

CORLEY – Corley Equestrian Center and Farm

Marketing Narrative

CORLEY EQUESTRIAN CENTER AND FARM



Price:	
\$625,000	
ID:	980
Acres:	17.84+/-
Address:	299 John Lane Road, Cool Ridge, WV 25825

Agent Contact: David Sibray, 304-575-7390



MAPS & DOCUMENTS-CLICK LINKS TO VIEW

- [Corley Equestrian Center and Farm Google Earth map \(Foxfire\)](#)
- [Corley Equestrian Center and Farm topographic map \(Foxfire\)](#)
- [Corley Equestrian Center and Farm location map 1 \(Foxfire\)](#)
- [Corley Equestrian Center and Farm location map 2 \(Foxfire\)](#)
- [Corley Equestrian Center and Farm general location map \(Foxfire\)](#)

Corley Equestrian Center and Farm area map 1 (Foxfire)
Corley Equestrian Center and Farm area map 2 (Foxfire)
Corley Equestrian Center and Farm state map (Foxfire)
Corley original plat of 2 tracts
Corley exchange plat with 3rd tract

OVERVIEW

Including more than 17 gently rolling acres in the Cool Ridge area in southern West Virginia near Winterplace Ski Resort, this locally renowned farm and equestrian center boast a round barn with 13 stables and a caretaker's apartment. It includes more than 19,160 total feet of roofed space, and approximately 2.5 acres adjoining the barn are fenced into five paddocks. The farm gate is fewer than five miles from Interstate 77 exit at Ghent.

HIGHLIGHTS

- More than 17 gently rolling acres
- Round barn with 13 stables and a caretaker's apartment
- More than 19,160 total feet of roofed space
- 2.5 acres adjoining the barn are fenced into five paddocks
- High tourism and vacation residency area
- Outdoor-recreation destination area
- Proximity to Interstate 77 at Ghent (five miles)
- Proximity to Winterplace Ski Resort (seven miles)
- About the Corley Equestrian Center and Farm

Built in the 1980s for Beckley businessman William C. Corley, Jr., the Corley Equestrian Center has captured the imagination of locals for more than a generation with its fanciful round barn, a landmark that's also become a well known venue for weddings and other gatherings.

The barn area includes more than 19,160 total feet of roofed space covering working pens, a workshop, a paint shop, and the round barn with 13 stables and a caretaker's apartment. The caretaker's apartment is accessed by a spiral stair and includes a bathroom, bedroom, kitchen, laundry room, and a third-story living room in the cupola.

The barnyard area includes 2.5 acres of fenced pasture, including five paddocks, the largest of which is nearly an acre. The property is now often used to stable horses and other livestock and is ideally suited as a horse motel, thanks to its easy interstate expressway access.

LOCATION

Google Coordinates: 37.660484, -81.078192
Address: 299 John Lane Road, Cool Ridge, WV 25825
Elevation Range: 2,880 ft. to 2,900 ft. +/-

ZONING

The property is zoned "rural residential." All prospective buyers should consult the Raleigh County zoning office and health department for regulations regarding zoning, building codes, and installation of water wells and septic systems.

ACCESS/FRONTAGE

The property fronts on John Lane Road, a paved, one-lane county road, and includes approximately 690 feet of frontage along the road. A gated gravel drive near the halfway point along the frontage extends approximately 500 feet to the barn, stables, and graveled barnyard.

MINERAL RESOURCES

West Virginia is one of the states in the US that has two ownership titles, those being SURFACE RIGHTS and MINERAL RIGHTS. A title search for mineral rights ownership has not been conducted. All rights the owner has will convey with the property. A mineral title search could be conducted by a title attorney at the same time when the surface title search is being conducted.

BOUNDARIES AND SURVEY

The two original tracts of the property were surveyed in July 2014, and a plat of survey was recorded as Map File 5-287 and as DB 5068 Pg. 818. An exchange of land creating a third adjoining tract and conveying a portion of the original property was surveyed August 2018. That plat of survey was recorded as Map File 5-485A and as DB 5069 Pg. 1077 supporting the exchange deed recorded as DB 5069 Pg. 1076. The property is being sold by the boundary and not by the acre.

UTILITIES

Water: Shady Springs Public Service District
Sewer: Septic
Electricity: American Electric Power
Telephone: Frontier, Suddenlink
Internet: Frontier, Suddenlink
Cellphone Coverage: AT&T, T-Mobile, Verizon, U.S. Cellular

PROPERTY TYPE/USE SUMMARY

The property has been used as woodland and farmland since the 1960s.

DEED AND TAX INFORMATION

Deed Information: Deed book 5040, Page 6414; Deed book 570, Page 773; Deed book 5069, Page 1076

Raleigh County, West Virginia
Acreage: 17.84 +/-

Real Estate Tax ID/Acreage/Taxes:
Raleigh County (41), West Virginia
Shady Spring District (8)
Tax Map 33 parcels 17 and 22.4; Class 3

2022 Real Estate Taxes: \$585

PUBLIC SCHOOLS

Raleigh County School District

(A listing of the many Raleigh County schools and colleges is available on the internet.)

Public Elementary School:

Shady Spring Elementary School

Public Middle School:

Shady Spring Middle School

Public High School:

Shady Spring High School

Private Schools:

Greater Beckley Christian School (K-12)

Mabscott Christian Academy (K-12)

Saint Francis DeSales Catholic School (K-8)

Victory Baptist Academy (K-12)

Higher Education:

West Virginia University (Beckley Campus)

Appalachian Bible College (Bradley)

Concord University (Beaver Campus)

Bluefield State College (Beaver Campus)

Southern West Virginia Community College (Beckley Campus)

SURROUNDING AREA

The property is located in south-central West Virginia at Cool Ridge, a rural community highly regarded for its blend of upland forest, farmland, and interstate access. Though the region is legendarily cool in summer, the name is a misspelling of "Coolidge," and the post office established in the 1920s was to be named in honor of President Calvin Coolidge.

