

FAYETTE • RALEIGH • SUMMERS COUNTIES, WEST VIRGINIA

REAL ESTATE AUCTION

NOVEMBER 14, 2025 • 11AM



6,000± Acres
25 Tracts

Information Packet

Thousands of acres being sold in multiple tracts of recreational wilderness spanning three counties in the heart of the Appalachian Mountains. These properties feature outstanding views, elevations reaching over 3,000 feet, and proximity to some of West Virginia's most popular outdoor recreation and tourism destinations. VISIT wvtourism.com

EXTRA INVESTMENT OPPORTUNITY – \$1 per ton lifetime royalty paid on future mined coal on each individual parcel! THIS MAKES THIS PURCHASE MORE THAN JUST A RECREATIONAL ACQUISITION, IT MAKES IT AN INVESTMENT OPPORTUNITY! SOME TRACTS WILL HAVE TIMBER OFFERED SEPARATELY.

AUCTION HELD AT TAMARACK CONFERENCE CENTER

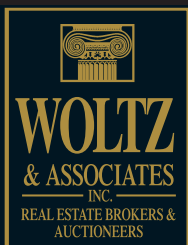
1 Tamarack Park, Beckley, WV 25801

Auction starts at 11AM • Registration opens at 10AM

5% Buyer's Premium 2% Broker Participation

Complete Terms & Conditions Available at woltz.com

Scan Me



JIM WOLTZ WVAL #1000



RUSSELL SENEFF

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WOLTZ.COM

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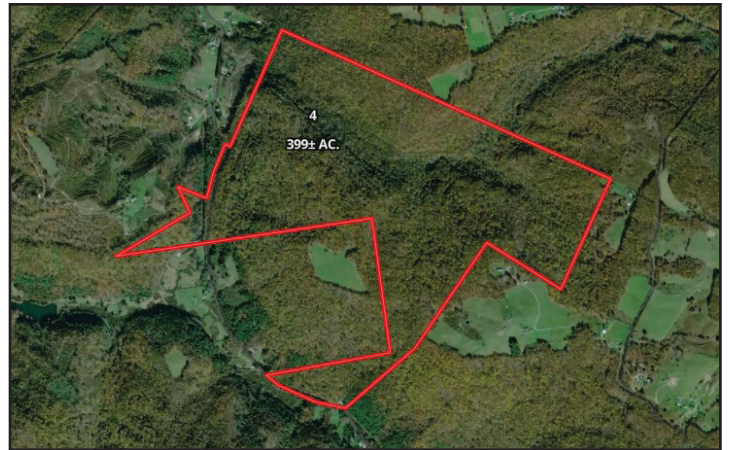
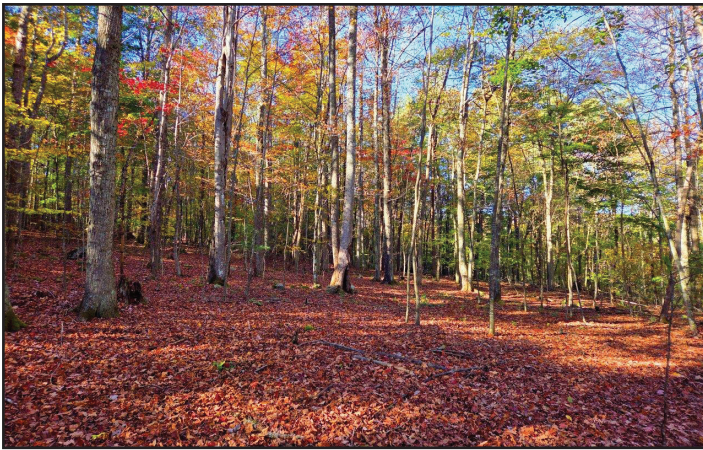
Auction Tract 1: 2.11± acres of open pasture land with frontage on Bennet Mountain Road. Make this property a homesite or leave intact as a small pasture.



