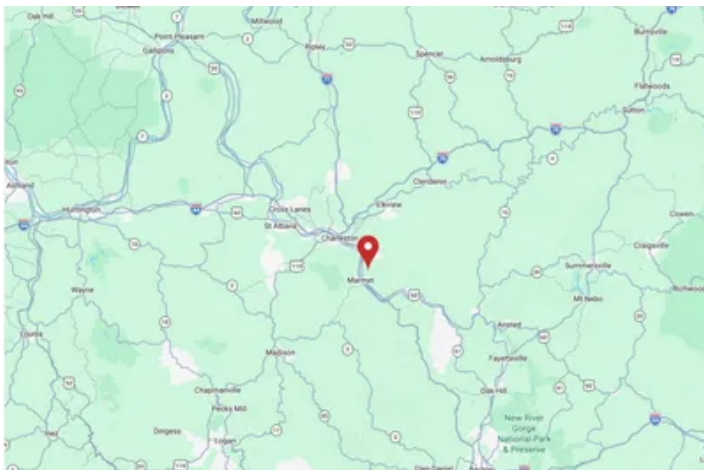


114.77± Acre Absolute Land Auction – Charleston, WV
0 Kanawha Blvd. E
Charleston, WV 25306

\$1
114.77± Acres
Kanawha County



114.77± Acre Absolute Land Auction – Charleston, WV
Charleston, WV / Kanawha County

SUMMARY

Address

0 Kanawha Blvd. E null

City, State Zip

Charleston, WV 25306

County

Kanawha County

Type

Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

38.27967 / -81.56317

Acreage

114.77

Price

\$1



114.77± Acre Absolute Land Auction – Charleston, WV
Charleston, WV / Kanawha County

PROPERTY DESCRIPTION

Absolute Land Auction
Kanawha County, West Virginia
Property Sells Regardless of Price!

114.77 acres selling to the highest bidder regardless of price! Located just minutes from Charleston in Rand, West Virginia, this fully wooded tract offers an excellent opportunity to purchase a large wooded property in a convenient location. A recorded survey completed in 1997 identifies the property as containing 114.77 acres, and the property's access point has recently been located and clearly marked for buyer convenience.

The property consists entirely of mature hardwood forest with predominantly steep, rugged terrain offering excellent hunting opportunities for deer, turkey, and bear. Existing woods roads and ATV trails provide access to many areas of the property. Several ridge-top locations offer seasonal views of the surrounding countryside, while the mature hardwood forest provides long-term recreational opportunities and investment potential. Public water, public sewer, and electric service are available in the immediate area.

Whether you're looking for a private hunting property, recreational retreat, or long-term land investment, this property offers the rare combination of privacy and convenience just minutes from Charleston.

The auction will begin closing on **Thursday, August 6th at 6:00 PM EDT**. Bids may be placed online at any time prior to the auction's conclusion. ATV property tours will be held **Saturday, August 1st EDT from 9:00 AM until Noon**. RSVP is requested prior to attending the property tour. Prospective buyers may walk the property at their own risk and convenience.

Address: 0 Kanawha Blvd E., Charleston, WV 25306

Coordinates: 38.27967, -81.56317

Parcel Number: 20-23-0019-0008-0000.

Annual 2025 Property Taxes: \$1,883.00

Clear title and a title insurance policy will be issued to the buyer at closing. A 10% buyer's premium will be added to the highest bid price (gavel price) to determine the final purchase price. Acceptance of auction terms is required prior to bidding.

