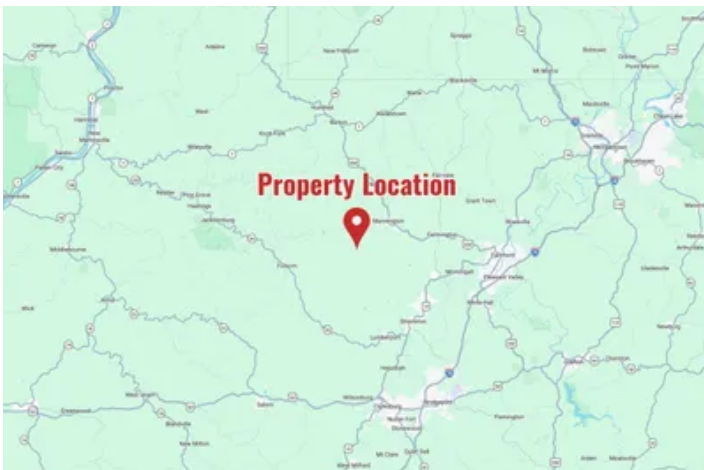
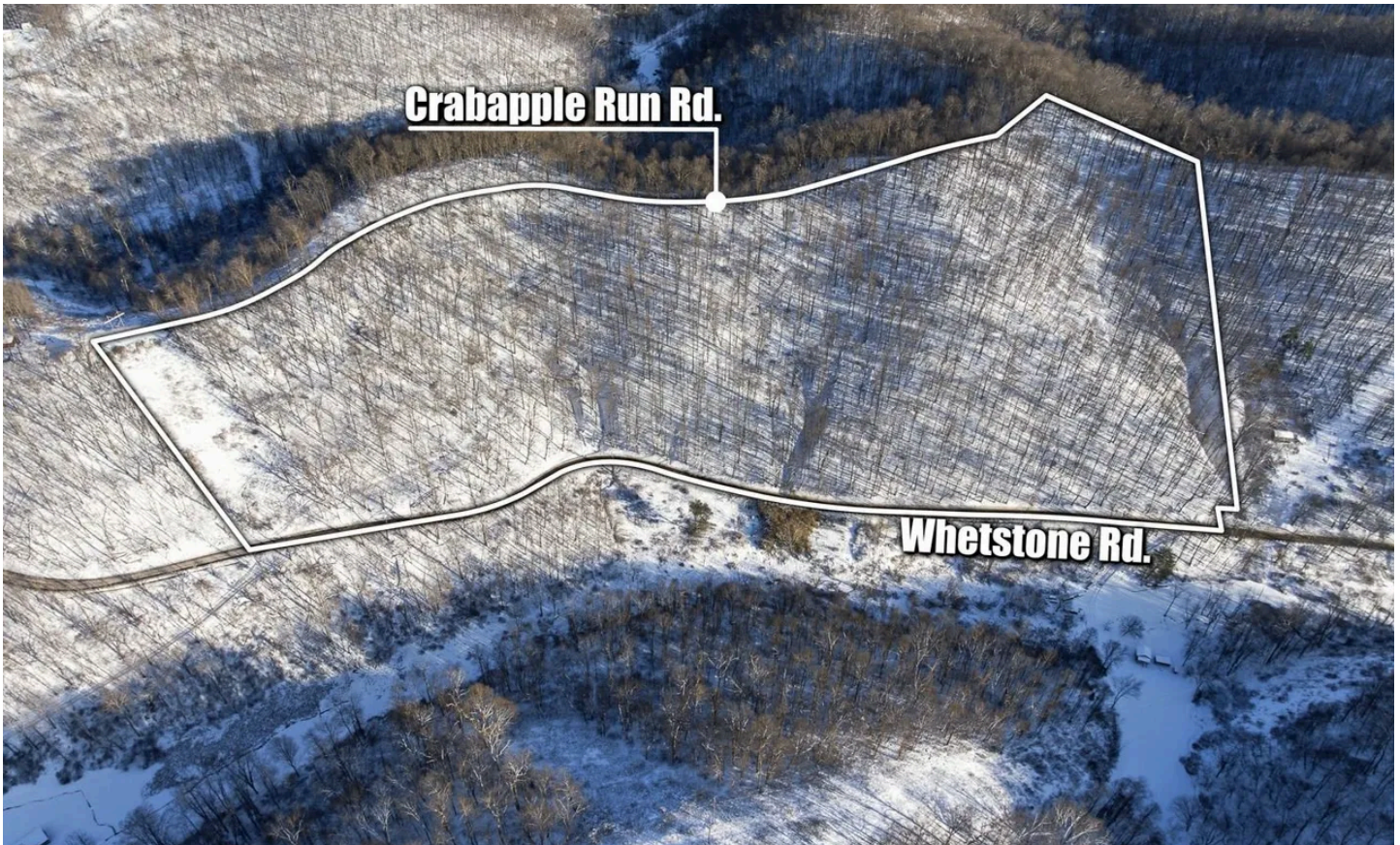


