

LAND AUCTION



120.01 AC± | 5 TRACTS | HARRISON CO, WV

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 10/16/25 **AUCTION TIME:** 4 PM ET

AUCTION HELD AT: BRIDGEPORT CONFERENCE CENTER
300 CONFERENCE CENTER WAY, BRIDGEPORT, WV 26330

Harrison County, WV Multi-Tract Auction – Prime Land, Home, and Mineral Rights

Just 5 miles from Bridgeport, WV, this unique multi-tract offering combines exceptional location, diverse land use potential, and valuable mineral rights. With a mix of pasture, mature woods, creek frontage, and development-ready access, each tract offers its own unique advantages—perfect for investors, developers, farmers, and those seeking a rural lifestyle with convenience to town.

Tract Highlights:

Tract 1 – 29.17± Acres: Beautiful pasture and wooded land blend with a scenic creek, abundant wildlife, 1,200± road frontage, and utilities at the road. Ideal for homestead, recreation, or development.

Tract 2 – 7.31± Acres with Farmhouse & Outbuildings: 1900 3-bedroom farmhouse, multiple outbuildings, 38x72 barn, paved road access, and creek frontage—perfect for restoration, hobby farming, or country living.

Tract 3 – 38.36± Acres: Gated entrance, improved driveway, open and wooded mix with expansive views, and 800± road frontage. Ready for estate, recreation, or development.

Tract 4 – 44.78± Acres: Prime location near Pete Dye Golf Club with new driveway, 1,200± road frontage, and multiple building sites. Gently rolling pasture and woods with excellent views.

Tract 5 – 120.01± Acres Mineral Rights (50%): Rare opportunity to secure valuable mineral interests in a sought-after area.

Why This Auction is a Must-See:

Close proximity to Bridgeport, WV, shopping, dining, and major highways.
Utilities are available for multiple tracts, streamlining development potential.
Flexible buying options—purchase one tract or combine to fit your vision.
Scenic rural setting with investment upside and recreational appeal.

Opportunities like this in Harrison County are rare—especially with this combination of location, land diversity, and mineral rights. Whether you're looking to build, invest, farm, or enjoy West Virginia's great outdoors, this auction offers something for everyone. Don't miss your chance—register to bid today and secure your slice of Harrison County!

Tract 1 Description: 29.17± Acres mix of pasture and wooded with creek.

Don't miss this rare opportunity to own approximately 29.17± acres of picturesque land just 5 miles from Bridgeport, WV. A perfect blend of open pasture and mature woods creates a versatile property ideal for recreation, residential development, or investment. Enjoy the natural beauty of a small creek running through the land and an abundance of wildlife that make this a true outdoor retreat. With approximately 1,200 feet of road frontage and utilities available at the road, the property offers excellent access and development potential. Whether you're dreaming of a private homestead, a mini-farm, or a new residential project, this property offers the space, location, and features to bring your vision to life.

Tract 2 Description: 7.31± Acres with Farmhouse & Outbuildings

Discover the perfect blend of history, functionality, and rural beauty with this 7.31± acre property featuring a classic 1900 farmhouse and multiple outbuildings. Located just 5 miles from Bridgeport, WV, this 3-bedroom, 1-bath home offers timeless character and country living with modern convenience. The property includes paved road access, creek frontage, and a spacious 38x72 barn—ideal for equipment storage, livestock, or hobbies. With multiple outbuildings and a mix of open space and shade, the land is well-suited for small-scale farming, homesteading, or simply enjoying the peace and privacy of your own rural retreat. Whether you're looking to restore a historic home, start a hobby farm, or invest in usable acreage close to town, this unique property checks all the boxes.

Tract 3 Description: 38.36± Acres with a mix of pasture and wooded areas

Situated just 5 miles from Bridgeport, WV, this exceptional 38.26± acre parcel offers the ideal mix of privacy, accessibility and opportunity. The property is primed for development, recreation, or a private estate, with approximately 800 feet of road frontage, a gated entrance, and an improved driveway. With a beautiful blend of open pasture and mature woods, the land boasts expansive views and a variety of potential building sites. Utilities are available at the road, making future construction straightforward and cost-effective. Whether you're seeking a prime location for a residential development, a peaceful retreat, or investment property with strong long-term value, this tract offers unmatched versatility in a highly desirable area.

Tract 4 Description: 44.78± Acres with a mix of pasture and wooded area

Offering a rare combination of convenience, privacy, and potential, this 44.78±-acre tract is located just 5 miles from Bridgeport, WV and less than 2 miles from the prestigious Pete Dye Golf Club. With approximately 1,200 feet of road frontage and a brand-new driveway already in place, access is easy and development is ready to begin. The land features a scenic mix of open pasture and mature woods, making it ideal for a private estate, residential development, or recreational use. Utilities are nearby, and the gently rolling terrain offers multiple homesite possibilities with excellent views. Whether you're looking for a wise investment or a place to build your vision, this property checks all the boxes—location, accessibility, and natural beauty.

