

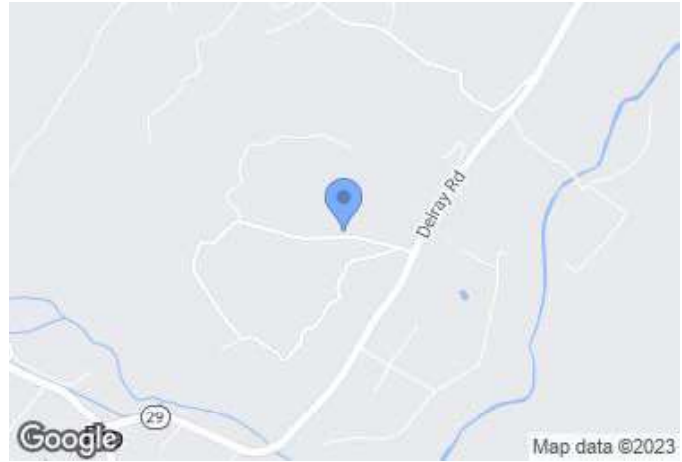
# Agent Full

Lot 24 Rio Hills Drive, Rio, WV 26755

Active

Land

\$45,000



MLS #: WVHS2003702  
Tax ID #: NO TAX RECORD  
Ownership Interest: Fee Simple  
Association: HOA  
Type: Land  
Waterfront: No  
Views: Mountain, Trees/Woods

Lot Acres / SQFT: 10a / 435600sf / Estimated  
Price/Acre: \$4,500.00

## Location

County: Hampshire, WV School District: Hampshire County Schools  
In City Limits: No  
Subdiv / Neigh: RIO HILLS

## Association / Community Info

HOA: Yes HOA Fee: \$25 / Annually

## Taxes and Assessment

Tax Annual Amt / Year: \$430 / 2023 Tax Assessed Value: \$41,000  
Zoning: NONE

## Land Information

Lot Acres / SQFT: 10a / 435,600sf / Estimated Possible Use: Residential  
Current Use: Land/Lot Only Wooded Area: 10.00  
Topography: Steep, Varied  
Views: Mountain, Trees/Woods  
Development Status: Raw Land  
Lease In Effect: No  
Lot Count: 1  
Additional Parcels: No  
Lot Features: Road Frontage, Rural, Trees/Wooded  
Location Type: Rural

## Ground Rent

Ground Rent Exists: No  
Ground Rent Amount: Annually

## Exterior Features

Exterior Features: Horse: Yes

## Utilities

Utilities: Electric Available; Water Source: None; Sewer: No Septic System; Internet Services: Broadband


## Remarks

Public: Very minimal restrictions here. Relax in the county and escape "off grid" for a little R&R. Very minimal restrictions here - bring you mobile home, double wide or tiny home ideas and live in the quiet community of Rio Hills! Close to Romney and Augusta for shopping, supplies. Easy commute from Winchester, VA and points N-W-S-E!!!

## Listing Office

Listing Agent: [Erin Davis](#) (3298694) (Lic# WVS190300912) (304) 359-8699  
Listing Agent Email: [erin@pioneerridgerealty.com](mailto:erin@pioneerridgerealty.com)  
Responsible Broker: Craig See (82600) (Lic# CG488-WV)  
Listing Office: [Pioneer Ridge Realty](#) (CAPTA1) (Lic# WVB190300523)  
82 S W. Main St Ste, Romney, WV 26757-1700  
(304) 359-2214  
Office Phone: (304) 359-2214  
Office Email: [craig@pioneerridgerealty.com](mailto:craig@pioneerridgerealty.com)

## Showing

Showing Contact: Go and Show - No Showing Contact  - [Schedule a showing](#)  
Showing Requirements: Show Anytime, Sign on Property  
Showing Method: In-Person Only  
Directions: From Augusta - Take WV-29 South 10.8 miles, turn right onto Rio Hills Drive 0.3 miles property on the right. Sign on property.

## Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://BrightMLS.com/offer-comp).

Buyer Agency Comp: 4% Of Gross	Sub Agency Comp: 0% Of Gross
	Dual/Var Comm: No

## Listing Details

Original Price: \$45,000	DOM / CDOM: 22 / 22
Listing Agrmnt Type: Exclusive Right	Original MLS Name: BRIGHT
Prospects Excluded: No	Expiration Date: 08/04/24
Listing Service Type: Full Service	Lease Considered: No
Dual Agency: Yes	Documents Available: Aerial Photo, Plat, Restrictions
Sale Type: Standard	
Listing Term Begins: 08/16/2023	
Listing Entry Date: 08/16/2023	
Possession: Settlement	
Acceptable Financing: Cash, Conventional	
Federal Flood Zone: No	

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# DigitalCourthouse.com

## Parcel Summary

Parcel Info	
County	14 - Hampshire
Parcel ID	<a href="#">092009200000000</a>
District	09 - SHERMAN
Tax Map	2
Parcel	92
Sub Parcel	
Tax Year	2022
Alternate ID	
Owner	SNEDEKER DAVID M & BONNIE C
In Care of	
Owner's Address	4198 BLAKELY AVE NE BAMBRIDGE ISLAN, WA 98110
Legal Description	10.00 AC TRACT 24 RIO HILL SD
Neighborhood	009C
Tax Class	3

Land Description	
Street Address	RIO HILLS
Location	Neighborhood or Spot
Fronting	Residential
Street Codes	Dirt, 0
Traffic	
Topo Codes	Below Street, Rolling,
Utilities Codes	None, 0, 0
Parking Type	
Parking Proximity	
Parking Quantity	

Building Data	
Stories	
Construction	0
Style	0
Sum of Structure Areas	0
Main Sec. Ground Floor Area	0
Floor 1 Area	
Total Living Area	
Grade	
Year Built	
Basement	
Finshed Basement Area	
Heat/AC	
Heating Fuel	
Heating System	
Attic	
Int. Condition Relative to Ext.	

Building Data	
Total Rooms	
Bedrooms	
Family Rooms	
Full Bath	
Half Bath	
Additional Fixtures	
Total Fixtures	
Sales Data	
Mineral Appraisal	\$33
Land Appraisal	<a href="#">\$41,000</a>
Building Appraisal	\$0
Total Appraisal	\$41,000
Sale Price	
Sale Date	
Deed Book & Page	207 / 257
2022 Taxes	\$430



# West Virginia

Real Estate Assessment - Building Sketch

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There is no drawing is available for this parcel