Whetstone Rd - 24 acres
Whetstone Rd
Mannington, WV 26582

\$44,900
24.74± Acres
Marion 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

pspangler@mossyoakproperties.com | 304-376-9746

Whetstone Rd - 24 acres
Mannington, WV / Marion County

SUMMARY

Address

Whetstone Rd

City, State Zip

Mannington, WV 26582

County

Marion County

Type

Recreational Land

Latitude / Longitude

39.48717 / -80.39315

Acreage

24.74

Price

\$44,900



Whetstone Rd - 24 acres
Mannington, WV / Marion County

PROPERTY DESCRIPTION

This wooded ±24.741-acre property offers excellent wildlife habitat and is set up well for deer hunting and recreational use. The tract was selectively harvested around 2010, creating a forest with multiple age classes that provide good cover, browse, and defined travel corridors, with deer sign evident throughout the property.

The property features frontage on both Crabapple Run Road and Whetstone Road, providing easy access and flexibility. A small area of level ground on a ridge knoll along Crabapple Run Rd offers a potential location for a cabin or recreational camp, subject to buyer verification. An electrical transmission right-of-way runs along the northern boundary, with residential electric service available nearby.

Located in a quiet rural area of Marion County, this tract is well-suited for hunting, land investment, or a private weekend retreat, offering privacy, good access, and low annual holding costs.

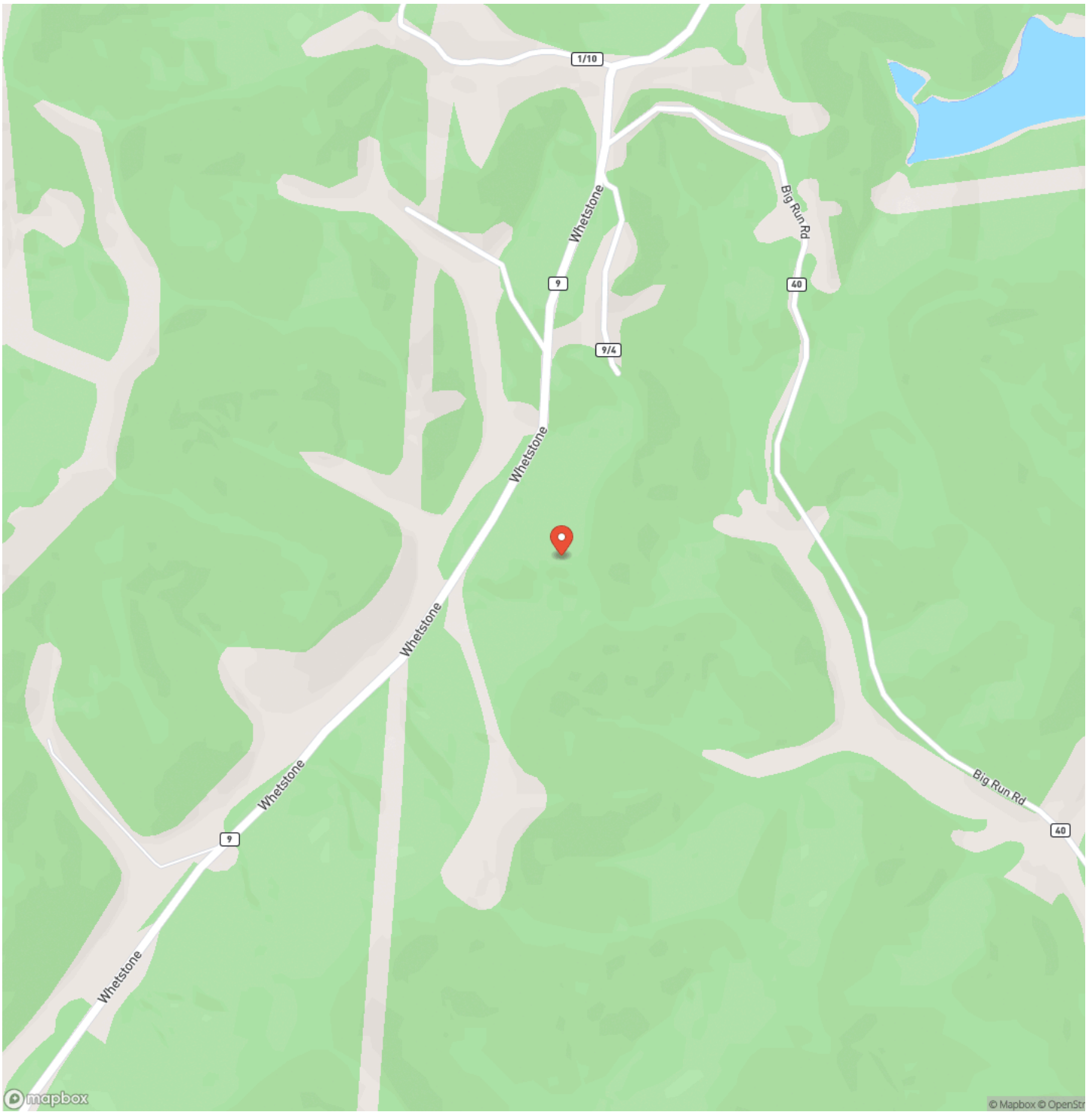
Property features include:

- ±24.741 total acres (deed acreage)
- All wooded property
- Selective timber harvest completed circa 2010
- Forest contains multiple age classes beneficial for wildlife habitat
- Strong deer sign, trails, and travel corridors
- Hunting opportunities for whitetail deer, turkey, and small game
- Direct road frontage
- Approximately 1,900 feet of frontage on Crabapple Run Road
- Approximately 1,500 feet of frontage on Whetstone Road
- Small area of level ground near Crabapple Run Road suitable for a potential cabin or camp site (buyer to verify)
- Electric transmission right-of-way located along the northern boundary
- Residential electric service available nearby
- Mineral rights do not convey
- Annual property taxes are approximately \$83
- GPS coordinates: 39.48717, -80.39315

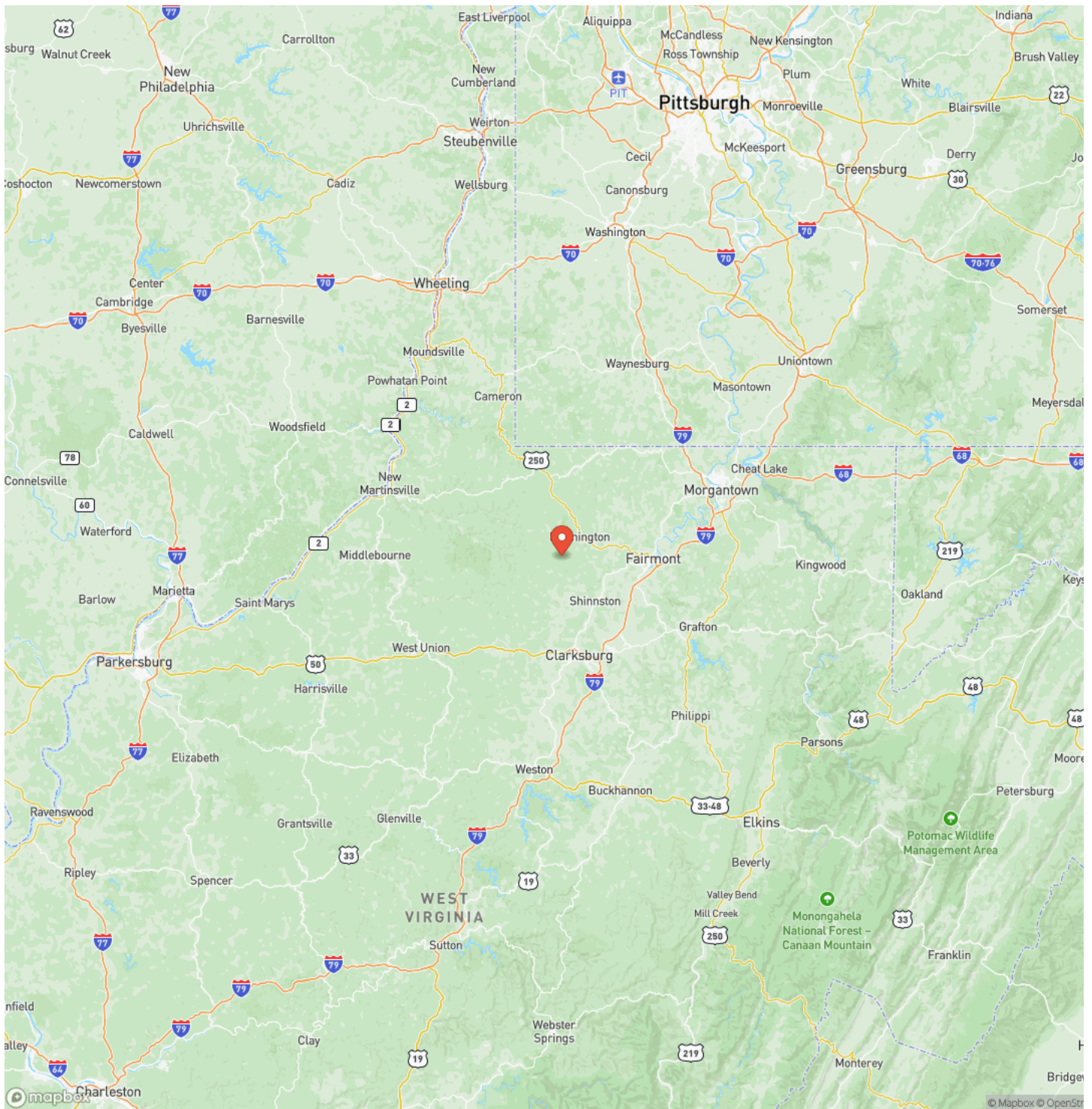
Whetstone Rd - 24 acres
Mannington, WV / Marion County



