

**Woodland Mountain Trail - 12 acres**  
1393 Woodland Mountain Trail  
Augusta, WV 26704

**\$149,900**  
12.290± Acres  
Hampshire County



**Philip Spangler**  
WV AGENT | APPRENTICE AUCTIONEER

Philip is a true land specialist, with nearly two decades of experience serving as a forest & land management advisor. Philip is a credentialed Forester in several states and the founding Forester at Liberty Forest Management LLC, a forest management consulting firm specializing in assisting landowners with forest management plans, timber resource inventory & evaluation, timber sale administration, forest legacy planning, forest finance & other forestland management services. Philip is a certified WV Forest Stewardship Plan Writer, Technical Service Provider for the Natural Resources Conservation Service, certified Tree Farm Inspector, Society of American Foresters member and an active member of the Association of Consulting Foresters where he serves as Secretary-Treasurer for the WV Chapter.

With his career dedicated to serving forestland owners, Philip has developed a deep-rooted understanding of both the market & intrinsic value of land and rural property. This expertise allows him to provide both buyers & sellers with a competitive advantage that sets him apart from the average agent! Philip proudly serves all of West Virginia, offering expert listing & auction services.

**MOSSY OAK PROPERTIES**  
Bauer Realty & Auctions

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**Woodland Mountain Trail - 12 acres**  
**Augusta, WV / Hampshire County**

**SUMMARY**

**Address**

1393 Woodland Mountain Trail

**City, State Zip**

Augusta, WV 26704

**County**

Hampshire County

**Type**

Residential Property, Recreational Land, Hunting Land

**Latitude / Longitude**

39.251165 / -78.634393

**Dwelling Square Feet**

1600

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

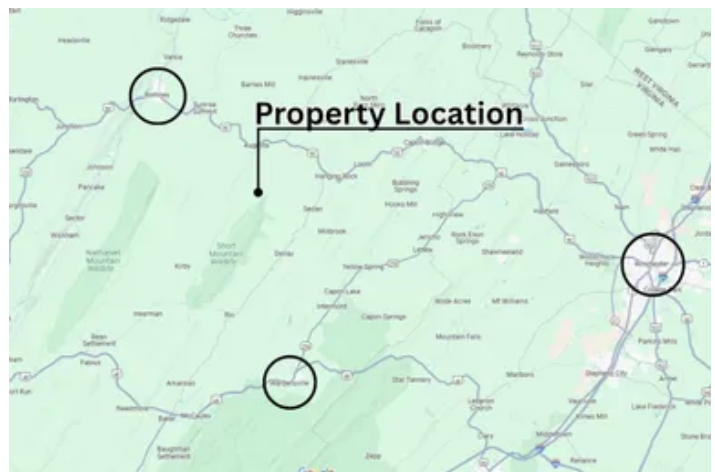
12.290

**Price**

\$149,900

**Property Website**

<https://www.mossyoakproperties.com/property/woodland-mountain-trail-12-acres-hampshire-west-virginia/85406/>



## Woodland Mountain Trail - 12 acres Augusta, WV / Hampshire County

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### **PROPERTY DESCRIPTION**

12.29 acres with a fully furnished manufactured mountain home for sale along Woodland Mountain Trail in Hampshire County, WV. Located at the top of the ridge, this private and secluded property offers excellent opportunities for hunting, recreation, or full-time living. The interior of the 1,600 sq ft 3-bedroom 2-bath home offers an open-concept layout with a spacious bonus room featuring tall ceilings and large windows. The land features mature cherry, apple, pear, peach, and walnut trees in both the front and back yards, with additional space available for gardening. Outdoor living is enhanced by a covered front patio and back deck, perfect for enjoying the mountain setting. White oak, chestnut oak, and red oak dominate the forested area, providing valuable hard mast. Wildlife is abundant, including frequent sightings of deer and turkey. The property includes two separate parcels, each with its own well and septic system. The small, dilapidated cabin located on the second parcel could be renovated into a guest house. The home conveys fully furnished, with only a short list of sentimental items excluded. This property offers a unique mix of comfort, functionality, and outdoor adventure.

Property Features Include:

- 12.29 acres of forested land
- Mature oak timber
- Panoramic views and a quiet setting
- Good hunting for deer, turkey, and small game
- Rolling topography
- Elevation ranges from 1,460 to 1,560 feet above sea level
- 630 feet of road frontage along Woodland Mountain Trail

The property is just a short drive from Augusta, WV, and is located near the Short Mountain Wildlife Management Area, as well as numerous other public hunting opportunities. All of the seller's mineral rights will transfer. The annual property is approximately \$499. Don't miss this chance to own a charming retreat just outside the city in the historic Hampshire County, West Virginia.

