

Wolfpen Run Rd - 41 acres
Wolfpen Run Road
Coxs Mills, WV 26342

\$84,900
41.140± Acres
Gilmer County



Scott Bare Jr.
OH & WV AGENT

Scott has 40 years of outdoor experience in land sales and management with Mossy Oak Properties, rooted in childhood adventures with his father. A lifelong Ohio resident, he is knowledgeable about land prices in central, eastern, and southeastern Ohio. Living on a farm in Muskingum County, Scott is dedicated to providing excellent client service, aiming to secure the best deals for sellers and assisting buyers and sellers in Ohio.

 **MOSSY OAK**
PROPERTIES
Bauer Realty & Auctions

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Wolfpen Run Rd - 41 acres
Coxs Mills, WV / Gilmer County

SUMMARY

Address

Wolfpen Run Road

City, State Zip

Coxs Mills, WV 26342

County

Gilmer County

Type

Recreational Land

Latitude / Longitude

39.0314 / -80.8049

Acreage

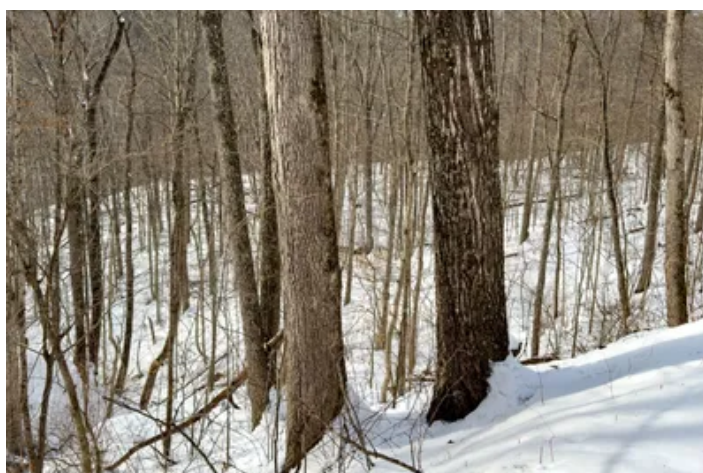
41.140

Price

\$84,900

Property Website

<https://www.mossyoakproperties.com/property/wolfpen-run-rd-41-acres-gilmer-west-virginia/98948/>



Wolfpen Run Rd - 41 acres
Coxs Mills, WV / Gilmer County

PROPERTY DESCRIPTION

41.14 acres for sale in Gilmer County, West Virginia. Small, affordable hunting and recreational tract! Big woods and plenty of topography and cover for wildlife! I saw plenty of deer tracks and deer sign on my visit to the property. There is NO build site on this parcel. If you're looking for a place to use for hunting, call today before this one is gone!

Property features include:

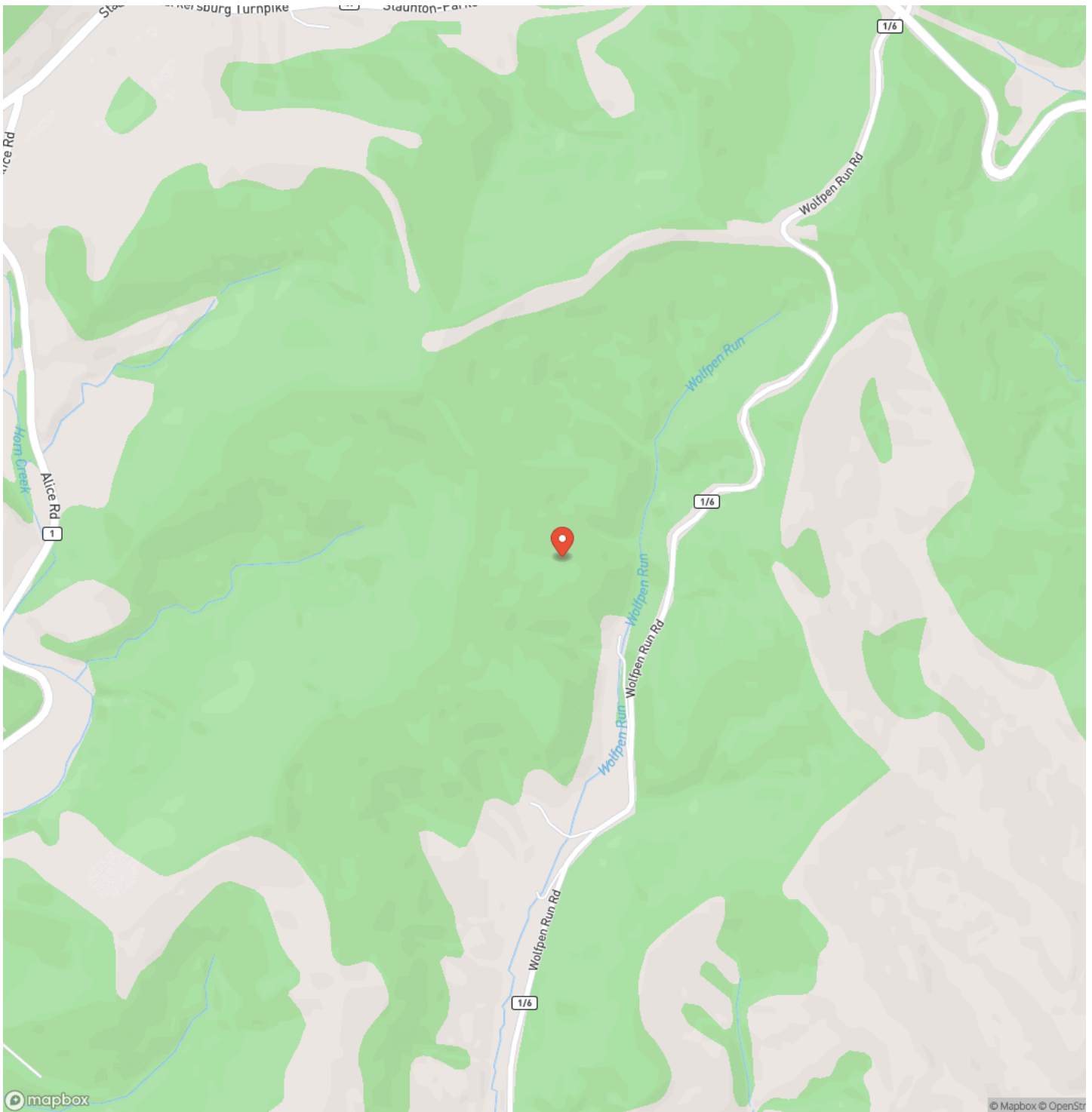
- 41.14 total acres
- 1 parcel
- All wooded parcel
- Some mature oak and poplar timber
- Steep topography
- Elevation ranges from 940 to 1160 feet
- 1538 +/- feet of road frontage
- Wolfpen Run creek flows through this property
- Should be good hunting for deer, turkey, small game, and black bear
- GPS coordinates are 39.0314, -80.8049

