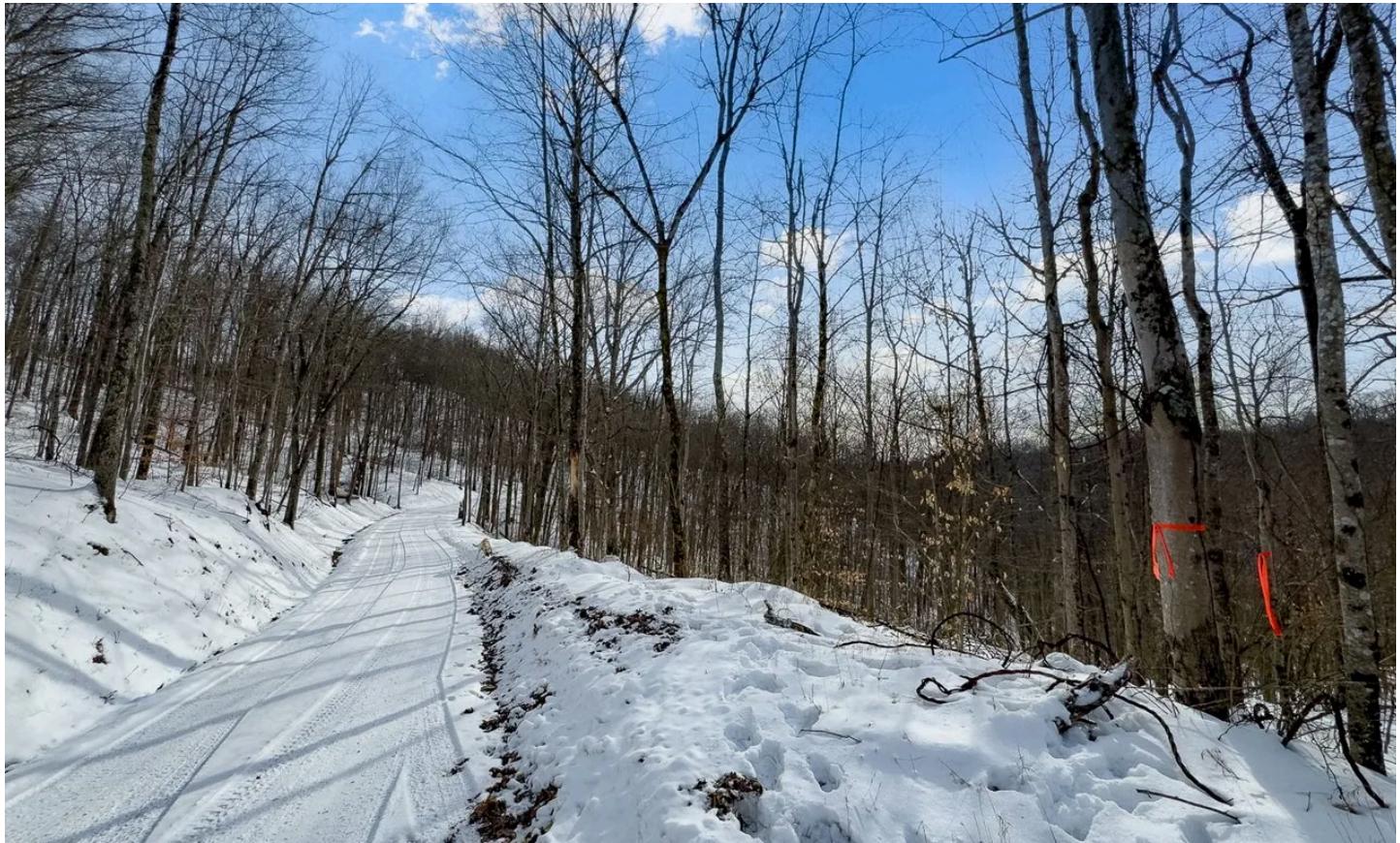


Wolfpen Run Rd - 41 acres  
Wolfpen Run Road  
Coxs Mills, WV 26342

**\$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.



[sbare@mossyoakproperties.com](mailto:sbare@mossyoakproperties.com) | 740-404-8915