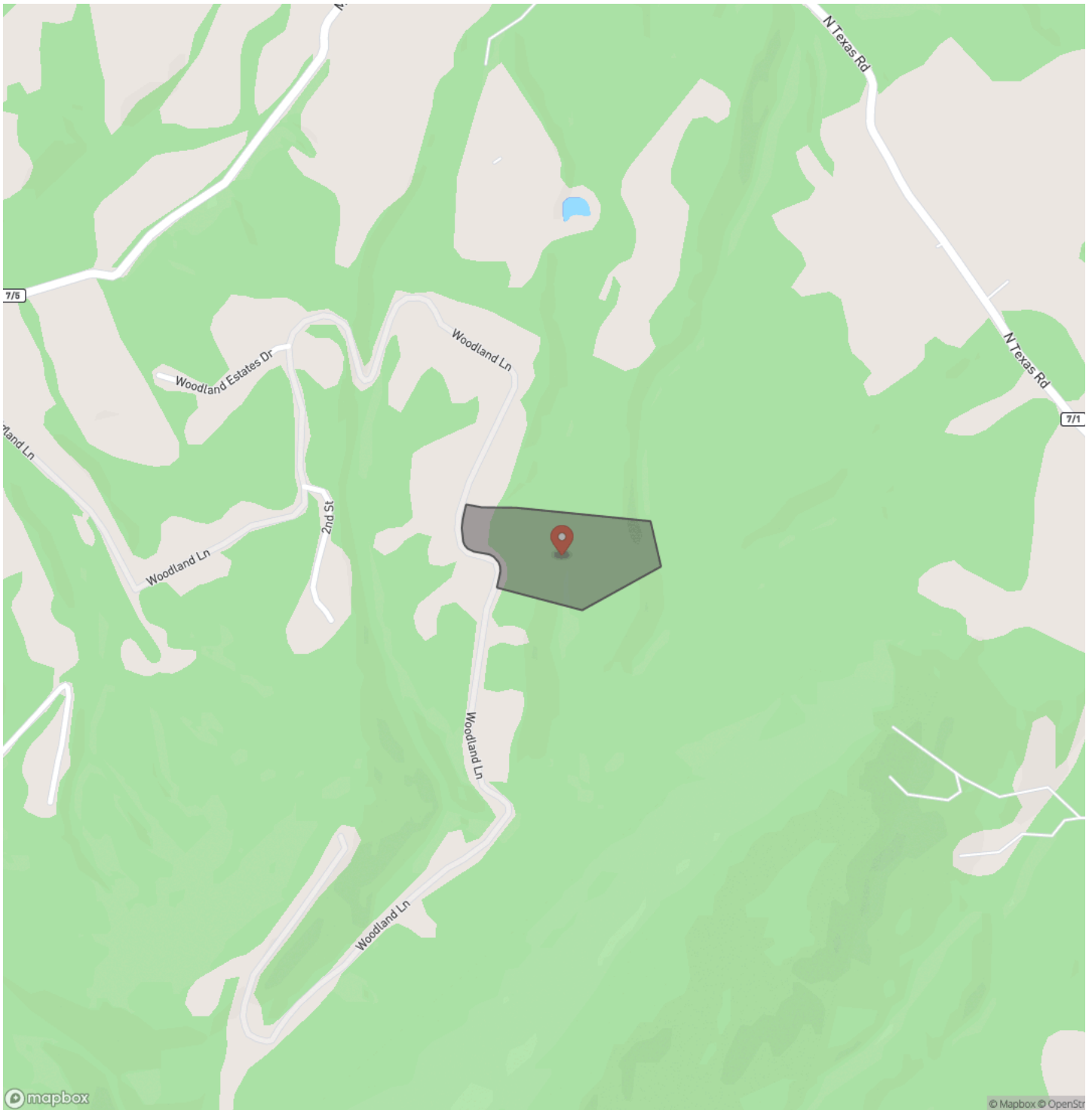


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## Locator Map









## Satellite Map



**Woodland Mountain Trail - 12 acres**  
**Augusta, WV / Hampshire County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Philip Spangler

## Mobile

(304) 376-9746

## Email

pspangler@mossyoakproperties.com

**Address**

City / State / Zip

## NOTES

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



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## **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.



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