

LAND AUCTION

28.86 AC± | 2 TRACTS | HANCOCK CO, WV



AUCTION DATE: 11/9/26

AUCTION TIME: REAL ESTATE AT 3:00 PM ET, PERSONAL PROPERTY IMMEDIATELY TO FOLLOW

AUCTION HELD AT: ON-SITE, 404 MAHAFFIE RD, NEW CUMBERLAND, WV 26047

PROPERTY PREVIEW: 10/24 | 10 AM TO 12 PM

AT 404 MAHAFFIE RD, NEW CUMBERLAND, WV 26047

Some land is owned. This land has been kept.

For a very long time, one man has walked this ground outside New Cumberland, West Virginia, and the proof of it is everywhere you look. It is in the fruit trees that were set straight and have been pruned every season since. It is in the blueberry bushes that still produce. It is in mowed edges that meet timber in a clean line, in outbuildings that were built right and maintained, in a gun room finished with care because the guns mattered and the room should too. Nothing here was done in a hurry, and nothing here was left half done. A buyer will not be starting a place. A buyer will be continuing one.

The offering totals 28.86± acres in Hancock County, and it is being sold in two tracts. Tract 1 carries the home and the improvements. Tract 2 is the balance of the land. Buy one, or buy both and keep the whole picture together the way it has been.

The ground itself is the kind of West Virginia acreage that is easy to fall for and hard to find. It lies well. The topography rolls without fighting you, giving you usable open ground and mature woods in a balance that works for both living and hunting. The open ground mows, grazes, or plants. The timber holds the deer. The transitions between the two are where the whitetails move, and the current owner already knows where those lines are, because multiple hunting sheds are set and waiting on this property. That is decades of watching the same deer travel the same ground, built into the improvements and included in the sale.

Whitetail deer are the headline in this part of the Northern Panhandle, and the woods here are set up for them. Spring turkey hunting rounds out the calendar. Small game, squirrel, and general recreation fill in everything between. This is not a property you drive to twice a year. It is one where you step out the back door and hunt.

Around the home, the improvements are practical and finished. Two detached garages give you room for equipment, vehicles, a shop, or storage without stacking everything into one building. A Generac generator is in place, so weather and a rural power line are not a reason to lose the wall, the freezer, or the heat. The built-in gun room is the detail people remember, a dedicated, secure space for firearms rather than a closet that got repurposed. The orchard and the blueberry bushes come with the ground and come with a track record. They are producing plantings, not a plan someone had.

Location is what makes 28.86± quiet acres here uncommon. New Cumberland is the seat of Hancock County and sits directly on the Ohio River, with river access, boat ramps, and marina options close by for fishing, boating, and the barge-and-eagle traffic that comes with living on a working river. Tomlinson Run State Park and its 1,398 acres of trails, lake, camping, and public recreation are just up the road. Weirton, Chester, East Liverpool, and Steubenville are all short drives for groceries, fuel, restaurants, and services. Pittsburgh and Pittsburgh International Airport are close enough to commute to or fly out of, which puts this property in the narrow category of true rural acreage inside easy reach of a major metro. You get pavement access, county services, and a river town at the bottom of the hill, and you still get to hear nothing at daylight but turkeys.

Properties like this do not come from a developer. They come from one owner who chose well, built carefully, and then stayed. The next chapter here is available in two tracts, or as one 28.86± acre whole. Contact a Whitetail Properties Land Specialist to walk it.



Tract 1 Description:

Roughly 24.86 acres of wooded and open West Virginia ground that lies as well as any you will walk in Hancock County, with the home, both detached garages, the Generac, and the built-in gun room all sitting right where they belong. The fruit trees are mature and still bearing. The blueberry bushes still come on every summer. The mowed edges meet the timber in a line so clean you can tell someone has been keeping it that way for a very long time, because someone has. The hunting is already figured out. Multiple hunting sheds are set on the ground, placed by an owner who has watched the same deer use the same trails through the same woods for decades. Whitetails, spring turkey, squirrel, and every other reason to be outside are right off the back step, no truck ride required. Two detached garages handle the equipment, the shop, and the storage. The Generac keeps the power on when the weather does not. The gun room is a real one, finished on purpose. New Cumberland and the Ohio River are minutes away. Tomlinson Run State Park is just up the road. Pittsburgh is about an hour. You would have to look a long time to find this much finished, well-loved acreage this close to a major city. Nothing here needs starting. It just needs somebody to keep it going.

Tract 2 Description:

Four acres, and a clean sheet of paper. This tract comes off the same well-kept ground, with about two acres of open field already cleared and ready, road frontage for straightforward access, and utilities nearby. The hard part of building is deciding where to put the house, and standing in the middle of this field on a summer evening will answer that for you pretty quickly. The balance runs to trees, so you get an open building area with a wooded backdrop instead of a bare lot staring at the road. Room for a shop, a garden, a garden fence to keep the deer honest, or just space that stays space.