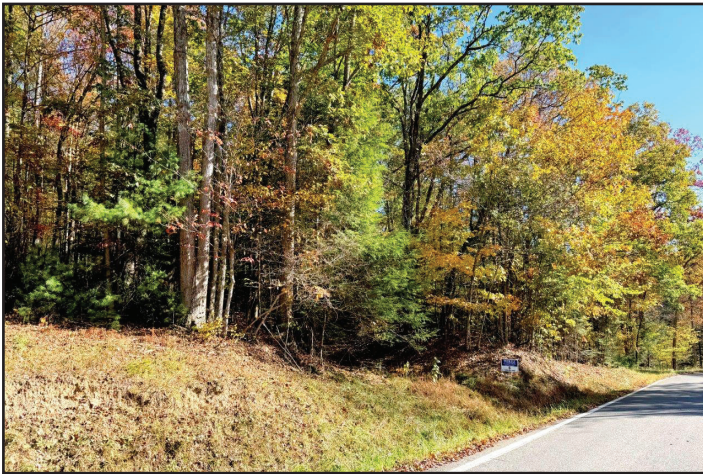
Auction Tract 2: 132± acres with a beautiful mixture of pasture and wooded land featuring long ranging mountain views. This tract offers growing timber, hay production, multiple build sites, and long frontage on Bennett Mountain Road.



Auction Tract 3: 187± acres of wooded land with frontage on Bennett Mountain Road and multiple ATV trails. Go explore the beautiful timber and abundant wildlife on this wooded tract.



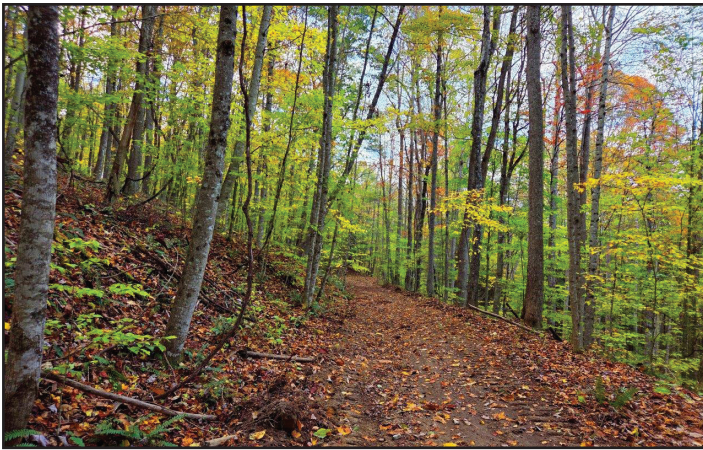
Auction Tract 4: This tract is made up of 399± acres of mature hardwoods and includes a portion of Pinch Creek. Easy access off of Old Pluto Rd and miles of ATV trails provide access to all this property has to offer. Deer, bear, and turkeys can be found all over this property making it a dream hunting property. Check out the large rock outcroppings towards the top of the mountain and take a moment to appreciate just how beautiful West Virginia is!



Auction Tract 5: With frontage on Pluto Road this 130± acre tract offers an amazing wooded playground. The size and access make this a great hunting property or potential for a homesite



Auction Tract 6: This 238± acre property offers tremendous potential as a recreational property or future development, with long frontage on Pluto Rd, interior trails, mountain views, timber, and pasture land. This diverse property is appealing to a wide array of uses.



Auction Tract 7: This 179± acre tract is a recreational paradise. Explore the large creek bottom running along the center of the property and mature hardwoods going up both side. There is a solid ATV trail along the north side of the creek that expands the length of the property.



Auction Tract 8: 191± acres of wooded timber land.



Auction Tract 9: 7.81± acre wooded parcel.



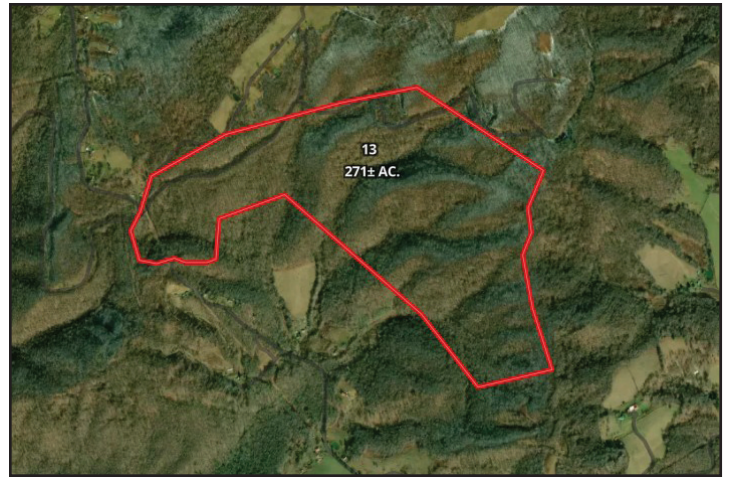
Auction Tract 10: This 6.85± acre tract provides an ideal homesite for those looking to build.



