

LAND AUCTION



144 AC± | 2 TRACTS | TAYLOR CO, WV

AUCTION: LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

AUCTION DATE: 10/16/25 **AUCTION TIME:** 1 PM ET

AUCTION HELD AT: TYGART LAKE LODGE
1240 PAUL E. MALONE RD, GRAFTON, WV 26354

Two Prime Land Tracts in Taylor County, WV – Farmhouse, Hunting, Recreation, and Investment Potential!

Don't miss this rare opportunity to bid on two exceptional tracts of land being offered at public auction in the heart of Taylor County, West Virginia. Whether you're seeking a charming country home with acreage, a recreational retreat, or a timber-filled investment property, these parcels deliver unmatched versatility, location, and potential. With existing infrastructure, abundant wildlife, and close proximity to Tygart Lake, these properties are ready for your vision. Bid and buy—opportunities like this don't come often!

Tract 1 – 40± Acres with Farmhouse, Barn, and Homestead Features

This 40± acre property blends classic Appalachian charm with endless potential. The 4-bedroom, 2-bath farmhouse, built in 1921, offers 1,700± sq ft of living space with city water, electric, propane, and two wells already in place. The property includes a barn, mature apple trees, raised garden beds, and a small greenhouse—perfect for farming, livestock, or self-sufficient living. A balanced mix of open and wooded ground provides room for crops, grazing, or future building sites.

Key Features:

- Livable farmhouse with functional layout and renovation potential
- Barn for livestock, storage, or equipment
- Established gardens, an apple orchard, and a greenhouse
- Abundant wildlife and scenic rural views
- This is a unique chance to own a turn-key homestead with utilities ready to go—perfect for buyers who value country living, farming opportunities, and West Virginia land ownership.

Tract 2 – 104± Acres of All Wooded Land with Electric & Trails

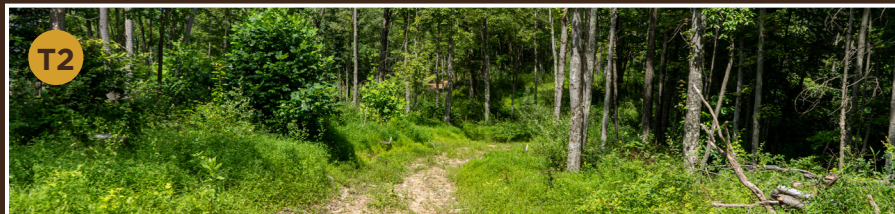
This expansive 104± acre wooded tract is a recreational paradise with on-site electric service, a gated entrance, and an internal trail system for easy access throughout the property. Located less than 10 miles from Tygart Lake, this land offers incredible hunting, hiking, and ATV riding opportunities, plus multiple potential building sites for your dream cabin or home.

Key Features:

- Fully wooded acreage with diverse habitat for abundant wildlife
- Electric service in place, utilities nearby
- Gated entrance for security and privacy
- Existing road/trail network for ATVs, hiking, or property management
- Ideal for hunting, recreation, or potential development
- Whether you're seeking a weekend escape, a hunting retreat, or an investment in West Virginia timberland, this property checks all the boxes.

Don't Miss Out – Bid and Own in Taylor County!

Opportunities like this are rare—whether you want a move-in-ready farmhouse, prime hunting and recreational acreage, or a secure land investment, these Taylor County tracts deliver it all. Bid live or online for your chance to own part of West Virginia's beauty and heritage. Mark your calendar and register to bid today—when the auction ends, so does your chance to buy!



