



Excellent Plot of land for sale in Thorny Flat Snowshoe, WV USA



Agent Info

Name:	Niall Madden
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Name:	
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Experience	2002
since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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Listing details

Property for:	Sale
Price:	USD 6,220,317.56

Location

Country:	United States
State/Region/Province:	West Virginia
City:	Snowshoe
ZIP code:	26209
Posted:	Jul 28, 2026

Description:

Excellent Plot of land for sale in Thorny Flat Snowshoe, WV USA

Esales Property ID: es5555153

Thorny Flat Snowshoe, WV 26209, USA

Asking price 6.2 million US Dollars

Extraordinary Opportunity: 327 Prime Mountain Acres at Thorny Flat | Snowshoe, WV

An unmatched real estate offering high in the Allegheny Mountains of Pocahontas County, West Virginia. Spanning 327 contiguous acres at Thorny Flat—the legendary 4,848-foot peak that forms the summit of Snowshoe Mountain—this expansive land parcel represents one of the largest private acreage opportunities available in the region. Combining extreme elevation, high-value timber, unmatched privacy, and close proximity to mid-Atlantic skiing, this property is ideal for a multi-family compound, private wilderness retreat, eco-resort, or long-term land bank.



Unrivaled Location & High-Altitude Climate

Thorny Flat is celebrated as the second-highest point in West Virginia, renowned for its distinctive high-altitude microclimate, vibrant red spruce forests, and crisp alpine air. Located immediately adjacent to the world-class Snowshoe Mountain Resort, this acreage offers a rare balance of secluded mountain wilderness and immediate access to top-tier amenities.

- * **Summit Proximity:** Positioned in the high-elevation corridor of Cheat Mountain, enjoying cool summer temperatures and abundant winter snowfall.
- * **Panoramas:** Multiple prospective building sites feature panoramic ridges with unobstructed views across the Allegheny Plateau and Monongahela National Forest.
- * **Four-Season Outdoor Hub:** Step off your private domain into a regional recreation powerhouse offering downhill skiing, snowboarding, a world-class bike park, hiking trails, and the Gary Player-designed Raven Golf Club.

Land Characteristics & Natural Assets

This 327-acre tract features diverse topography, ranging from gently rolling ridge tops to dramatic forested slopes. The property is heavily timbered with a rich mix of high-value hardwoods, native black cherry, and red spruce.

- * **Water Resources:** Natural mountain springs and headwater streams flow through the parcel, providing excellent potential for private pond creation or sustainable water management.
- * **Wildlife Haven:** Enclosed within a sprawling natural ecosystem, the acreage is home to native black bear, white-tailed deer, wild turkey, and vibrant bird populations, making it an exceptional private hunting preserve or conservation tract.
- * **Privacy & Access:** Gated access off maintained mountain roads offers total seclusion with no through traffic, while retaining straightforward accessibility to resort utilities and paved infrastructure nearby.

Infinite Development & Investment Potential

Whether you envision a grand mountain estate or a visionary development project, 327 acres of un-subdivided land near a major resort is a generational asset with flexible potential:

1. **Private Trophy Estate:** Design an exclusive luxury compound complete with a main lodge, guest cabins, private trail networks, and helipad access.
2. **Boutique Eco-Resort or Glamping Hub:** Capitalize on year-round resort tourism by developing a low-density luxury cabin community or wellness retreat center.
3. **Subdivision Opportunity:** Create low-density residential mountain lots for custom luxury chalets with scenic ridge-line views.
4. **Timber & Conservation Reserve:** Hold as an appreciating real estate asset while benefiting from potential timber harvesting or conservation easement tax strategies.

Seize this rare chance to own 327 acres atop one of West Virginia's most iconic summits. Contact the



listing broker today for a private land tour and map dossier.

About the Area

Thorny Flat is the prominent high point of Cheat Mountain, located in Pocahontas County, West Virginia. Reaching an elevation of 4,848 feet, it proudly stands as the second-highest peak in the state, trailing only Spruce Knob. Surrounded by the rugged beauty of the Allegheny Mountains and the vast Monongahela National Forest, this high-altitude zone boasts a unique, almost Canadian-like microclimate. This environment fosters dense red spruce forests and guarantees significantly higher average snowfall than the surrounding Appalachian valleys.

Unlike most remote mountain peaks, Thorny Flat is a bustling hub of activity because it serves as the physical foundation for Snowshoe Mountain Resort. In a brilliant flip of traditional ski resort design, the main resort village, restaurants, and lodging are built directly on the mountain's summit rather than at the base. This 'inverted' layout means visitors wake up to sweeping, panoramic views of the Appalachians and simply step outside to ski down the slopes, catching the chairlift back up to their rooms at the end of the day.

Beyond its reputation as the premier winter sports destination in the Mid-Atlantic, Thorny Flat has evolved into a massive year-round outdoor playground. When the winter snow eventually melts, the steep ski runs and surrounding backcountry transform into a world-class mountain biking destination, featuring extensive downhill and cross-country trail networks. The area also offers excellent hiking, off-roading, and scenic chairlift rides, making the summit a perfect basecamp for exploring the wild, unspoiled terrain of eastern West Virginia.

Despite its wonderfully remote feel, getting to Thorny Flat and Snowshoe Mountain is a straightforward journey. The nearest commercial flight option is Greenbrier Valley Airport (LWB) in Lewisburg, West Virginia, located about 65 miles—or roughly a scenic 90-minute drive—south of the resort. While it is a smaller regional airport, it provides convenient connections through larger hubs, making it the easiest entry point for travelers looking to skip a long road trip and maximize their time on the mountain.

Main Features

- * 1,323,322 m2 of land for development (327 Acres)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in West Virginia USA fast online.

Tenanted: Yes

Common

Finished sq. ft.:	1323322 sq m
Lot Size:	1323322 sq m



Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.768.149

