

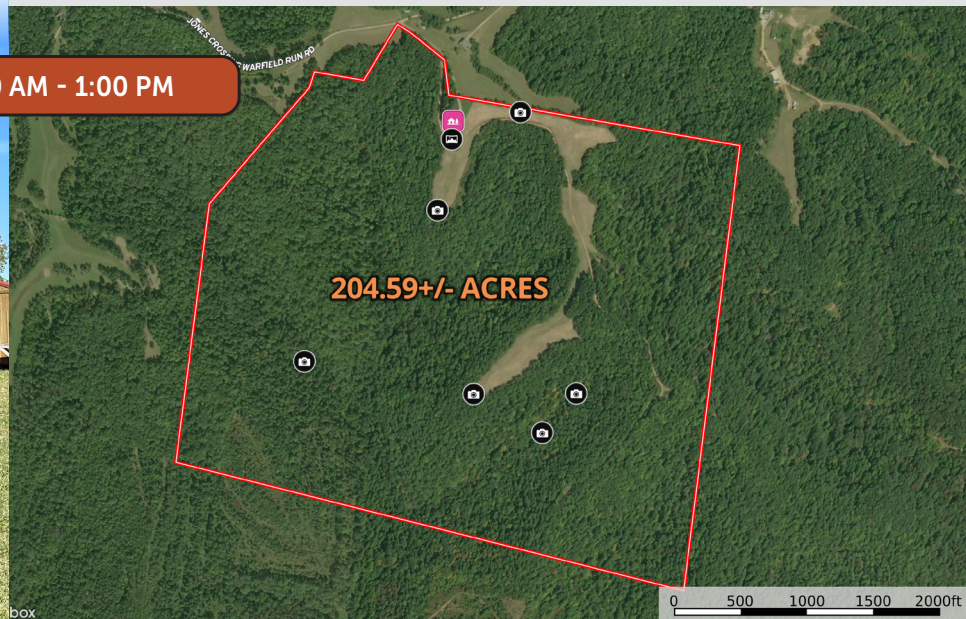
204+/- ACRE JACKSON CO. WV LAND WITH CABIN ONLINE ONLY REAL ESTATE AUCTION

BIDDING OPEN & STARTS CLOSING FRIDAY, OCT. 25TH @ NOON

OPEN HOUSE (UTV TOURS) FRIDAY, OCTOBER 18TH FROM 11:00 AM - 1:00 PM



SELLING TO THE HIGHEST BIDDER - ONLINE ONLY BIDDING



2867 Garfield Heights Rd, Leroy, WV 25252 • Call Andrew Yoder with any questions 304.931.1185

204.59+/- Acres, 24 X 45 Cabin – 2 Bedroom plus loft- 2 Bathroom, 22 X 24 Walkout Basement with Interior Access, 90 Foot Wrap Around Porch, Open Fields, Harvestable Timber, 20 X 24 Pole Shed, 10 X 16 Storage Shed, Electric, Septic, Propane Heat, 1200 Gallon Water Storage Holding tank Cistern, Trails, Pond, Surface Only, Oil & Gas Rights do Not Transfer. Are you looking for a dream hunting property with a cabin and hunting Blinds? Check out this one! There are a lot of oak trees around the edge of the fields. Additionally, there are open ridgetop fields

for you to plant the perfect crops for your hunting desires. Immediate hunting Rights Available upon Auction Company Receiving Down Payment. **This Property Borders 2,418 Acre Sandy Creek Wildlife Manage Area. Legal Description:** District 2 Ravenswood Map 23 Parcel 1, District 2 Map 16 Parcel 28.1, District 2 Map 16 Parcel 28.6. Taxes were \$1682 in 2024. **GPS Coordinates:** 38.929237, -81.561617

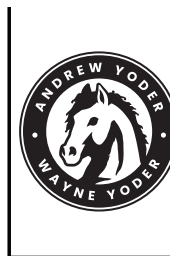
For online bidding and more information please visit: www.kaufmanauctionswv.com



LOOKING TO SELL?

WE HAVE BUYERS!

**Call Andrew Yoder @ 304.931.1185
or Wayne Yoder @ 304.931.1285**



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Terms: 10% nonrefundable down payment due within 48 hours of the close of the Auction. No financing or other contingencies. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. Sold as is, no warranties written or implied. Property will be sold free and clear of any & all liens and encumbrances. Taxes will be prorated to the day of closing. 45 days to close. 10% buyer's premium will be added to determine the final contract price.

CALL THE YODER TEAM @ KAUFMAN REALTY TODAY!