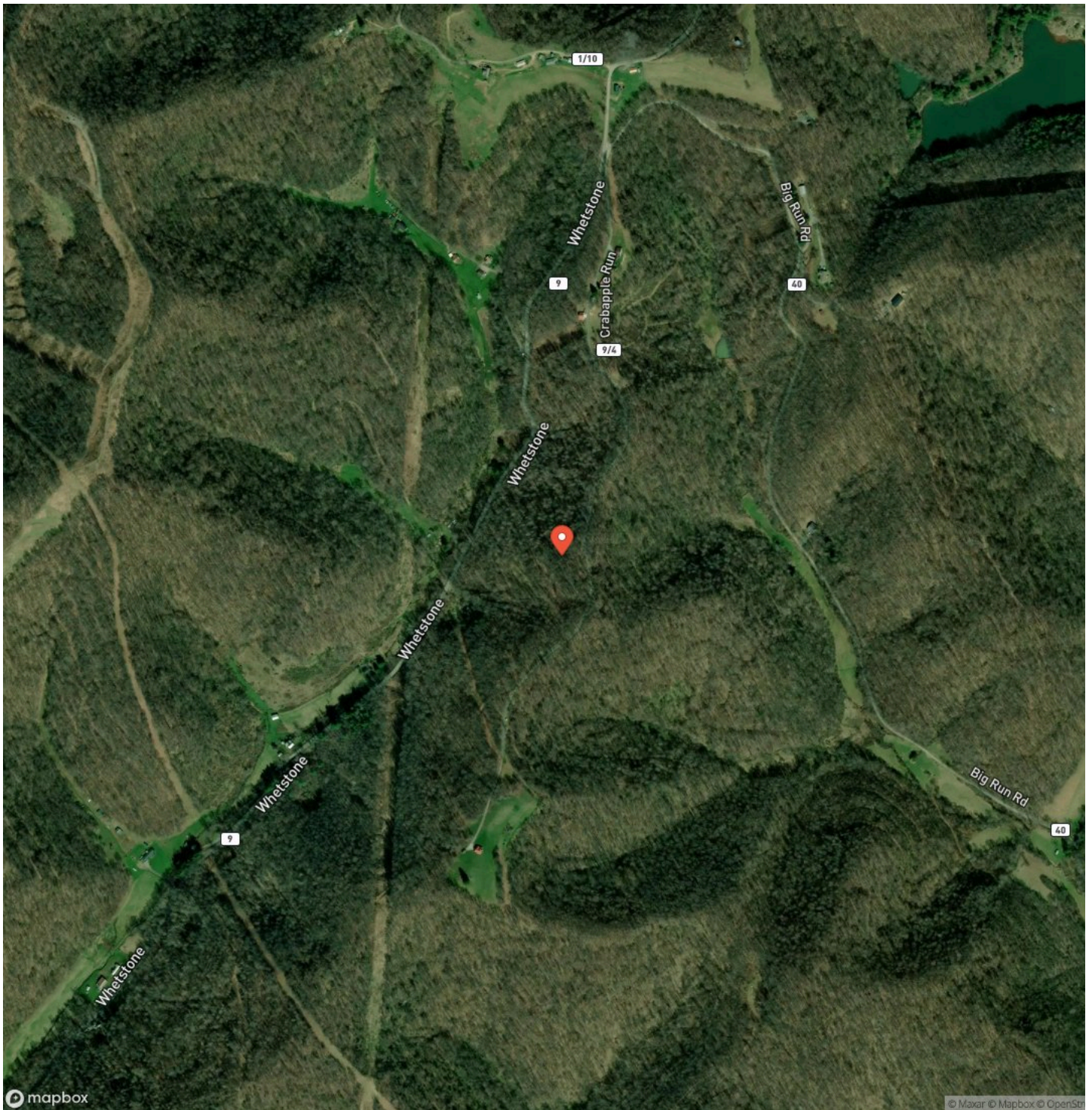
Locator Map



Locator Map



Satellite Map



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