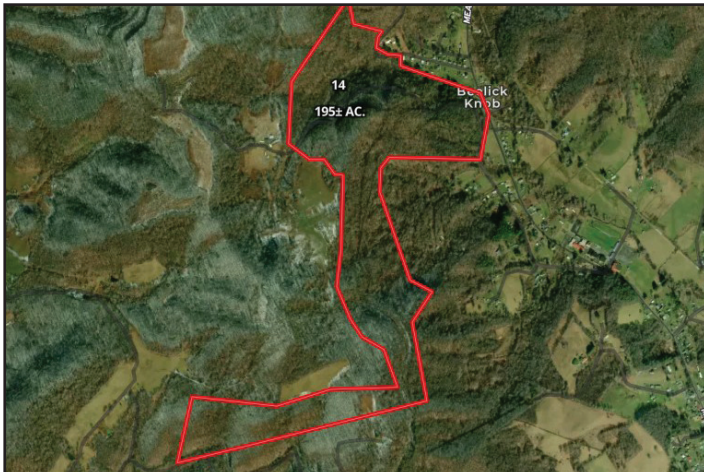
Auction Tract 11: One of our favorite tracts! This 26.4± acre parcel has potential as a wonderful homesite or small getaway property. With private road access off of Backus Mountain Rd this tract offers seclusion, and its' size makes it appealing to a wide array of buyers.



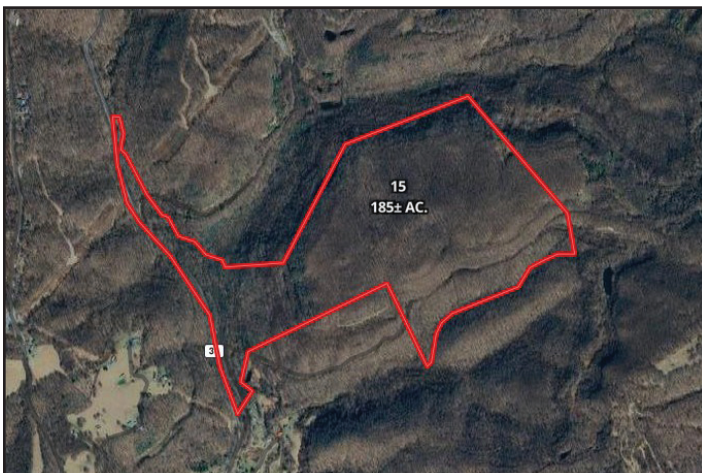
Auction Tract 12: This large acreage tract provides amazing recreational opportunities with access on either the Southwest or East ends of the property. There is a long interior trail that connect both ends of the 1,371± acre property and make for easy access to all this property has to offer.



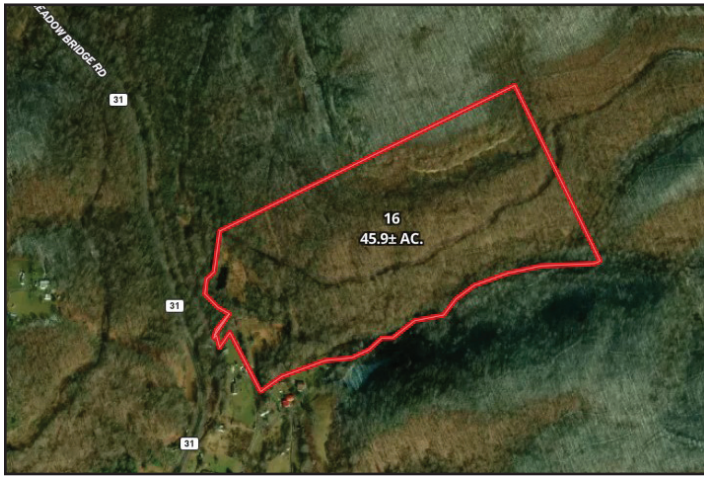
Auction Tract 13: This 271± acre wooded property has a wide road entering the property from Backus Mountain Rd and traverses the mountainside. This property feels much bigger than it is with beautiful hardwood bottoms and much to explore.



