

# LAND AUCTION



## 462.08 AC± | 7 TRACTS | PRESTON CO, WV

**AUCTION:** ONLINE ONLY AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/4/25 **BIDDING ENDS AT:** 4 PM ET

**AUCTION HELD AT:** ONLINE ONLY

**Entire Farm: SELLING 27.35± ACRES OF LAND AND 434.73± ACRES OF MINERAL RIGHTS ONLY**

Don't miss this unique opportunity to own a piece of wild and beautiful Preston County, West Virginia! These all-wooded tracts are being offered at public auction and include both surface and mineral rights—a rare find in today's market. Perfect for outdoor enthusiasts, investors, and nature lovers alike! The land offers a private, rural setting ideal for hunting, hiking, camping, and off-grid living. Each tract features mature timber, natural wildlife habitats, and easy access via established roads. Whether you're looking for a recreational getaway or a long-term investment, these parcels offer exceptional potential. Located just a short drive from Kingwood and under an hour to Morgantown, this property blends the best of remote seclusion with convenient access to modern amenities. The region is known for its natural beauty, abundant game, and strong heritage of mineral ownership. Auction terms, tract sizes, and additional details are available. Contact us today for a full bidder's packet and property preview. A great option is mineral rights and surface tracts. Whether you're seeking a weekend escape or timberland, this land auction in Preston County delivers. Bid your price and own your future.

**TRACT 1: 2.85± ACRE TIMBER TRACT** This 2.85± acre recreational tract in scenic Preston County, WV, offers a rare blend of convenience and natural beauty. Whether you're looking for a peaceful weekend getaway, a small build site, or a private base camp for outdoor adventures, this property delivers. Located along a public road with road frontage, the land provides easy access year-round. City water and electricity are available at the road, making future development or campsite setup simple and cost-effective. The mostly wooded acreage offers privacy, mature trees, and abundant wildlife—ideal for hiking, hunting, or just enjoying the quiet countryside. With a manageable size and excellent access, this tract is perfect for recreational use, a tiny home, or even a future cabin build.

**TRACT 2: SELLING ABSOLUTE TO THE HIGHEST BIDDER: 3/7TH INTEREST IN THE COAL MINERAL RIGHTS UNDERLYING 149.31**

**ACRES** Excellent investment opportunity in Preston County, WV! Selling Absolute is a 3/7th interest in the coal mineral rights underlying approximately 149.31 acres. This is a rare chance to own a fractional interest in a mineral estate with long-term value and potential future income. Located in a region with a history of coal production, this offering represents a solid opportunity for portfolio diversification or inheritance planning. No surface rights are included—this sale is for mineral rights only. Ownership documentation is available upon request. Whether you're a seasoned mineral investor or new to the market, this fractional interest offers potential royalty revenue if leased or developed in the future. Don't miss your chance to stake your claim in one of West Virginia's most historically rich resource areas.

**TRACT 3: 2.00± ACRE BUILDING TRACT** Looking for a quiet escape or a place to build your weekend retreat? This 2.00± acre recreational tract in Preston County, WV, offers natural beauty, privacy, and excellent potential—all within reach of modern utilities. Enjoy views of Raccoon Creek right from the property, creating a peaceful, scenic backdrop perfect for relaxing or exploring. City water and electricity are nearby, offering the convenience for future development, though some improvements will be needed to make the site build-ready. This mostly wooded parcel is ideal for a small cabin, camping, or a private getaway spot. Wildlife is abundant, and the surroundings offer opportunities for hiking, birdwatching, or simply unwinding in nature. Tucked away yet accessible, this tract is within driving distance of Kingwood and Morgantown, making it a smart choice for anyone seeking rural charm without complete isolation.

**TRACT 4: SELLING ABSOLUTE TO THE HIGHEST BIDDER: 22.50± ACRE ALL-WOODED TRACT**

This 22.50± acre all-wooded tract in Preston County, WV, is a secluded haven for hunters, outdoor enthusiasts, or anyone seeking off-grid privacy. Tucked deep in the hills, the property is landlocked, offering a true backwoods experience ideal for hiking, camping, or wildlife watching. The property features a mix of mature hardwoods and thick cover, providing excellent habitat for deer, turkey, and small game. A small pond adds charm and potential use for wildlife or future cabin site plans. Whether you're looking for a private hunting tract or a peaceful escape from the everyday grind, this land offers natural beauty and total seclusion. Please note: There is no deeded access. Buyers are responsible for securing legal access if desired. Properties of this size and character—especially with water features—are increasingly hard to find in the region. If you're ready to invest in raw land with recreational potential and long-term value, don't miss this opportunity.