**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:

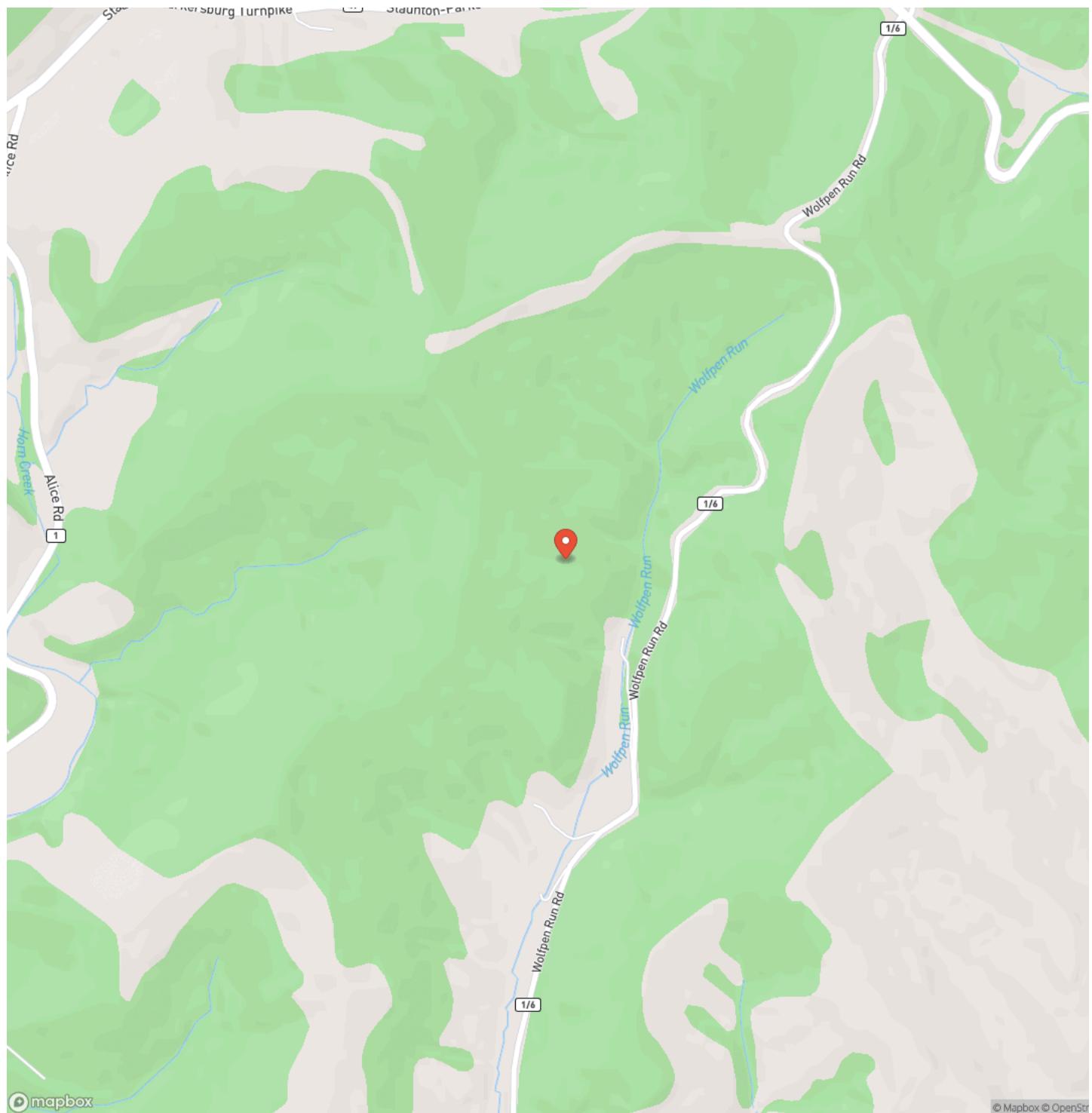
- 41.14 total acres
- 1 parcel
- All wooded parcel
- Some mature oak and poplar timber
- Steep topography
- Elevation ranges from 940 to 1160 feet
- 1538 +/- feet of road frontage
- Wolfpen Run creek flows through this property
- Should be good hunting for deer, turkey, small game, and black bear
- GPS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

