

# LAND AUCTION



**540 AC± | 1 TRACT  
JACKSON CO & MASON CO, WV**

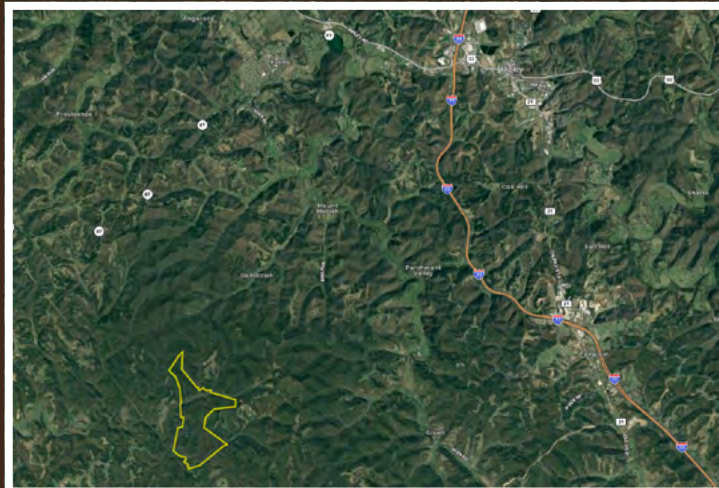
## AUCTION:

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

**BIDDING ENDS: 6/29/23 AT 3:00 PM EDT**

OFFERED BY ONLINE BIDDING ONLY WITH 5% BUYERS PREMIUM.

This very nice and private farm is located approximately 25 minutes from the Ripley and 30 minutes from Leon. This beautiful property has an early 1900's farmhouse with water and electric, a barn, two outbuildings, and approximately 10+/- acres of open creek bottom fields. This property offers potential for farming, livestock, food plots, or new home sites. A great mix of hardwood and softwood timber and the accommodating terrain features allow for a great management opportunity for any avid hunter or recreational enthusiast. This property also offers great access from a county road and a diverse trail system throughout. If you are looking for a beautiful piece of property located in a convenient location near Ripley this may be for you. Give the listing agent a call today for more information or to schedule an appointment.



### TRACT 1: 540 ± ACRES

- 25 minutes from I-77 at Ripley
- 30 minutes from Rt 62 at Leon
- 1900's farmhouse on property.
- Electricity to home
- Barn and two outbuildings on property
- Water well on property
- Additional building sites
- Deer, turkey and small game hunting
- Creek on the property
- Diverse trail system
- Approx 10+/- acres of creek bottom fields create an option for livestock, farming or food plots
- Potential for additional home sites
- Gated entrance to back side of property
- County road frontage
- Lat/Lon: 38.7375, -81.8049
- Parcel IDs: 15-390-18, 04-31-17, 15-411-1, 15-411-3, 15-410-16



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
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