Taxes:	\$814
Possession:	Immediate possession at close
Survey Needed?:	Seller will provide if sold as 2 tracts
Brief Legal:	404 MAHAFFIE RD, NEW CUMBERLAND, WV, 26047-2610 04-G10-01660000
PIDs:	40.59000, -80.61500
Lat/Lon:	
Zip Code:	26047

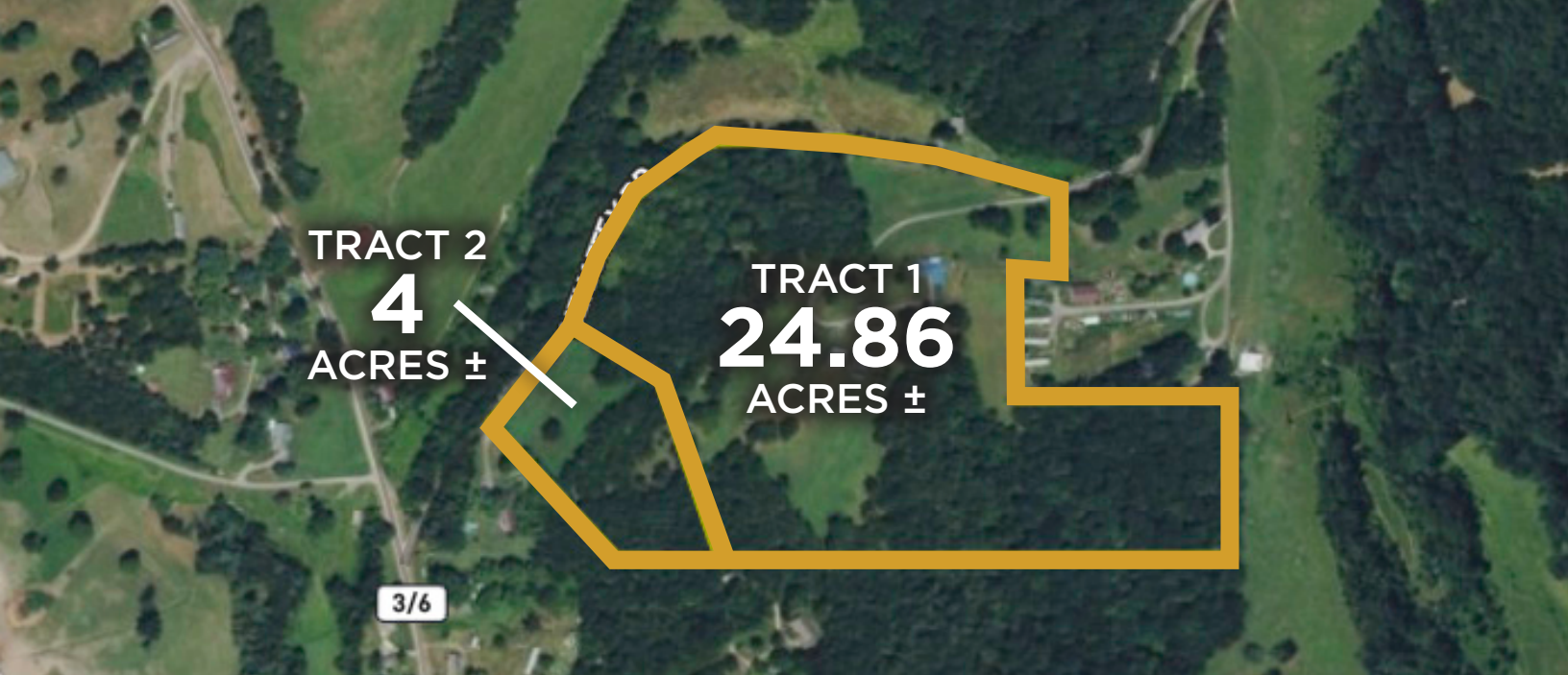
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

TRE KERNS: 304.608.2025 | tre.kerns@whitetailproperties.com

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WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 2565 East Main Street, Bridgeport, WV 26330 | Debbie S. Laux, Broker, License # WV210300710, Phone # 217.285.9000 | Joe Gizdick, Director, Ranch & Farm Auctions, 217.299.0332 | Tre Kerns, West Virginia Land Specialist, Whitetail Properties Real Estate, LLC, 304.608.2025



TRACT 2

4
ACRES ±

TRACT 1
24.86
ACRES ±

3/6

28.86 AC± | 2 TRACTS | HANCOCK CO, WV

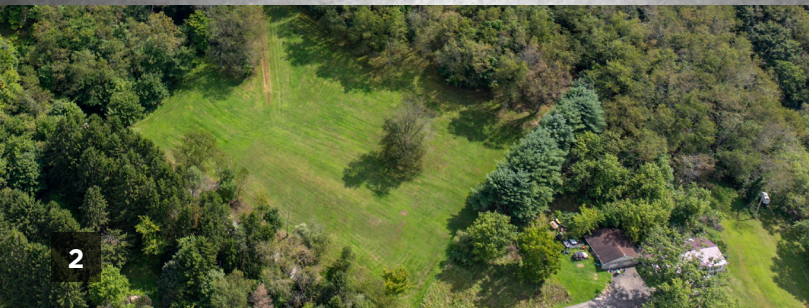
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