**TRACT 5: SELLING ABSOLUTE TO THE HIGHEST BIDDER: 1/4TH INTEREST IN THE COAL MINERAL RIGHTS UNDER APPROXIMATELY**

**156.03 ACRES** Investment opportunity in mineral ownership! Selling Absolute is a 1/4th interest in the coal mineral rights under approximately 156.03 acres in Preston County, WV—known as the Bakers Coal tract. This fractional mineral interest offers long-term value and the potential for future royalty income. Located in an area with a strong coal history and legacy mineral activity, this tract presents an ideal chance to diversify your investment portfolio with a tangible, inheritable asset. Surface rights are not included. This listing is for mineral rights only. Whether you're expanding an existing mineral portfolio or entering the market for the first time, this 1/4th interest offers secure, deeded ownership in a region with proven energy resources.

**TRACT 6: SELLING ABSOLUTE TO THE HIGHEST BIDDER: MINERAL RIGHTS ONLY UNDER APPROXIMATELY 125.30 ACRES**

Now available, mineral rights only under approximately 125.30 acres in the well-known Bakers Coal tract located in Preston County, WV. This is a prime opportunity to own a mineral-only interest in a region with a long history of coal production and mineral development. Whether you're a seasoned mineral investor or looking to diversify your portfolio with a tangible, inheritable resource, this tract represents a smart acquisition. No surface rights are included in the sale. Mineral rights in Preston County are rarely offered publicly, especially in blocks of this size. Secure your interest in West Virginia's natural resource potential. Contact us today for additional details and ownership records.

**TRACT 7: SELLING ABSOLUTE TO THE HIGHEST BIDDER: 3/7TH INTEREST IN THE COAL MINERAL RIGHTS 4.09± ACRES**

Unique investment opportunity! Selling Absolute is a 3/7th interest in the coal mineral rights beneath approximately 4.09 acres located in Preston County, West Virginia. This fractional ownership provides a chance to acquire a stake in valuable mineral assets in a region with a rich history of coal mining. Ideal for investors looking to diversify their portfolio or expand existing mineral holdings. This interest offers a tangible asset with long-term value. Please note, this sale includes mineral rights only—no surface rights are conveyed. Complete ownership documentation is available for review upon request. Don't miss out on this rare chance to invest in West Virginia's coal country with a fractional interest that could yield future benefits. Contact us today for more information and a detailed record.

<b>Taxes:</b>	TBD
<b>Lease Status:</b>	Open Tenancy
<b>Possession:</b>	Immediate possession
<b>Survey needed?:</b>	No survey needed
<b>Lat/Lon:</b>	39.38802, -79.88254
<b>Zip Code:</b>	26374

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
**TRE KERNS, AGENT: 304.780.5856 | [tre.kerns@whitetailproperties.com](mailto:tre.kerns@whitetailproperties.com)**