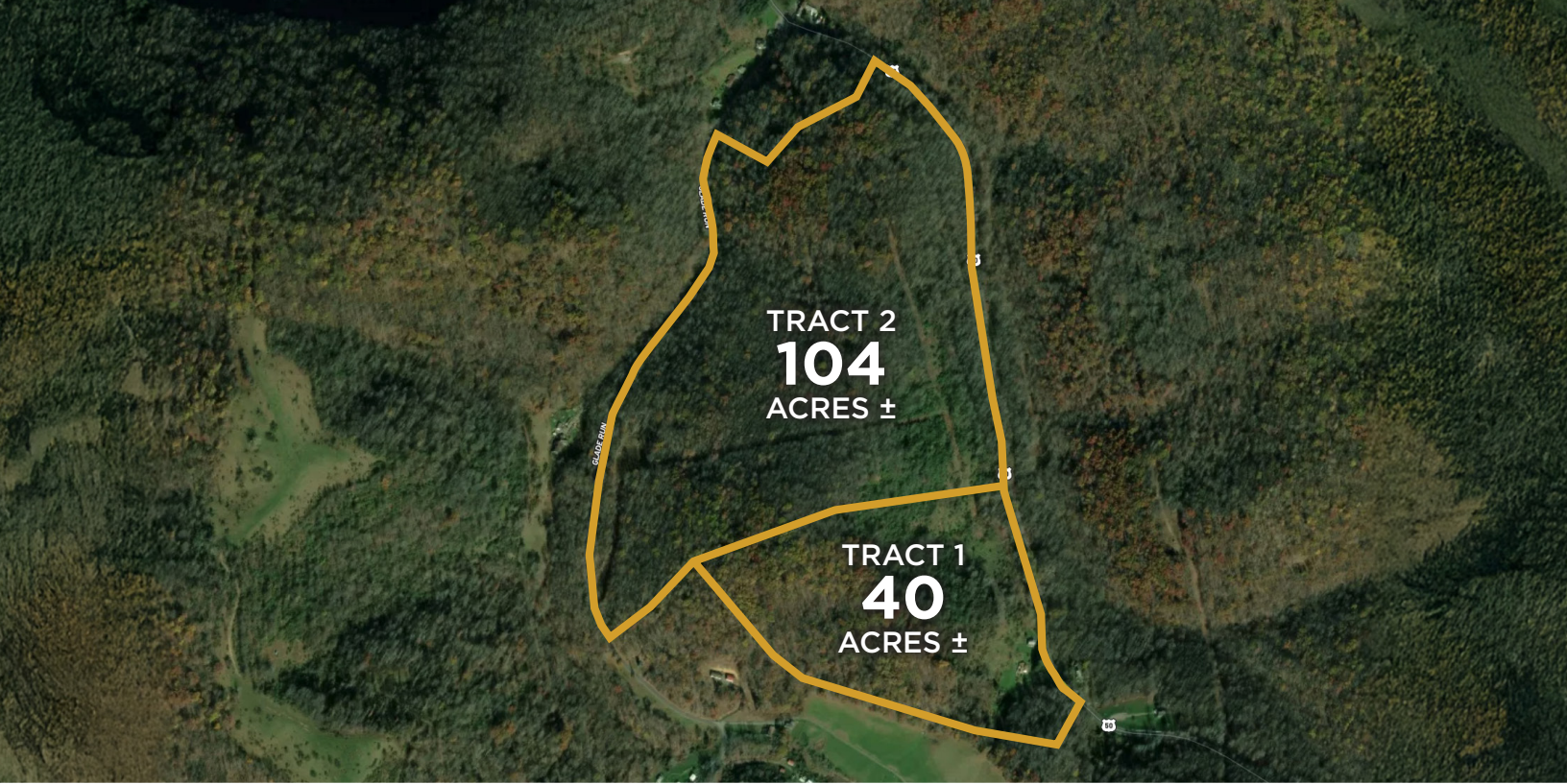
Taxes:	TBD
Lease Status:	No Lease
Possession:	Immediate possession
Survey needed?:	Yes, a survey is needed if two buyers
Lat/Lon:	39.33302, -79.93254
Zip Code:	26440

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TRE KERNS, AGENT: 304.780.5856 | tre.kerns@whitetailproperties.com

[RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com)

GO TO [RANCHANDFARMAUCTIONS.COM](https://www.ranchandfarmauctions.com) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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 | Tre Kerns, West Virginia Land Specialist, Whitetail Properties Real Estate, LLC, 304.780.5856



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