Auction Tract 14: Tract 14 is a 195± acre parcel that is accessible from Meadow Bridge Rd/ Johnson Rd. The Southern leg of the property has a beautiful mountaintop pasture that makes for wonderful hunting opportunities.



Auction Tract 15: This 185± acre parcel has interiors trails that help you reach the far corners of the property and long frontage on Meadow Bridge Rd. Go explore and see why this tract is so enticing.



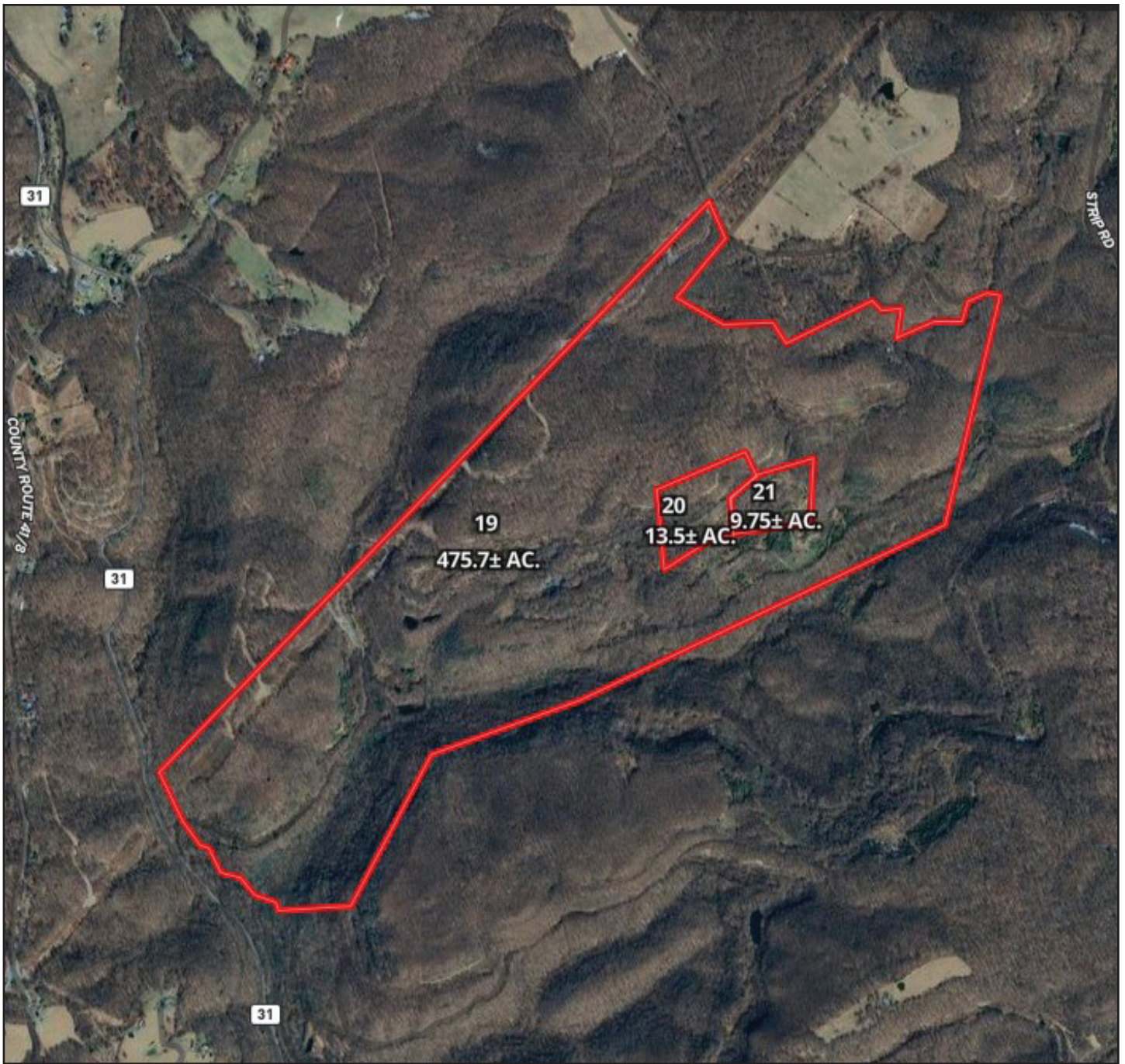
Auction Tract 16: 45.9± acres of wooded land that would be great to combine with tracts 15 or 17 to create even more recreational potential for its future owner.



