

LAND AUCTION

47.25 AC± | 5 TRACTS | TAYLOR CO, WV



AUCTION DATE: 11/10/26 **AUCTION TIME:** 3 PM ET

AUCTION HELD AT: TYGART LAKE LODGE

1240 PAUL E MALONE ROAD, GRAFTON, WV 26354

PROPERTY PREVIEW: 10/23 | 4 PM - 6 PM

AT LOT 1-5 MOUNTAIN MEADOWS LANE, BRIDGEPORT, WV 26330

An outstanding opportunity to purchase wooded acreage, building sites, pastureland, horse facilities, and recreational property in the heart of North Central West Virginia. This 47.25± acre property will be offered in five individual tracts, ranging from 2.61± to 24.14± acres, giving buyers the opportunity to purchase the size and type of property that best fits their plans.

Whether you are searching for a private wooded homesite, small acreage for horses or livestock, hunting and recreational land, or a larger country retreat, this auction offers an impressive variety of options in a convenient location.

Tracts 1 and 2 each consist of 5.58± acres of mature hardwood timber with access from a shared driveway. These neighboring wooded tracts offer excellent opportunities for secluded homesites surrounded by standing timber. Purchase either tract individually for your own private setting or consider both for a combined 11.16± acres of wooded ground with additional privacy and flexibility.

Tract 3 features 9.34± acres combining fenced open pasture with hardwood timber and paved road frontage. Well-suited for horses, livestock, a hobby farm, or a country homesite, this tract provides the increasingly difficult-to-find combination of usable open acreage and wooded privacy.

Tract 4 offers 2.61± acres with paved road frontage and existing Amish-built horse buildings, creating an excellent opportunity for an equestrian buyer, hobby farmer, or anyone looking for manageable acreage with improvements already in place. The tract provides room for a future home, turnout area, yard, and existing buildings without the time and expense of starting entirely from scratch.

Tract 5, the largest offering at 24.14± acres, features mature hardwood timber and paved road frontage. With substantial wooded acreage, wildlife habitat, and room to create a secluded building site well off the road, this tract is ideally suited for a private country residence, hunting property, recreational retreat, or long-term land investment.

Throughout the property, mature hardwoods, open pasture, existing improvements, and habitat for whitetail deer and wild turkey create opportunities for residential, agricultural, equestrian, and recreational buyers alike.

The location adds another important advantage. Buyers can enjoy a quiet rural setting while remaining within a convenient drive of Bridgeport, Interstate 79, North Central West Virginia Airport, Grafton, and Tygart Lake State Park. This combination of accessibility and country privacy makes the property attractive for both full-time residences and recreational getaways.

From 2.61± acres with horse facilities to 24.14± acres of secluded hardwood timber, these five tracts offer something for a wide range of land buyers. Purchase a single tract or explore neighboring tracts to create additional acreage and an even larger North Central West Virginia property.

Five tracts. Multiple possibilities. One opportunity to buy the acreage that fits your vision at auction.

Tract 1 Description: 5.58± Acres

Five and a half acres of hardwoods, and a spot in the middle of them with your name on it.

This is the kind of lot people picture when they say they want to build in the woods. Mature timber, filtered light, and enough acreage that the trees stay yours instead of belonging to whoever is next door. Access comes by a shared driveway, currently dirt, which is exactly the point. You turn off the pavement, you go back in, and the noise stops. Clear a building site to suit, and you have a home tucked into standing woods, with room left over for a shop, a garden, or a trail loop through your own timber. Deer and turkey already use this country and will keep using it after you get here. Bridgeport, Interstate 79, and North Central West Virginia Airport are all a short drive out, so the seclusion does not cost you convenience. Grafton and Tygart Lake State Park sit close in the other direction. Small enough to be attainable. Wooded enough to feel like it is a world away.

Tract 2 Description: 5.58± Acres

The twin to Tract 1, and every bit its equal. Another 5.58± acres of standing hardwoods off the same shared dirt driveway, set back from the road where a wooded building lot ought to be. The timber gives you privacy the day you close, not fifteen years after you plant something. Pick your spot, open up just enough for a house and a yard, and leave the rest exactly as you found it. There is a real advantage to these two tracts sitting side by side. Buy one, and you have a private, wooded homesite. Buy both, and you have 11.16± acres with a single shared access and nobody between you and the far tree line.

