

# LAND AUCTION



## 124 AC± | 1 TRACT | SUMMERS CO, WV

**AUCTION:** LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 6/30/25 **AUCTION TIME:** 3 PM ET

**AUCTION HELD AT:** ON-SITE, 12111 STATE ROUTE 3 & 12, ALDERSON, WV 24910

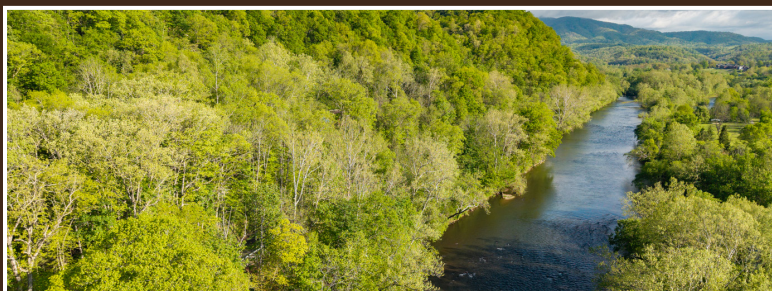
This stunning large-acreage tract in Alderson, West Virginia offers an exceptional mix of open fields, mature hardwood timber, and direct frontage along the Greenbrier River—creating a rare opportunity for residential, recreational, or investment use. With easy access along Route 3 & 12, this property combines convenience, natural beauty, and versatility in one of the most scenic areas of the Greenbrier Valley.

The land features rolling pastures, wooded ridges, and an internal trail system perfect for ATVs, UTVs, horseback riding, and hiking. Panoramic mountain views stretch across the horizon, and multiple elevated building sites provide ideal locations for your dream home, vacation cabin or rental cottage.

With an existing well and septic in place and power on-site, much of the groundwork is already done, making this a prime candidate for a homesite or a turnkey recreational retreat. Whether you're looking to hunt, fish, canoe from your own riverbank, or simply relax in nature, this property delivers.

The surrounding area is known for its growing demand in outdoor lodging, with nearby campgrounds and cabin rentals highlighting the region's tourism appeal. This tract has strong potential for investment, whether you're interested in short-term rentals, a campground, or subdividing for future development.

Rarely does a property offer this combination of river frontage, road access, utilities and incredible natural features. Located just minutes from the historic town of Alderson and within easy reach of Lewisburg and the Greenbrier Resort, this is your chance to own a piece of wild and wonderful West Virginia—perfect for living, playing, or building a lasting legacy.



<b>Taxes:</b>	TBD
<b>Possession:</b>	At closing
<b>Survey needed?:</b>	No survey needed
<b>Brief Legal:</b>	12111 State Route 3 And 12, Alderson, WV, 24910
<b>PIDs:</b>	PID 07-12-00260000(66.02 Acres Greenbrier Springs), 07-12-00220000 (Lots 13 14 15 16 Riverside)
<b>Lat/Lon:</b>	37.70392, -80.67224
<b>Zip Code:</b>	24910

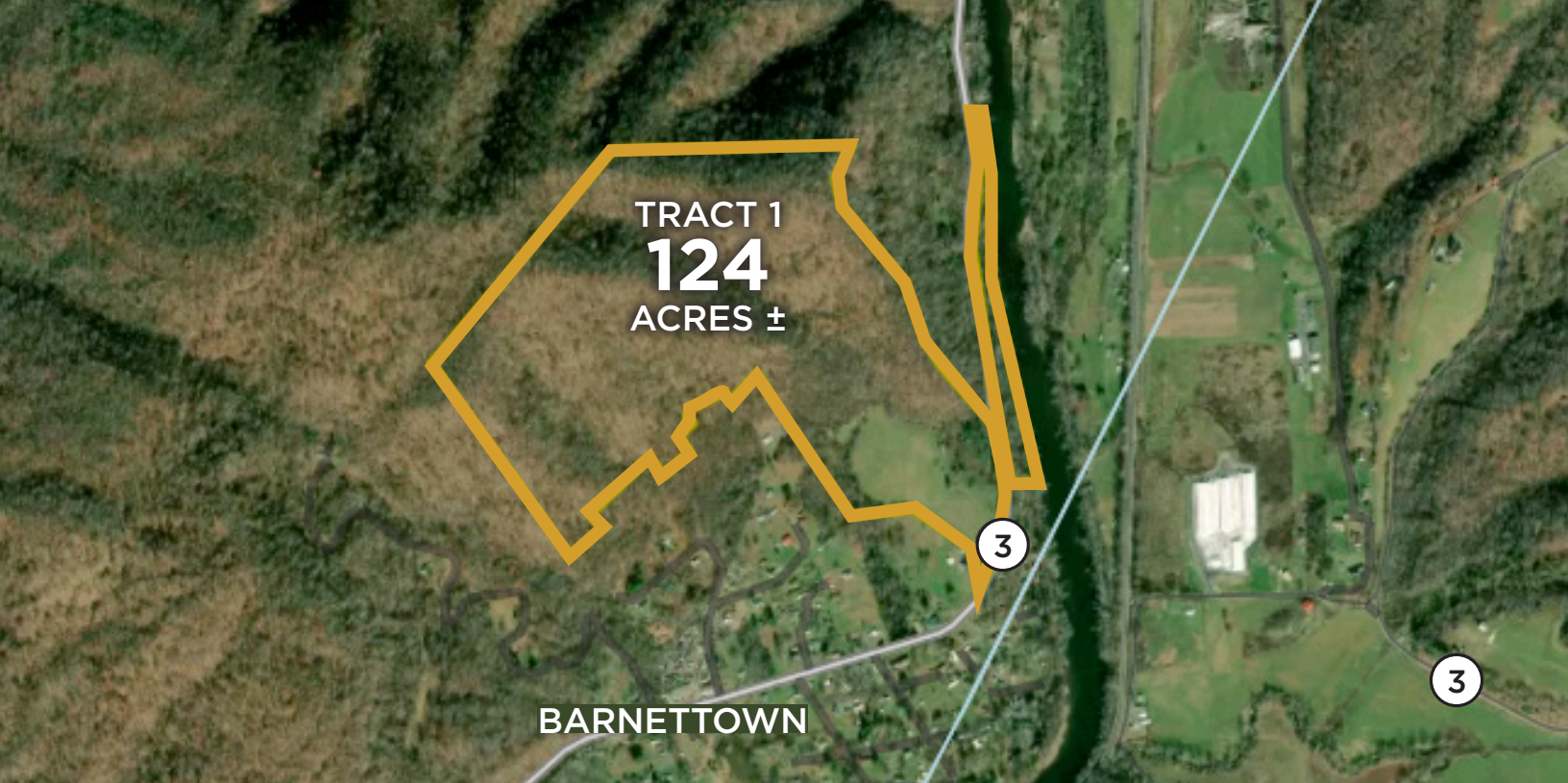
**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
BRYAN THOMPSON, AGENT: 540.691.7749 | [bryan.thompson@whitetailproperties.com](mailto:bryan.thompson@whitetailproperties.com)

**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.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 Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Bryan Thompson, West Virginia Land Specialist, Whitetail Properties Real Estate, LLC, 540.691.7749 | George Matthew Garten, Auctioneer





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