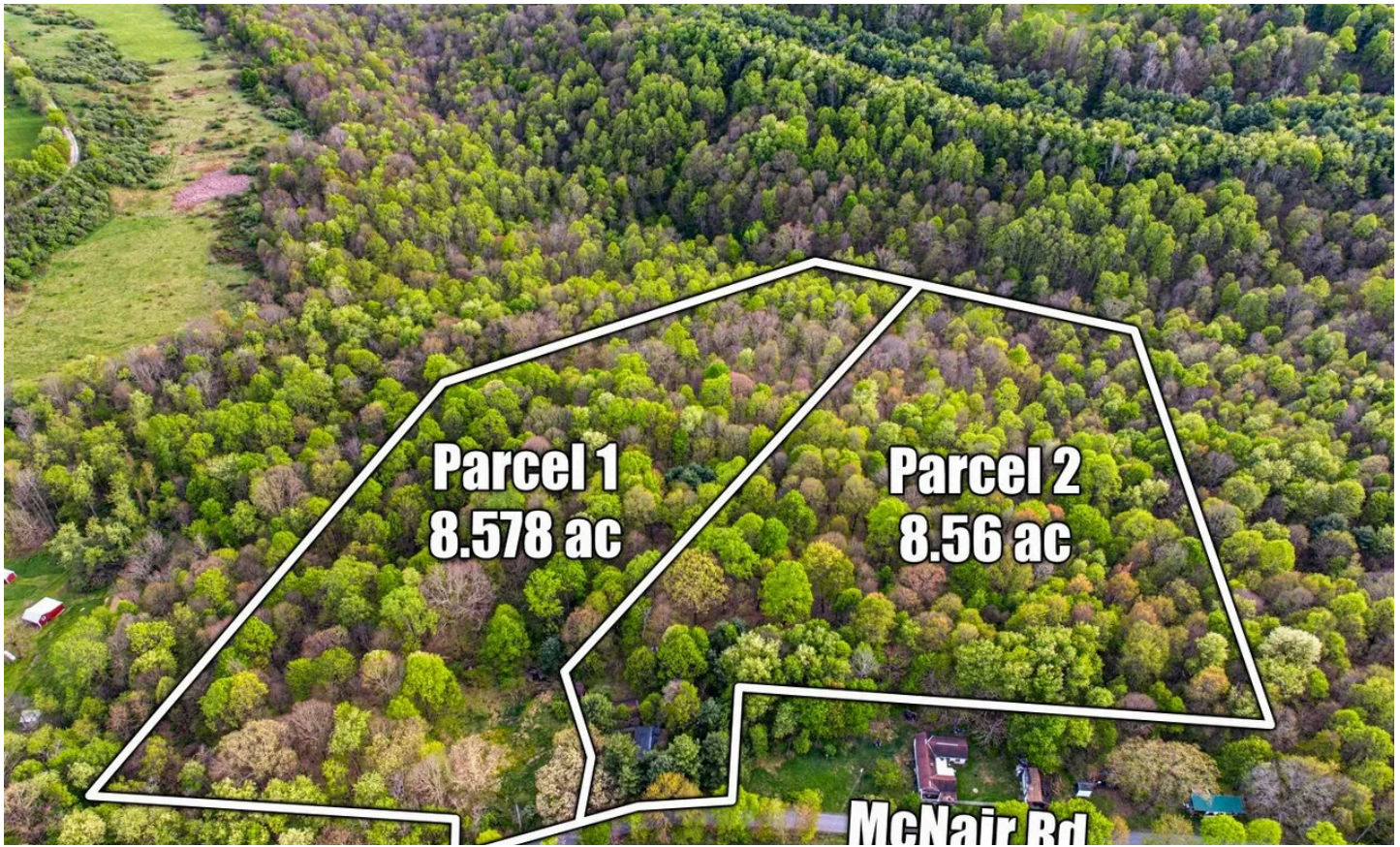


17 Acre Auction - Albright, WV
1000 McNair Rd
Albright, WV 26519

\$1
17.140± Acres
Preston County



17 Acre Auction - Albright, WV
Albright, WV / Preston County

SUMMARY

Address

1000 McNair Rd

City, State Zip

Albright, WV 26519

County

Preston County

Type

Hunting Land, Lot, Recreational Land

Latitude / Longitude

39.543153 / -79.647753

Acreage

17.140

Price

\$1

Property Website

<https://www.mossoakproperties.com/property/17-acre-auction-albright-wv-preston-west-virginia/105303/>



**17 Acre Auction - Albright, WV
Albright, WV / Preston County**

PROPERTY DESCRIPTION

**Multi-Parcel Auction
17.138 Acres
Preston County, WV**

Located along McNair Road between Kingwood and Bruceton Mills and just 7 miles from Interstate 68, this 17.138 acre property offers an excellent opportunity for quiet rural living, recreation, hunting, and investment. The property is being offered in two parcels, giving buyers flexibility for homesites, future use, or expansion. With merchantable timber throughout and a desirable rural setting, this property combines natural beauty, privacy, and long term potential.