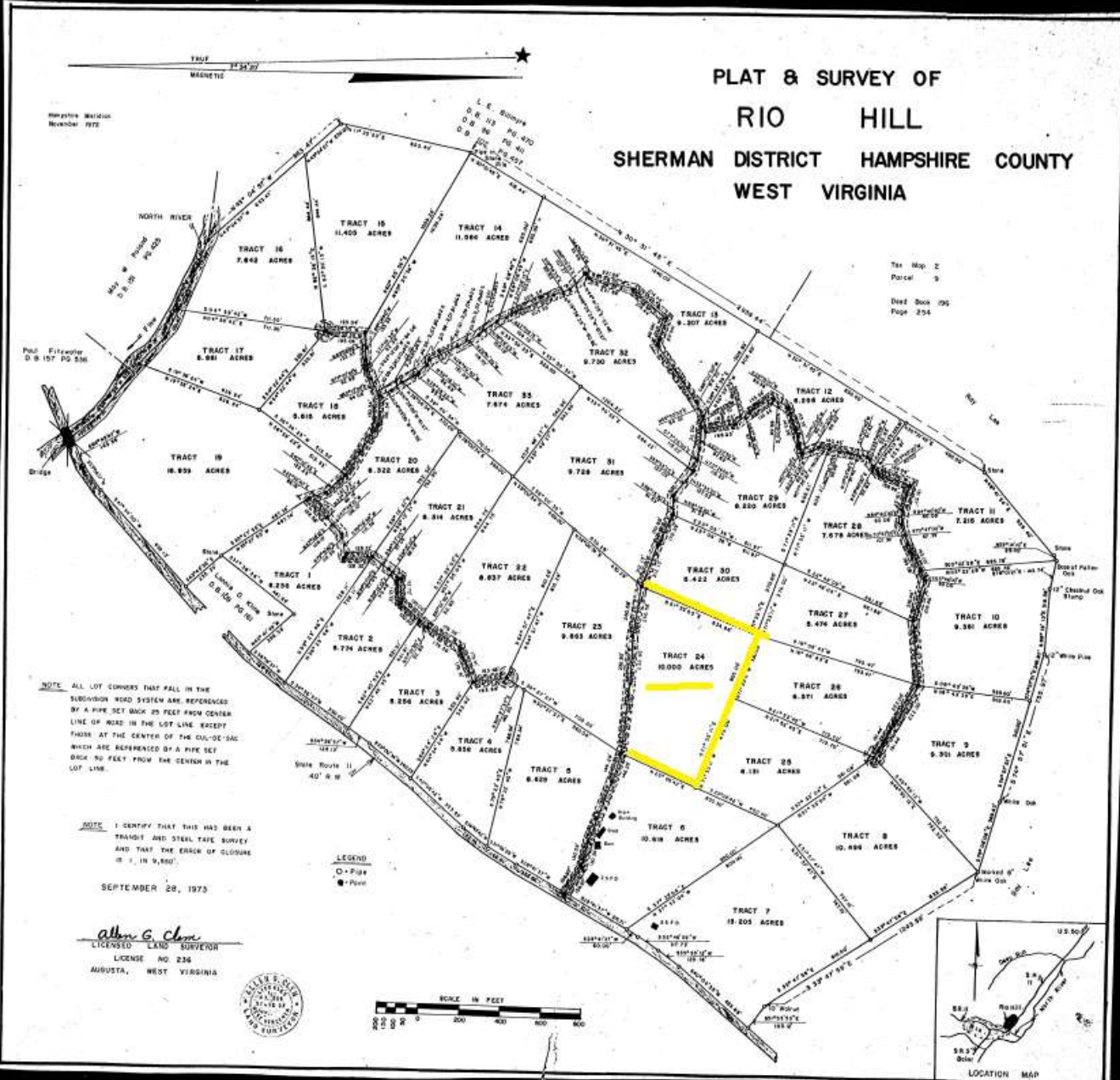
Parcel ID: 1409000200920000000

Building:

Additions

Show dimensions  Show addition numbers

# PLAT & SURVEY OF RIO HILL SHERMAN DISTRICT HAMPSHIRE COUNTY WEST VIRGINIA



Meridian Station  
November 1975

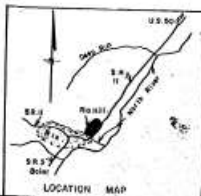
See Map 2  
Parcel 9  
Deed Book 295  
Page 254

NOTE: ALL LOT CORNERS THAT FALL IN THE SUBDIVISION ROAD SYSTEM ARE REFERENCED BY A PIPE SET BACK 25 FEET FROM CENTER LINE OF ROAD IN THE LOT LINE EXCEPT THOSE AT THE CENTER OF THE CUL-DE-SAC WHICH ARE REFERENCED BY A PIPE SET BACK 50 FEET FROM THE CENTER IN THE LOT LINE.

NOTE: I CERTIFY THAT THIS HAS BEEN A TRANGULI AND STEEL TAPE SURVEY AND THAT THE ERROR OF CLOSURE IS 1 IN 9,860.