Auction Tract 17: 191± acres of trails and varied topography make this tract a wonderful opportunity for all types of recreational users. Potential income from coal royalties make this tract something to keep an eye on in the auction. Don't sleep on this one!



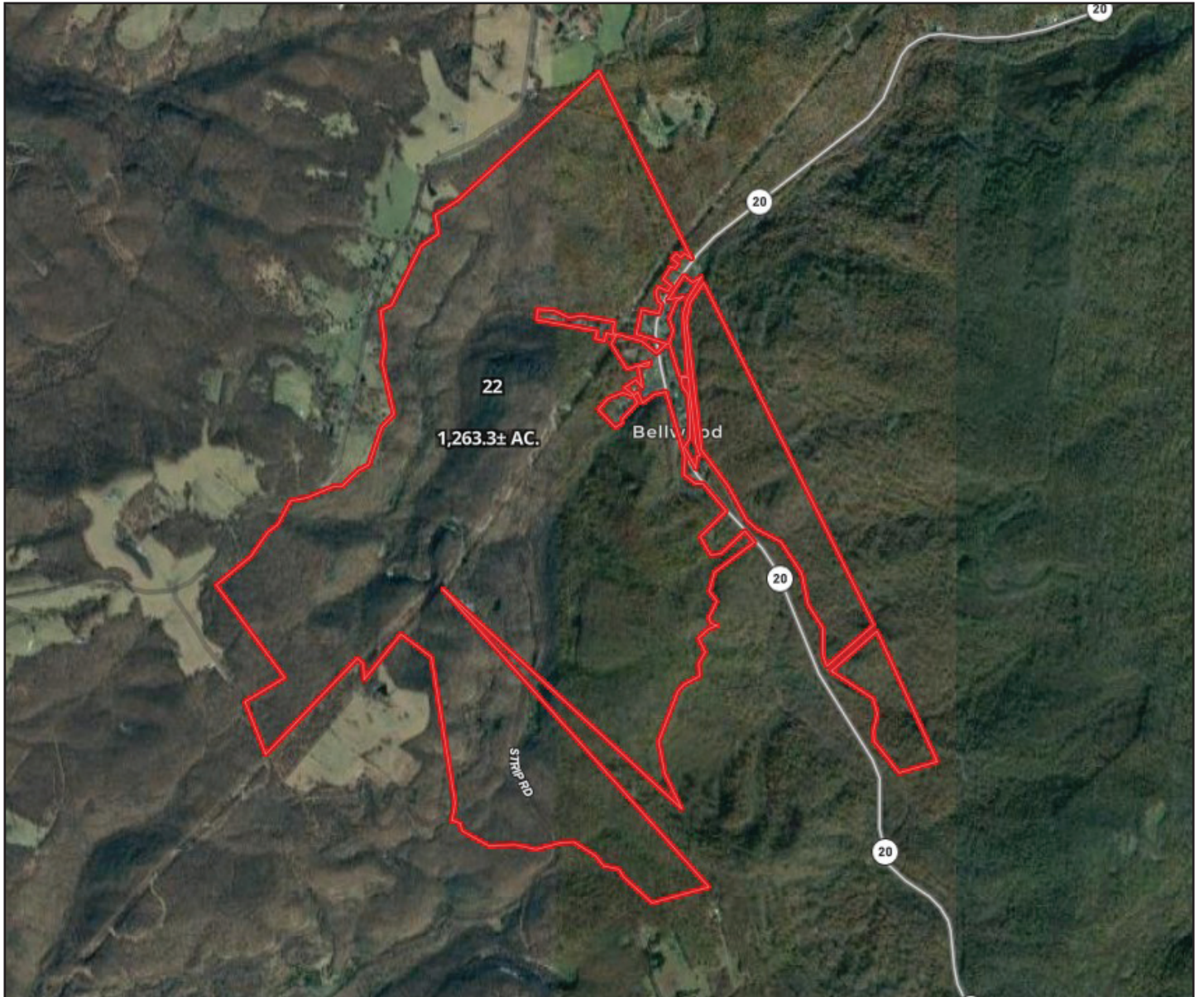
Auction Tract 18: This wooded 453± acre property is a recreational dream with miles and miles of interior trails just waiting to be explored. ATV enthusiasts will love roaming around this tract!