Deer, turkey, quiet, and hardwoods, with Bridgeport, I-79, and the airport all within a short drive, and Grafton and Tygart Lake close the other way. Wooded ground, this is buildable and convenient does not come up often, and it is coming up twice on the same day.

Tract 3 Description: 9.34± Acres

If you have been holding out for a tract that does everything, this is it. Nine and a third acres with pasture fence already standing on the bottom side and woods behind it. That is the combination people spend years looking for and rarely find in one piece. The open ground is fenced and ready for horses, cattle, a garden, or hay. The timber behind it gives you a backdrop, a windbreak, privacy, and a place for the animals to bed. You can see the whole thing from one spot and still not see the end of it.

Paved road frontage means real access, year-round, without the hassle. Build near the front and keep the pasture in view from the kitchen window, or set the house back against the tree line and look out across the field every morning. The work is done, and the vision is already in place. All that is missing is the house. Bridgeport, Interstate 79, and the airport are a short drive out. Grafton and Tygart Lake State Park are close in the other direction.

Tract 4 Description: 2.61± Acres

This is the tract for somebody who has horses now and is tired of boarding them. Two and a half acres with paved road frontage and Amish-built horse buildings already standing on it. Anyone who has priced out a barn lately knows what that is worth. Amish work is not a marketing line; it is a construction standard. These buildings were framed square, put up by hand, and built to last for fifty years. You are not waiting on a contractor, a lumber quote, or a spring build season. The buildings are there. Bring the horses. If you don't want the buildings, then we can remove those for a lesser price.

The acreage is right-sized for it. Small enough to manage and maintain by yourself on a weekend, large enough for a home, the buildings, turnout, and a yard. Paved frontage gets a truck and trailer in and out without a second thought. Bridgeport, I-79, and North Central West Virginia Airport are a short drive away, and Grafton and Tygart Lake State Park are close in the other direction. Somebody's dream got built here first. It is a very good dream to inherit.

Tract 5 Description: 24.14± Acres

The big one, and the quiet one. Twenty-four acres of standing timber with paved road frontage is offered as the anchor tract of this auction. This is where the seclusion lives. Mature woods, real acreage, and enough depth that you can walk it and lose the road behind you. Whitetail deer and turkey work this kind of North Central West Virginia hardwood country hard, and 24 acres gives you room to hunt it properly instead of just sitting on the edge of it.

It builds, too. Paved frontage means you can put a home right where you want it and still have twenty-plus acres of woods wrapped around you. Cut a driveway back in, open a building site in the timber, and you have the thing most people describe when they say they want to move to the country: a house you cannot see from the road, on ground that is entirely yours. Or leave it alone. Hunt it, walk it, hold the timber, and let it be exactly what it is. Bridgeport, Interstate 79, and the airport are a short drive out, with Grafton and Tygart Lake State Park close the other way. Twenty-four wooded acres, this accessible is genuinely uncommon in this part of the state.

Taxes:	TBD
Lease Status:	No lease
Possession:	30 days after closing
Survey needed?:	Survey needed
Lat/Lon:	39.3723, -80.18339
Zip Code:	26330

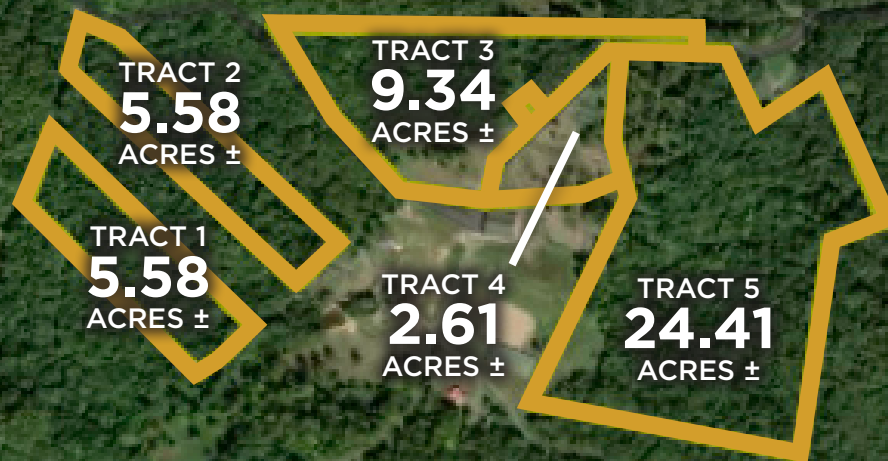
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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