Parcel 1 is 8.578 wooded acres with a perennial stream, offering a potential building site, electric service, existing water well, existing septic system, existing city water tap, and Prodigy fiber internet available.

Parcel 2 is 8.56 wooded acres featuring a perennial stream, electric service, water well, and possibly a septic system (buyer to verify). The manufactured home and outbuildings on the property are in rough condition and sell as-is. City water and Prodigy fiber internet are available at the road, offering excellent potential for a rural homesite, cabin, or recreational retreat.

A recent forest inventory identified mature merchantable timber throughout the property with immediate harvest potential.

The auction will begin closing on **Thursday, June 11th, 2026 at 6:00 PM EST**. Bids may be placed online at any time prior to the auction closing. A property tour will be held **Saturday, June 6th, 2026 from 9:00 AM to 12:00 PM**. RSVP is requested prior to attending the property tour. Prospective buyers may walk the property at their own risk and convenience.

Address: 978 and 1000 McNair Rd., Albright, WV 26519

Coordinates: 39.54401, -79.64669

Parcels: 39-08-0037-0014-0001, 39-08-0037-0014-0000, and 39-08-0037-0003-0002. Combined 2025 annual property taxes: \$579.

Clear title and a title insurance policy will be issued to the buyer at closing. A 10% buyer's premium will be added to the final bid price to determine the final contract price. Acceptance of auction terms is required prior to bidding.

Contact Philip Spangler at [304-376-9746](tel:304-376-9746) or pspangler@mossyoakproperties.com

Bauer Realty & Auctions WV, LLC

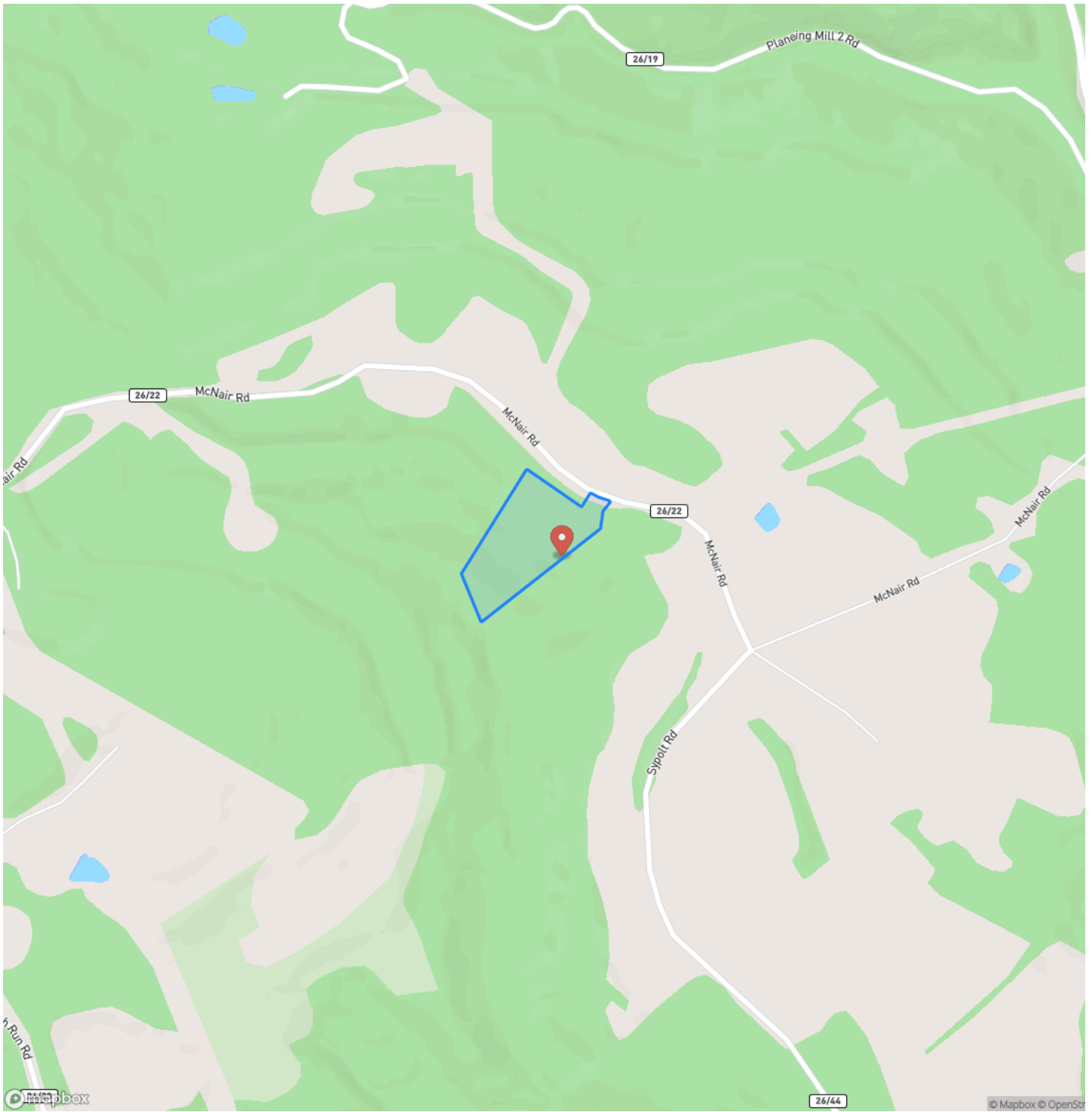
Brian Bauer, Broker (WVB240300977) / Auctioneer (2508)
Philip Spangler, Agent (WV0027659) / Apprentice Auctioneer (2510a)