Seller is reserving any oil and gas rights they may own. Annual taxes are approximately \$385.80.

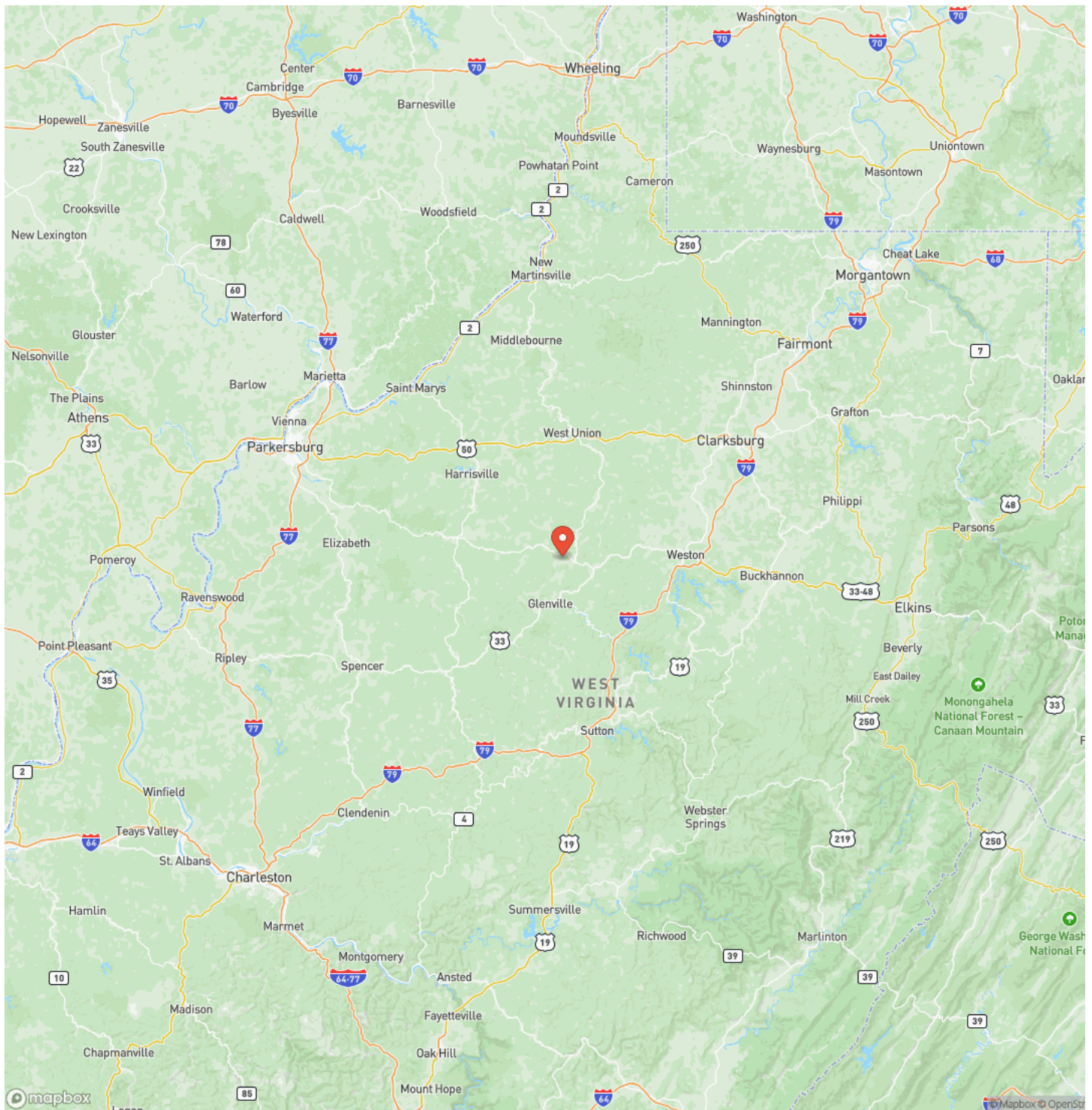
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Locator Map



Locator Map



Satellite Map



Wolfpen Run Rd - 41 acres
Coxs Mills, WV / Gilmer County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES



MORE INFO ONLINE:

www.mossyoakproperties.com/land-for-sale/ohio/

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DISCLAIMERS

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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.

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