

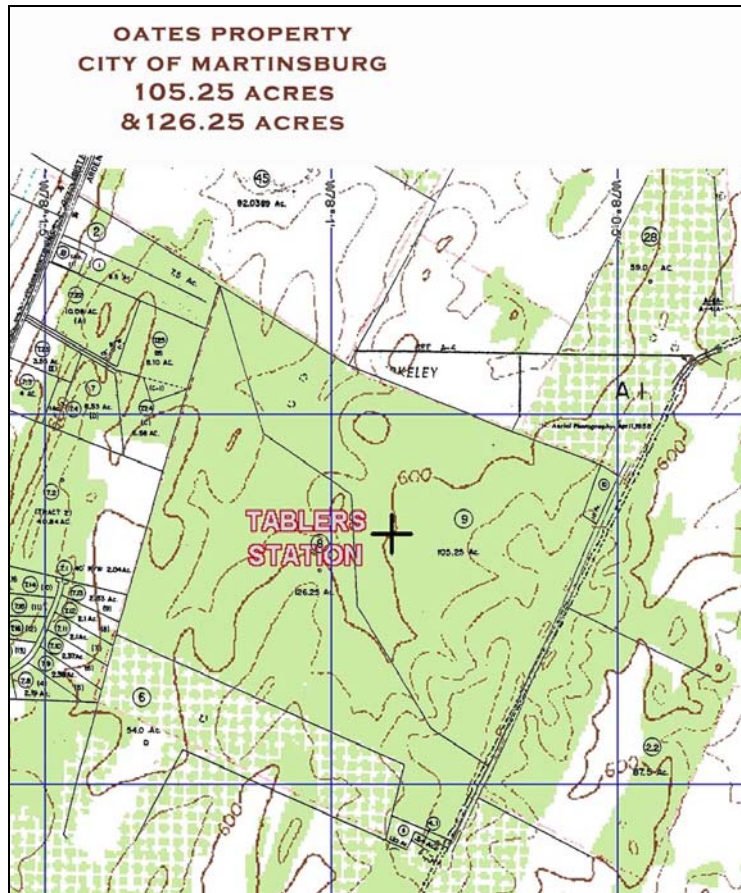
# Oates Delmar

## CONTRACT PENDING

Approximately 230 ± rolling acres of land in the newly annexed western side of the City of Martinsburg is offered for sale. The land has good road frontage and rolls northerly toward Tuscarora Creek. It is presently zoned for commercial use but may be subject to change. Its previous uses include grazing cattle for the last 30+ years and as an orchard prior to this.



There is access to public water and sewer in this area. There is a nearby public school and water tank. There is extensive residential development in the immediate area.



The information contained herein is true and correct to the best of my knowledge. Prospective purchasers should verify all information to their satisfaction prior to closing.

For additional information, contact  
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