Bauer Realty & Auctions WV, LLC

Philip Spangler, Agent (WV0027659) / Apprentice Auctioneer (2510a)

Brian Bauer, Broker (WVB240300977) / Auctioneer (2508)

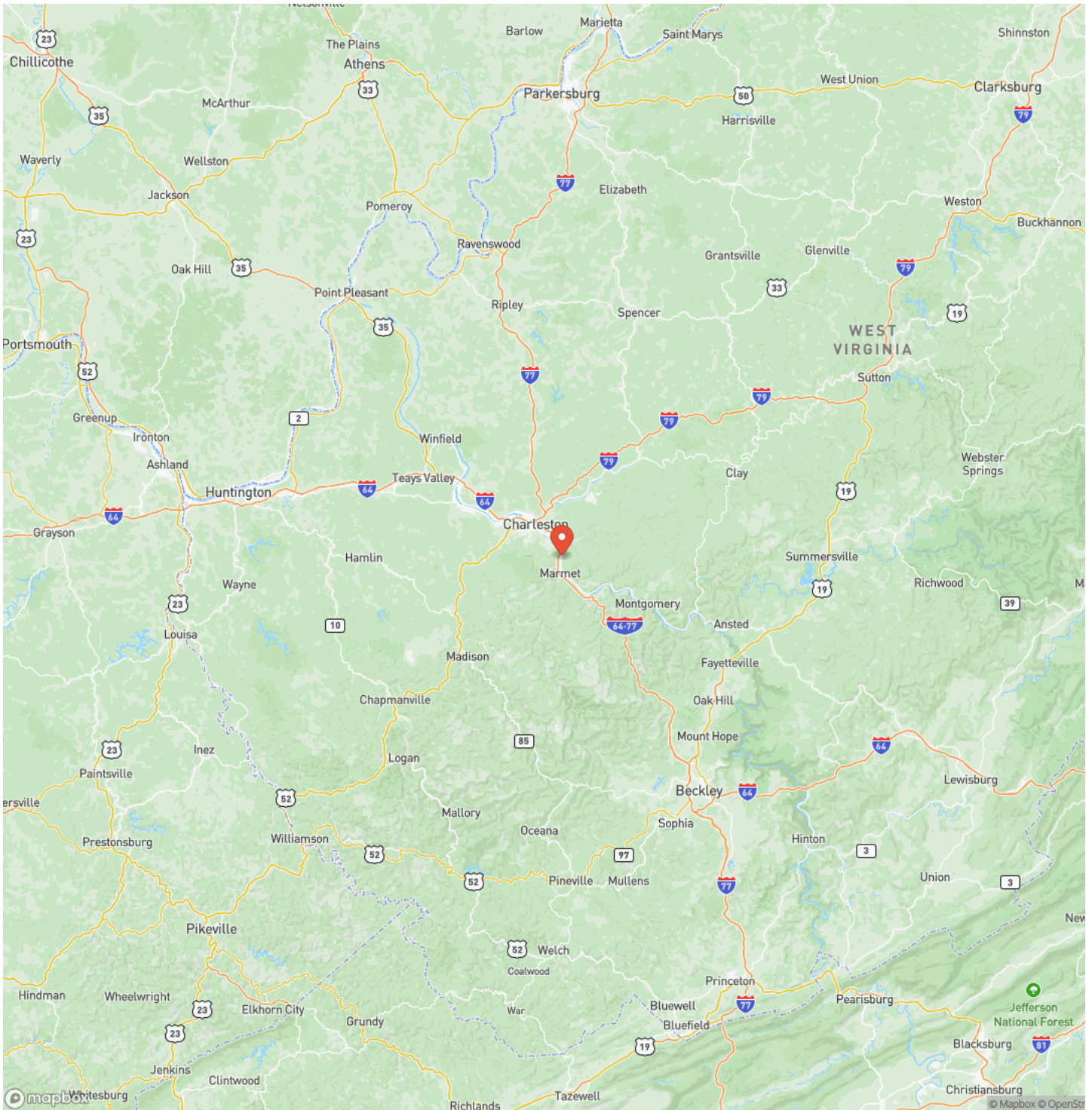
114.77± Acre Absolute Land Auction – Charleston, WV
Charleston, WV / Kanawha County



Locator Map



Locator Map



Satellite Map



114.77± Acre Absolute Land Auction – Charleston, WV

Charleston, WV / Kanawha County

LISTING REPRESENTATIVE

For more information contact:



Representative

Philip Spangler

Mobile

(304) 376-9746

Email

pspangler@mossyoakproperties.com

Address

City / State / Zip

Morgantown, WV 26508

NOTES

[illegible]

MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bauer Realty & Auctions

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