

LAND AUCTION



70.817 AC± | 1 TRACT | TAYLOR CO, WV

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/13/26 **AUCTION TIME:** 1 PM ET

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

70.817± Acre Property with Home in Taylor County WV

This property consists of approximately 70.817 acres located at 213 Gallo Hill Road in Flemington, Taylor County, West Virginia. The tract includes a single-family residence and a large contiguous acreage offering a combination of residential use, open space, and land ownership opportunities typical of north central West Virginia. The home offers approximately 1,456 square feet of finished living space, including three bedrooms and two full bathrooms. Interior systems include a gas furnace for heating, a window unit air conditioner, and one wood-burning fireplace. The residence is served by a public water source and a septic system. An electric water heater and 100-amp electrical service are in place. Natural gas is available at the property, providing flexibility for future energy use. These existing utilities allow for continued residential occupancy while also supporting potential updates or improvements based on buyer preferences.

The land may appeal to buyers seeking acreage for outdoor recreation such as hunting, hiking, or general land use consistent with county regulations. The property's location in a rural setting supports quiet use while remaining within reasonable driving distance to area towns and services. The acreage could also be suitable for agricultural or land stewardship purposes, subject to local zoning and permitting. This property presents an opportunity to acquire a sizable acreage tract with an existing residence, established utilities, and road access. Whether the goal is full time residence, recreational use, or long term land ownership, this Taylor County property offers flexibility and scale that are increasingly difficult to find in today's market.

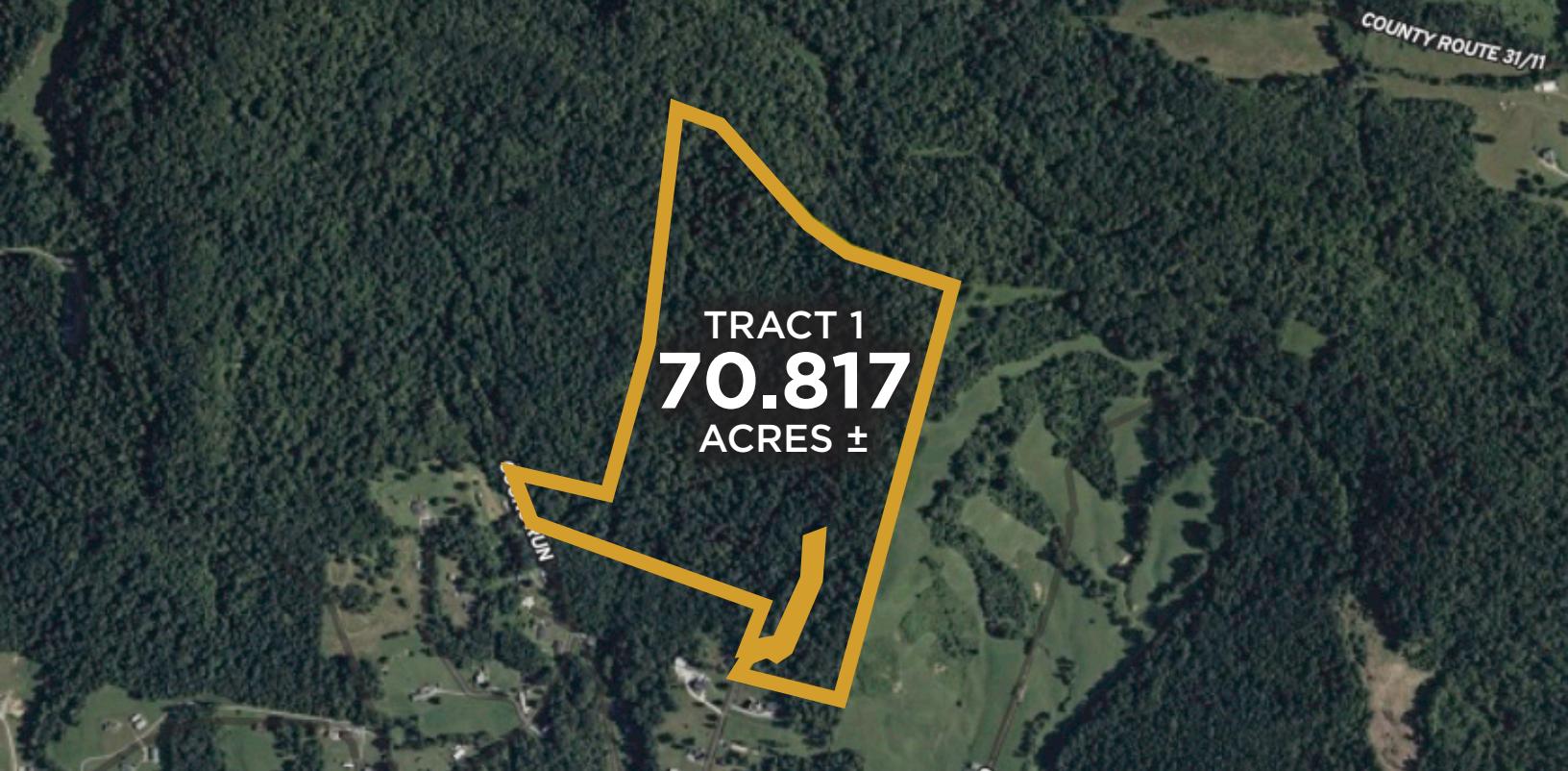


IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
TRE KERNS, AGENT: 304.608.2025 | tre.kerns@whitetailproperties.com

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GO TO 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 # WVB210300710, Phone # 217.285.9000 | Joe Gzdic, Director, Ranch & Farm Auctions, 217.299.0332 | Tre Kerns, West Virginia Land Specialist, Whitetail Properties Real Estate, LLC, 304.608.2025

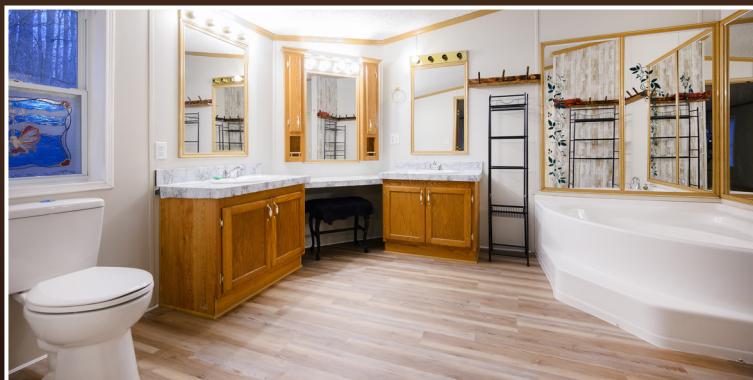


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