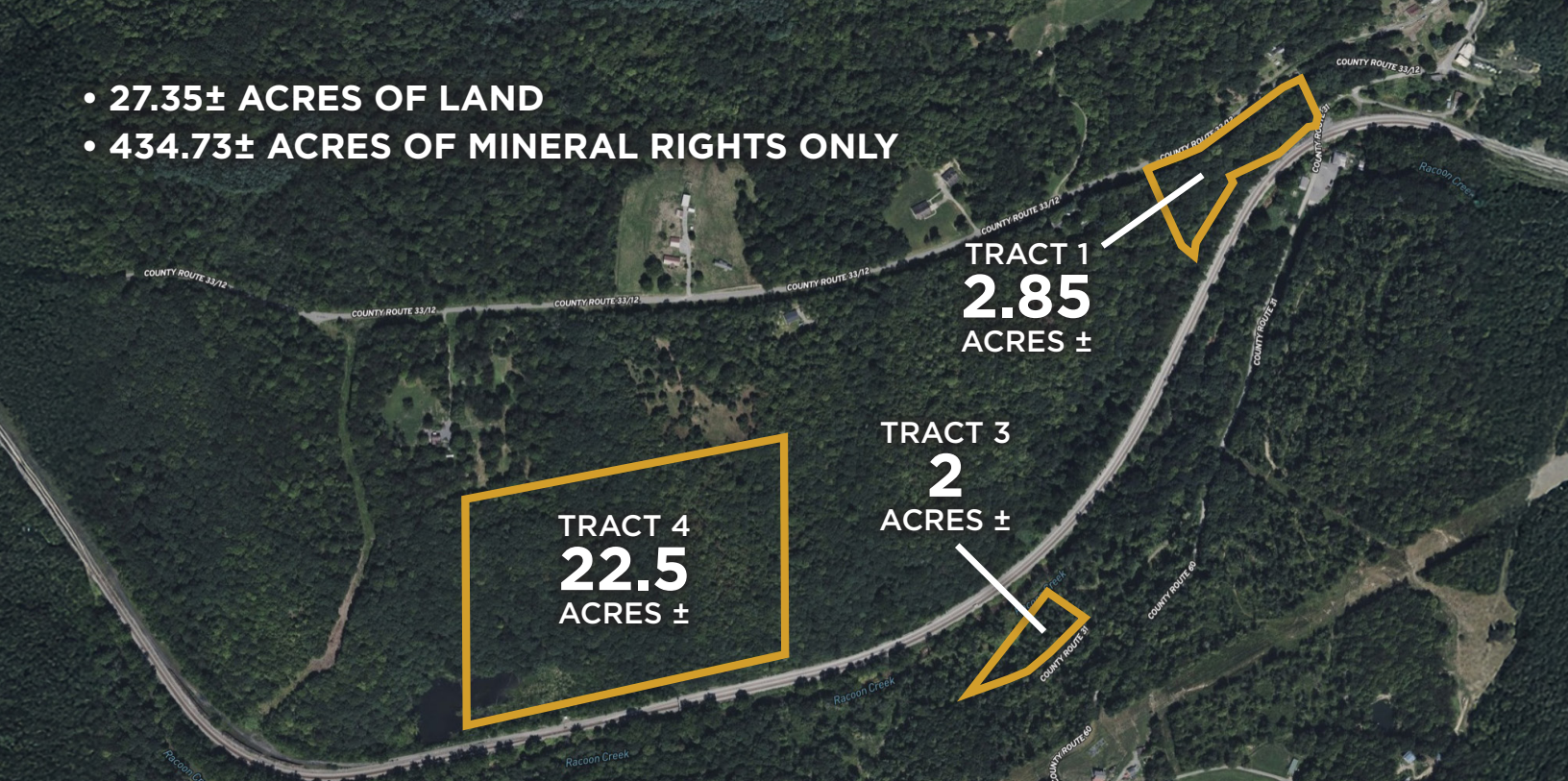
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WHITETAIL PROPERTIES REAL ESTATE LLC DBA RANCH & FARM AUCTIONS | 2565 East Main Street, Bridgeport, WV 26330 | Debbie S. Laux, Broker, License # WV210300710, Phone # 217.285.9000 | Joe Gidzic, Director, Ranch & Farm Auctions, 217.299.0332 | Tre Kerns, West Virginia Land Specialist, Whitetail Properties Real Estate, LLC, 304.780.5856



- 27.35± ACRES OF LAND
- 434.73± ACRES OF MINERAL RIGHTS ONLY

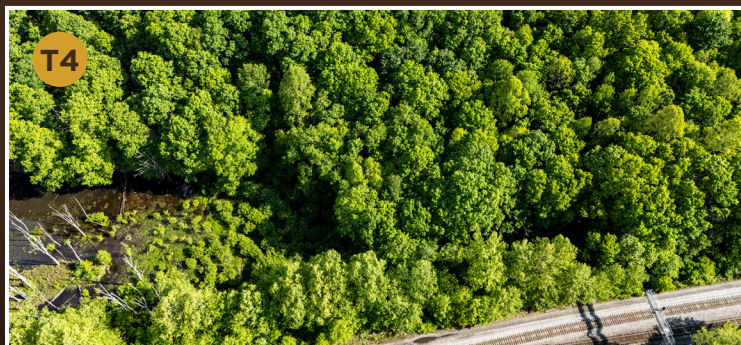
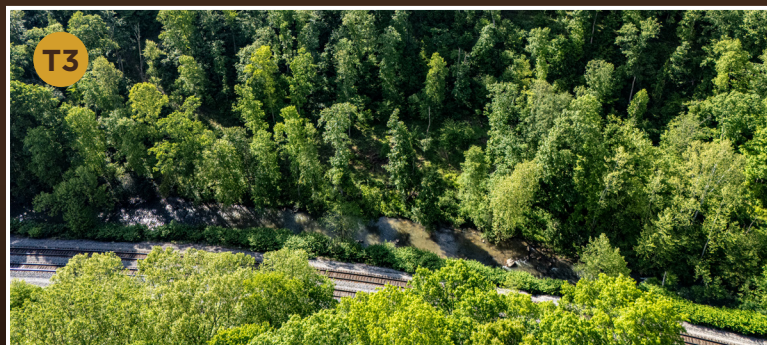


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