Tract 5 Description: 120.01± Acres of Mineral Rights (50%)

Secure a rare asset with these West Virginia mineral rights for sale—120.01± acres with 50% ownership. Mineral rights in Harrison County are increasingly valuable, and this is a unique chance to invest in a tangible, income-producing resource. Perfect for long-term investment or to pair with other land holdings.

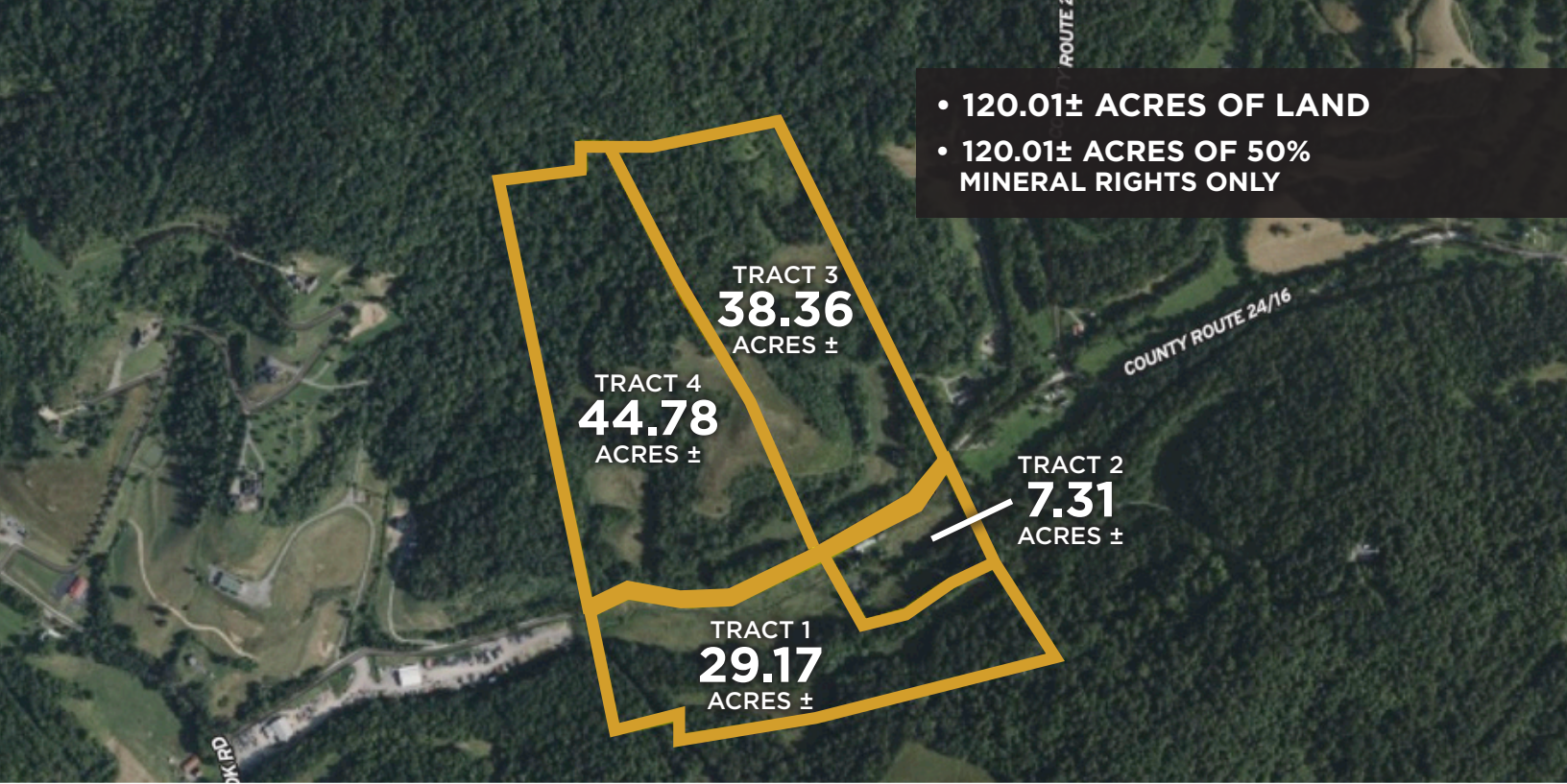
Taxes:	TBD
Lease Status:	No Lease
Possession:	Immediate possession
Survey needed?:	Yes, survey needed
Lat/Lon:	39.33378, -80.27903
Zip Code:	26330

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

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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- 120.01± ACRES OF LAND
- 120.01± ACRES OF 50% MINERAL RIGHTS ONLY

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