Though principally an agricultural area, the upland around Cool Ridge and north of Great Flat Top Mountain have increasingly welcomed tourism and residential development, thanks in large part to the location of Interstate 77, which runs north-south through the region. Several exclusive residential subdivisions have been established nearby, including Flat Top Lake to the south and Glade Springs to the north.

TRANSPORTATION

Interstate expressways I-77 and I-64 converge nearby at Beckley. More than 418,000 vehicles are calculated to travel the interstate system around the city daily. Approximate hourly drive times to regional U.S. cities include Charleston, W.Va., 1.5; Morgantown, W.Va., 3; Columbus, Ohio, 4; Pittsburgh, Pa., 4; Cincinnati, Ohio, 4.5; Charlottesville, Va., 3; Richmond, Va., 4; Winston-Salem, N.C., 2; Charlotte, N.C., 3; and Washington, D.C., 5.

The Beckley-Raleigh County Memorial Airport is a 10-minute drive. Just more than an hour's drive farther, Yeager Airport, at Charleston, is the largest and busiest flight-service center in the region, while the Greenbrier Valley Airport, at Lewisburg, provides flight options to Atlanta and Washington. Amtrak passenger stations nearby at Prince and Hinton provide direct rail access to Washington, Chicago, and New York City.

HEALTHCARE

Three hospitals, including a Veterans Administration Medical Center, serve the Beckley area and numerous clinics and healthcare centers. State medical centers at Charleston and Morgantown are an hour's drive and a three-hour drive from Beckley. Several medical and emergency care clinics

serve Beckley, while the area's moderate climate and access to trails, gymnasiums, and athletic centers support healthy living. The nearest hospital to the property, Beckley Appalachian Regional Hospital, is a 15-mile drive.

HIGHER EDUCATION

Beckley is the higher-education center of southern West Virginia and is notably the site of the southern campus of West Virginia University. The university's Institute of Technology and New River Community & Technical College maintain campuses at Beckley, and Concord University and Bluefield State College courses are accommodated at the Irma Byrd Center at Beaver. Appalachian Bible College is also located nearby at Bradley.

DINING & RETAIL

Beckley is a dining and retail hub and the commercial center of southern West Virginia. It boasts many national dining and retail establishments and unique local venues. The property is a drive of about 15 minutes from Beckley's principal retail and restaurant districts. Other remarkable independent dining venues cluster at Hinton, Charleston, Fayetteville, and Lewisburg. Independent local retail stores of note include a variety of outdoor recreation outfitters as well as several culturally significant boutiques, antiques, and collectibles stores.

New River Gorge National Park and Preserve

America's newest national park, the New River Gorge National Park and Preserve, approaches within three miles of the property and has dramatically influenced the economic outlook for the region. Tourism officials estimate visitor traffic has more than doubled since it was established a year ago. The park may best be known as a destination for hiking, biking, rock climbing, and whitewater rafting, though the immediate area is highly regarded for fishing, hunting, and hiking. The Glade Creek is one of the most popular catch-and-release trout streams in West Virginia and is only 3.5 miles from the property. Grandview is one of the top visitor attractions in the park and affords spectacular views of the New River Gorge at its deepest and widest point.

Grandview (National Park)

One of the primary destinations in the new national park, Grandview has been attracting picnickers and sightseers for generations. Both the park and the adjacent community of Grandview are named for the spectacular views of the narrowing valley of the New River afforded from clifftop overlooks. The main overlook at Grandview and the nearby Turkey Spur overlook are among the most visited locations in the park. The summer outdoor dramas "Honey in the Rock" and "Hatfields & McCoys" have attracted visitors to the park's Cliffsides Amphitheatre since 1974.

Little Beaver State Park

One of the most community-driven parks in the state park system, Little Beaver is a favorite local destination for fishing, hiking, biking, and camping. A drive of fewer than five miles from the property, it accommodates easy access to outdoor recreation when national park facilities may be crowded. The park includes 18-acre Little Beaver Lake, ideal for flatwater kayaking, and a 46-site campground open year-round.

Winterplace and Glade Springs

The ski resort Winterplace is a drive of approximately 20 minutes south of the property. It boasts nine lifts, 27 trails, night skiing, and a snow tubing park. Adjoining I-77, it's easily accessible to millions of skiers and markets itself as "Where the South learns to ski!" Also nearby, the Resort at Glade Springs offers three world-class golf courses and country club amenities in a residential gated community.

Glade Creek Trails (National Park)

Maintained by the National Park Service, the Glade Creek Trails system includes more than 15 miles of woodland trails that visit wetlands, waterfalls, and some of the most remote forests in the national park. Its southern trailhead is a drive of fewer than ten miles from the farm. Glade Creek is also a beloved trout stream, and its swimming holes are popular in summer.

DIRECTIONS

From expressway I-77

Exit at Ghent, follow highway US-19 north 3.2 miles to a right turn onto Mount View Road. Follow the latter one mile to a left turn onto John Lane Road. Follow the latter a half mile to a turn left into the farm gate.

From expressway I-64

Exit at Beaver, follow Airport Road south 1.2 miles to a left turn onto highway US-19. Follow the latter 7.4 miles to a left turn onto Mount View Road. Follow the latter one mile to a left turn onto John Lane Road. Follow the latter a half mile to a turn left into the farm gate.