

REAL ESTATE AUCTION

MONROE & GREENBRIER
COUNTIES, WEST VIRGINIA

NOVEMBER 7, 2024

11AM

3,377± Acres

Offered in 21 Tracts

Live and Online

*Own a piece of West Virginia's
majestic mountains, deep forests and vibrant wildlife!*



Explore the Untouched Beauty of West Virginia: Your Dream Land Awaits!

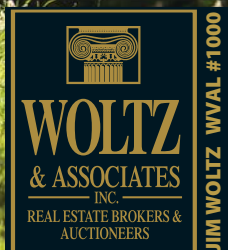
Discover an extraordinary opportunity to own a piece of West Virginia's stunning natural landscape, where the beauty of the Appalachian Mountains meets the tranquility of untouched wilderness. These three unique properties, spanning Monroe and Greenbrier counties, offer unparalleled outdoor recreation, breathtaking vistas, and the chance to build your dream retreat.

Auction Held at West Virginia School of Osteopathic Medicine (WVSOM)
at 400 Lee St, Lewisburg, WV 24901

Auction starts at 11AM • Registration opens at 9:30AM

5% Buyer's Premium 2% Broker Participation

Complete Terms & Conditions Available at woltz.com



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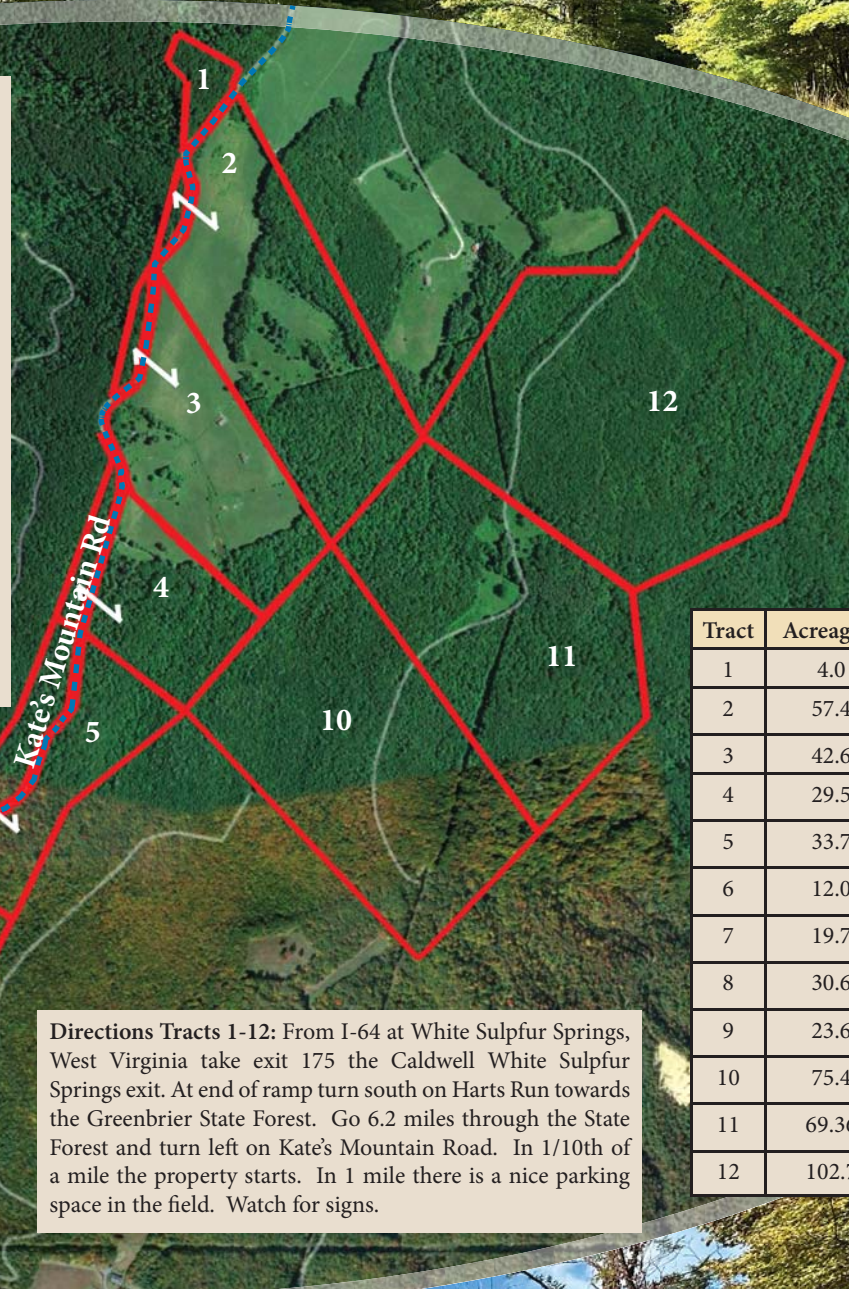
Previews for Kate's Mountain Tracts:
October 19 & 20, November 2 & 3 from 10AM to 3PM
at Auction Tract 4.