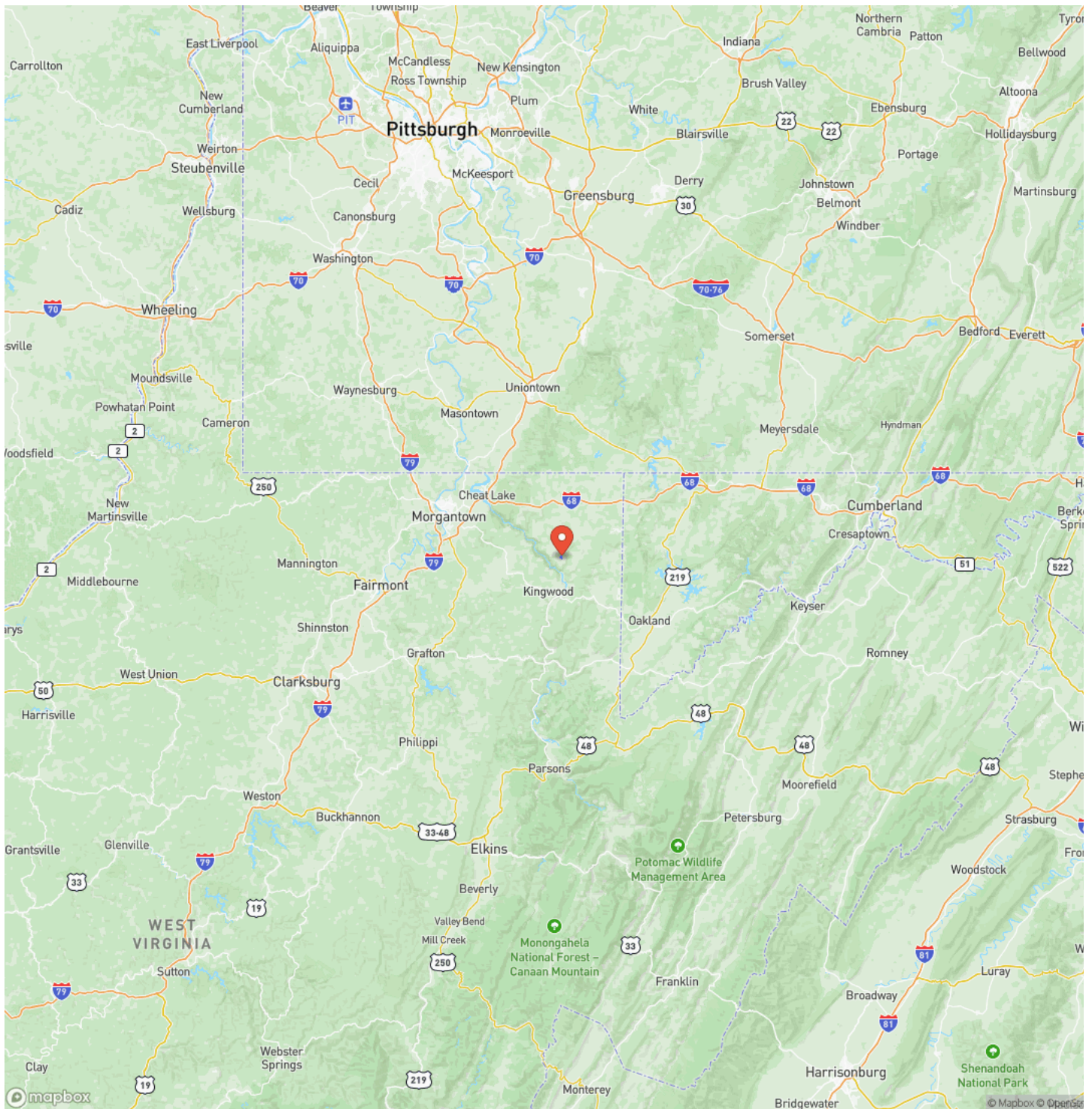
17 Acre Auction - Albright, WV
Albright, WV / Preston County



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.

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