SEPTEMBER 28, 1975

*Allen G. Clow*  
LICENSED LAND SURVEYOR  
LICENSE NO 236  
AUGUSTA, WEST VIRGINIA



12-4-73 met's  
Plymouth Corp.  
Box 161  
Casper, W. Va.





# PARCEL ID: 14-09-0002-0092-0000



## Legend

### District

 Districts

### Parcel

 WVParcels

## User Notes:

Map created on August 4, 2023

### Owner(s):

SNEDEKER DAVID M & BONNIE C

### Address:

RIO HILLS DR

### Class Type:

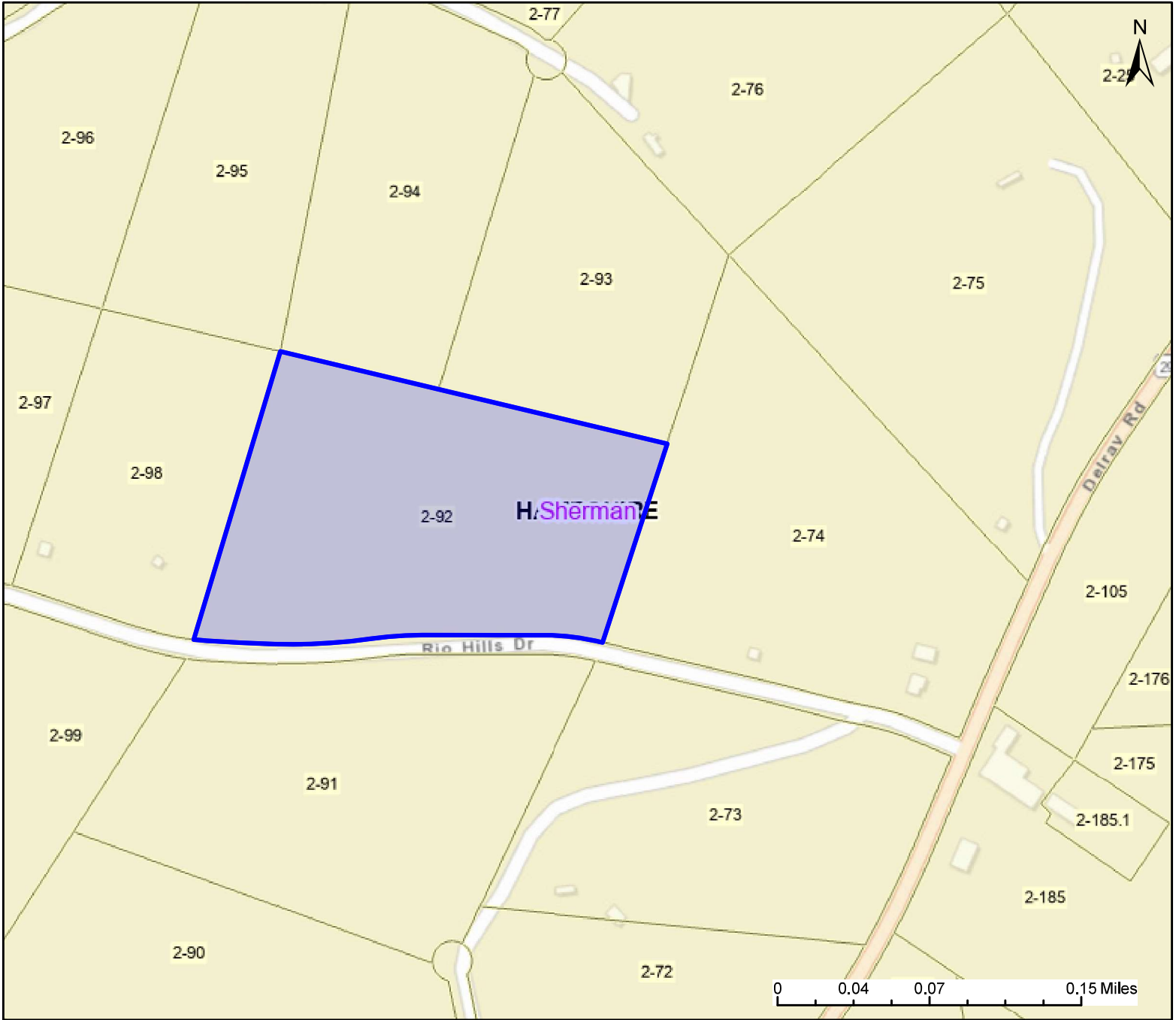
Residential

### Legal Description:

10.00 AC TRACT 24; RIO HILL SD



# PARCEL ID: 14-09-0002-0092-0000



## Legend

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 Districts

### Parcel

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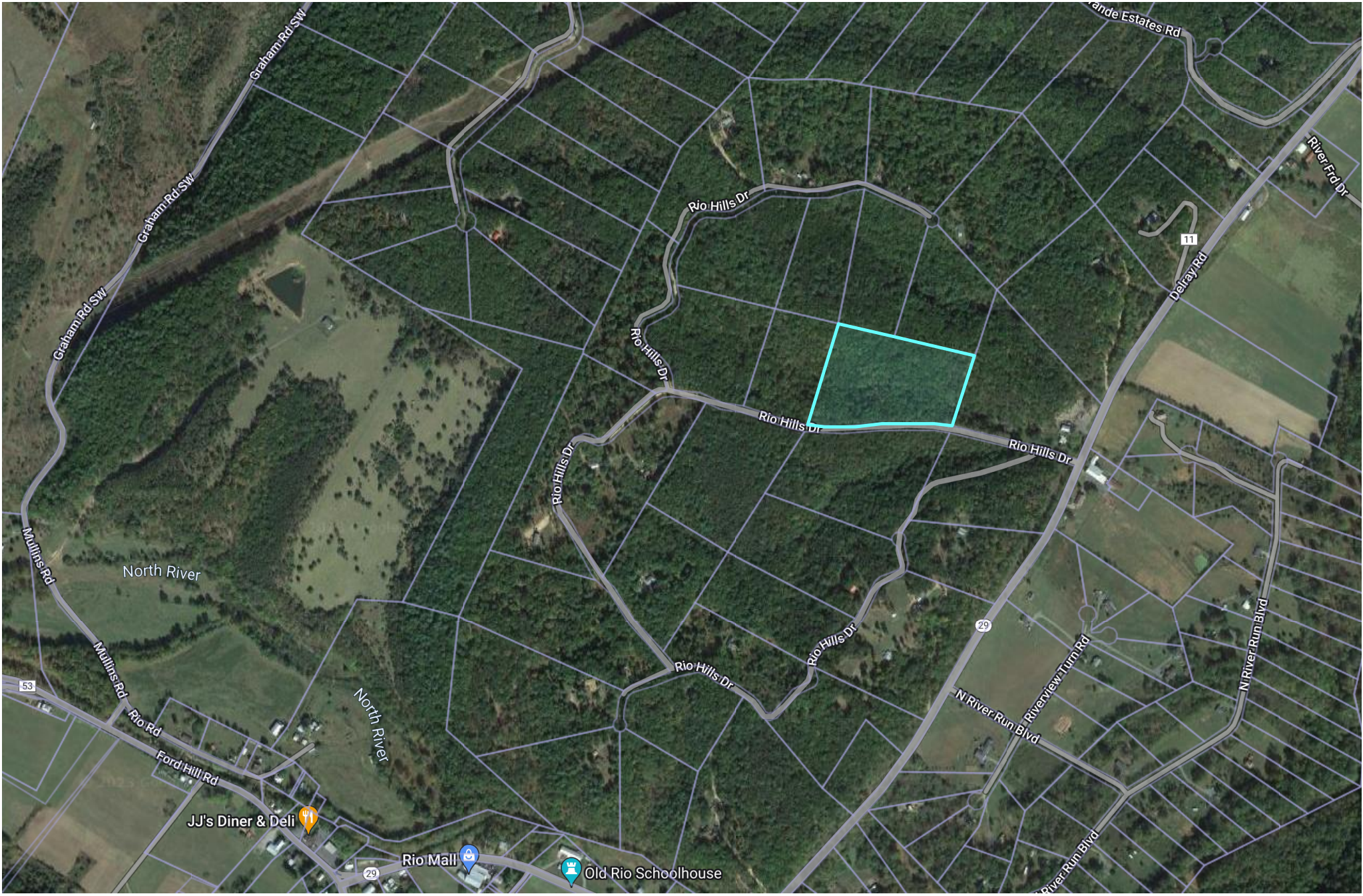
### Class Type:

Residential

### Legal Description:

10.00 AC TRACT 24; RIO HILL SD





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DECLARATION OF PROTECTIVE COVENANTS

350

This subdivision shall be subject to the following protective covenants, which covenants are to run with the land:

- (1) The grantor hereby grants and conveys to the property owners, for their private use forever, all the roads and right-of-ways on the attached plat or plan.
- (2) The grantor may assess the owners of all tracts a sum not to exceed Twenty-Five Dollars (\$25.00) per year, per deeded tract, for the use, upkeep, and maintenance of the private roads providing ingress, egress and regress to said tracts. The rights and responsibilities as created by this paragraph may be delegated by the grantor to a committee of tract owners, elected by the owners of the above specified tracts, and any assessment made pursuant to this paragraph shall constitute a lien on each and every tract within said subdivision until paid, and payment of said assessment and levy shall be payable on or before the 31st day of January 197 , and on or before the 31st day of January each year thereafter. Where more than one tract is owned by a party or parties, in the event of a resale of one or more said tracts, then the obligation to pay the said Twenty-Five Dollars (\$25.00) assessment shall become the obligation of the new owner(s).
- (3) The grantor reserves unto itself, its successors or assigns, the right to erect and maintain telephone and electric light poles, conduits, equipment, sewer, gas and water lines, or to grant easements or right-of-ways therefor, with the right of ingress and egress, for the purpose of erection or maintenance on, over, or under a strip of land fifteen (15) feet wide at any point along the side, rear, or front lines of any said lots, or within Forty (40) feet from the center of any road right-of-way.
- (4) All of said tracts shall be used for residential purposes only, and any garage or barn must conform generally in appearance and material with any dwelling on said tract.
- (5) No signs, billboards, or advertising of any nature shall be erected, placed or maintained on any lots herein designated, nor upon any building erected thereon, except directional and information signs of grantor.
- (6) Sewerage and waste systems, as well as any toilets constructed on said tracts, shall conform to the regulations of the appropriate County and State Health regulations.
- (7) 12" diameter culverts must be used in all driveways leading from main subdivision roads.
- (8) No trucks, buses, old cars, or unsightly vehicles of any type or description may be left or abandoned on said tracts.
- (9) No Lot or Tract in said Subdivision may be re-subdivided.
- (10) No building shall be erected closer than Fifteen (15) feet from any bordering or back line, or closer than Forty (40) feet from center of any road right-of-way.



RIO HILL  
DECLARATION OF PROTECTIVE COVENANTS (Cont'd.)

(11) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real estate situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, either to prevent him or them from so doing or to recover damages or other dues for such violation(s).

(12) Invalidation of any one of these covenants by judgment or Court order, shall in nowise affect any of the other provisions which shall remain in full force and effect.

STATE OF WEST VIRGINIA, County of Hampshire, to-wit:

Be it remembered that on the 30th day of July, 1993, at 3:48 P M., this Need was presented in the Clerk's Office of the County Commission of said County and with the certificate thereof annexed, admitted to record.

Attest Nancy C. Feller Clerk  
County Commission, Hampshire County, W. Va.