractive Owner First Trust financing at 4% with a mutually agreeable down payment and term. Price is \$425,000. No realtors are yet involved.