"Kate's Mountain Farm Tracts"
Monroe & Greenbrier County
500± Acres – 12 Tracts

Nestled next to Greenbrier State Park, and just minutes from the Greenbrier Resort, this rare offering consists of 12 parcels surrounded by some of the region's most protected and picturesque landscapes. This land offers an ideal blend of rolling fields, rich timberland, a spring-fed pond, and crystal-clear branches that wind throughout the property. The miles of interior trails make it possible to explore all parts of this incredible property. Whether you envision building a secluded cabin, having a hunting retreat, starting a private estate, or creating a haven for outdoor activities, this property is the ultimate canvas.



Boundaries are
Approximate



Tract	Acreage ±
1	4.0
2	57.4
3	42.6
4	29.5
5	33.7
6	12.0
7	19.7
8	30.6
9	23.6
10	75.4
11	69.36
12	102.7

Directions Tracts 1-12: From I-64 at White Sulphur Springs, West Virginia take exit 175 the Caldwell White Sulphur Springs exit. At end of ramp turn south on Harts Run towards the Greenbrier State Forest. Go 6.2 miles through the State Forest and turn left on Kate's Mountain Road. In 1/10th of a mile the property starts. In 1 mile there is a nice parking space in the field. Watch for signs.



Moncove Lake Rd (Rt 8)

15

14

13

Boundaries are Approximate

Tract	Acreage ±
13	88
14	457.0
15	151.0

**“Westvaco Tracts” • Monroe County
697± Acres – 3 Tracts**

Across the ridgetops and foothills of Gap Mountain lies an opportunity for all recreational, hunting, and ATV enthusiasts. This nearly 700-acre property features endless and well-built trails, abundant wildlife and offers the ultimate outdoor playground.



Directions Tracts 13-15: From Union, West Virginia: take Hwy 3 East to Gap Mills. Turn left on Moncove Lake Road. Go 1.5 miles to property on right. Watch for signs

Previews for Huber & Westvaco Tracts:
October 19 & 20, November 2 & 3 from 10AM to 3PM
Meet agents at Barn Store Gas Station Parking Lot
8075 Sweet Springs Valley Rd, Gap Mills, WV 24941.
Auction Information Brochures available inside store

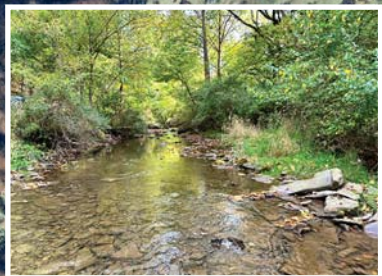


Some photography in this brochure reflecting recreational activities are used for illustrative purposes.

“Huber Tracts” • Monroe County
2,180± Acres – 6 Tracts

For those who cherish the call of the wild, this expansive property, comprised of 6 parcels ranging from 10 to 1,000 acres, is a recreational paradise. Whether you're a recreational, hunting or ATV enthusiast, there are miles of endless trails, creeks and streams, an abundant wildlife there for you to experience.

Tract	Acreage ±
16	10
17	266
18	267
19	106
20	326
21	1,205



Directions Tracts 16 & 17: From Union, West Virginia: take Hwy 3 East to Gap Mills, turn right on Zenith Road for 4.8 miles and turn right on Turkey Creek Road. Continue 2.9 miles to tract on left. Watch for signs.

Directions Tract 18: From Union, West Virginia: take Hwy 3 East to Gap Mills, turn right on Zenith Road go 4.8 miles and turn right on Turkey Creek Road. In 1.5 miles property starts on your left. Watch for signs.

Directions Tracts 19 & 20: From Union, West Virginia: take Hwy 3 East to Gap Mills, turn right on Zenith Road go 9.1 miles and property is on your right. Watch for signs.

Directions Tract 21: From Gap Mills, West Virginia: on Hwy 3 go North 0.6 mile and turn left on Happy Hollow Road. Watch for signs.

Boundaries are Approximate

David Boush (WVAL #2140) • Jim Woltz, Broker (WVAL #1000 WV0025887) • Reaves Ward (WVS230303019) • Russell Seneff (WV0026972)

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REAL ESTATE AUCTION
THURSDAY, NOVEMBER 7 AT 11AM
LIVE AND ONLINE



3,377± ACRES OFFERED
IN 21 TRACTS



A1034

Jim Woltz, Broker (WVCAL #1000)
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