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

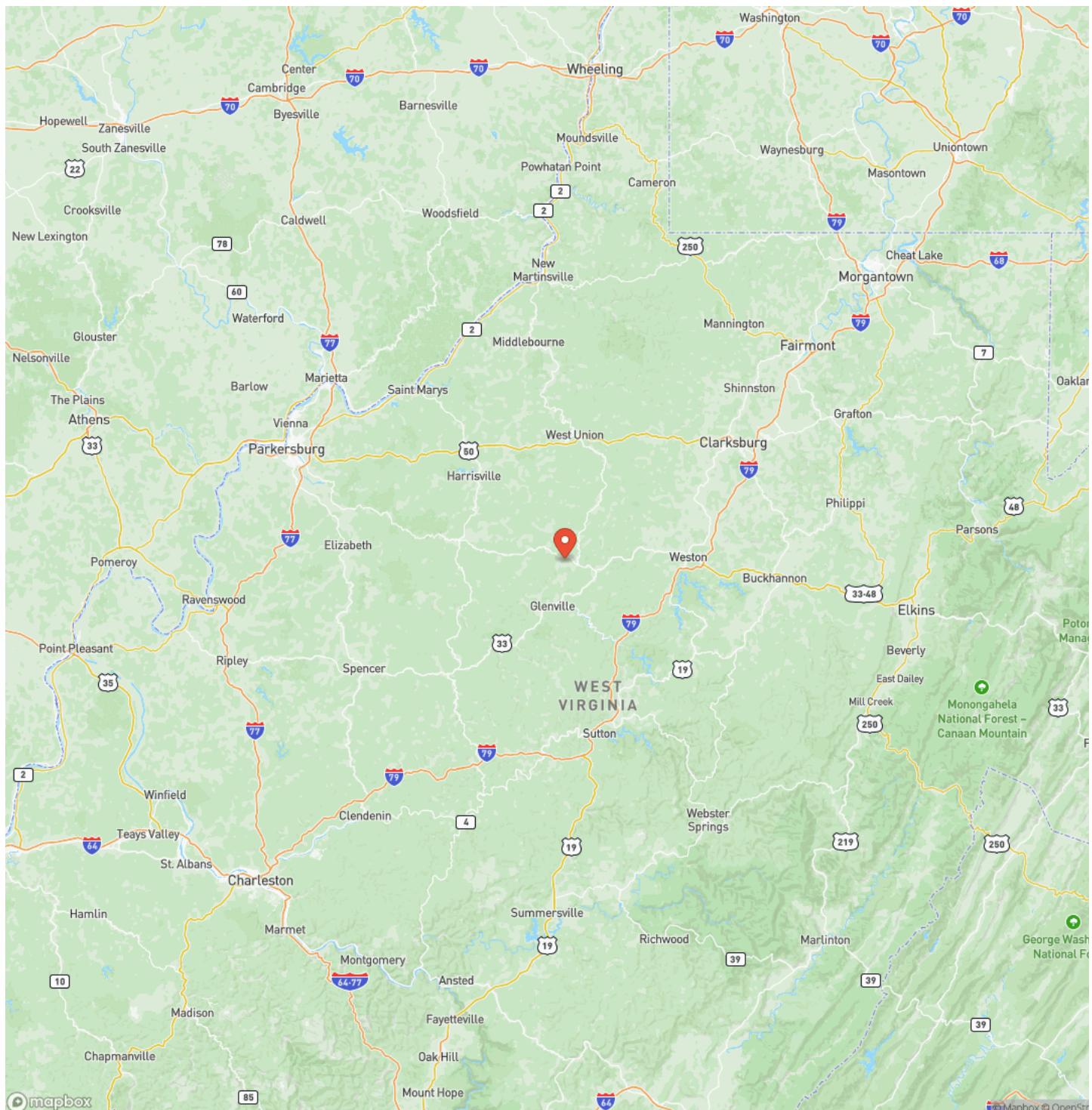
**Wolfpen Run Rd - 41 acres**  
**Coxs Mills, WV / Gilmer County**



## Locator Map



## Locator Map



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

## Satellite Map



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

**LISTING REPRESENTATIVE**  
For more information contact:



## Representative

Scott Bare - WV

## Mobile

(740) 404-8915

## Office

(614) 829-7070

## Email

sbare2@mossyoakproperties.com

## Address

1900 Garfield Avenue

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)

## NOTES

## **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**  
PO BOX 896  
Pickerington, OH 43147  
(614) 829-7070  
[www.mossyoakproperties.com/land-for-sale/ohio/](http://www.mossyoakproperties.com/land-for-sale/ohio/)

---