Auction Tract 19: Just like tract 18, this 475.5± acre parcel is sure to be a popular tract among those seeking solitude in the beautiful WV Wilderness. This property is easily accessible from Gilkerson Mount Rd (WV 44/1) and provides miles of trails to explore.

Auction Tract 20: This 13.5± acre tract would make a great site for a getaway cabin. It features great build sites with long ranging views.

Auction Tract 21: 9.75± acres of getaway potential! Just like tract 20, this property offers the same small acreage getaway potential that makes it appealing to a wide array of buyers.



Auction Tract 22: This is a 1,263.3± acre dream property with mature hardwoods, miles of interior trails, a secret mountaintop pond, and coal royalty potential. Turn this into a profitable and recreational honey hole! Abundant wildlife, mountain views, and income potential make this large acreage tract a wonderful opportunity!



Auction Tract 23: Turn this 1.58± acre property into a build site with access off of Meadow Bridge Rd.



Auction Tract 24: Just outside of Meadow Bridge this 14.6± acre property could become a great homesite for this looking to be close to town, but still have plenty of acreage for privacy and seclusion.



Auction Tract 25: 2.53± acres of build site potential right outside of Meadow Bridge.

Previews

**Held at Courtyard Marriott
124 Hylton Lane
Beckley, WV 25801**

**Sat & Sun Nov 1 & 2 – 11am to 3pm
Sat & Sun Nov 8 & 9 – 11am to 3pm**

**Auction Tracts 6, 12 & 13 have gates, call 800-551-3588 to get the gate code.
Make sure to lock the gate behind you.**

USE ATV & UTV TO PREVIEW TRACTS



DIRECTIONS TO AUCTION TRACTS 1-25
FAYETTE, RALEIGH & SUMMERS COUNTY, WV – WOLTZ & ASSOCIATES INC!

Directions (Tracts 1-10):

Call Reaves Ward for more instructions (540) 597-4607.

Take exit 133 off of I-64 and turn right to head south on Pluto Rd.

Travel 3.4 miles and Auction Tract 5 will be on your left. Travel another 0.5 miles and turn left onto Old Pluto Rd to head towards Auction Tracts 1-4, 8-10(contact agents for specific directions to tracts). Or continue another mile down Pluto Rd and Auction Tract 6 will be on your right. Or Continue 1.3 miles down Pluto Rd and turn right onto Blossom Ct to access Auction Tract 7.

Directions (Tracts 11-22):

Call Reaves Ward for more instructions (540) 597-4607.

Take exit 143 off of I-64 toward Meadow Bridge. Turn right onto Sandstone Rd and travel 6.2 miles then take a slight left turn onto Meadow Bridge Rd. In 700 ft turn left onto Grove Ave. Travel 3.6 miles, auction tract 12 will be on your left, auction tract 13 on your right. Continue another mile up Backus Mountain Rd and Auction tract 11 will be on your right. For auction tract 14 continue on Meadow Bridge road continue 1.2 miles on Meadow Bridge road and turn left onto Johnson Rd, follow signs to auction tract. Directly across the Meadow Bridge is Miles Rd (see sign for auction tract 25). Continue along Meadow Bridge Rd 700 ft to auction tract 24 (call agent for specifics). Continue 1 mile beyond Johnson Rd on Meadow Bridge Rd and auction tract 15-17 will be on your right (see signs). 1.3 miles beyond tract 15 access tract 23 will be on your left. Travel 1 mile beyond tract 23 and turn right onto Loops Rd. Travel 1.3 miles and turn right onto Gilkerson Mount Rd (see auction signs). Follow Gilkerson Mount road to the power line. ATV only beyond the parking spot. This will provide access to tracts 18-22 (Call agents for details and additional instructions). Tract 22 can also be accessed from Quinton Hollow Rd in Bellwood (call agents for instructions).

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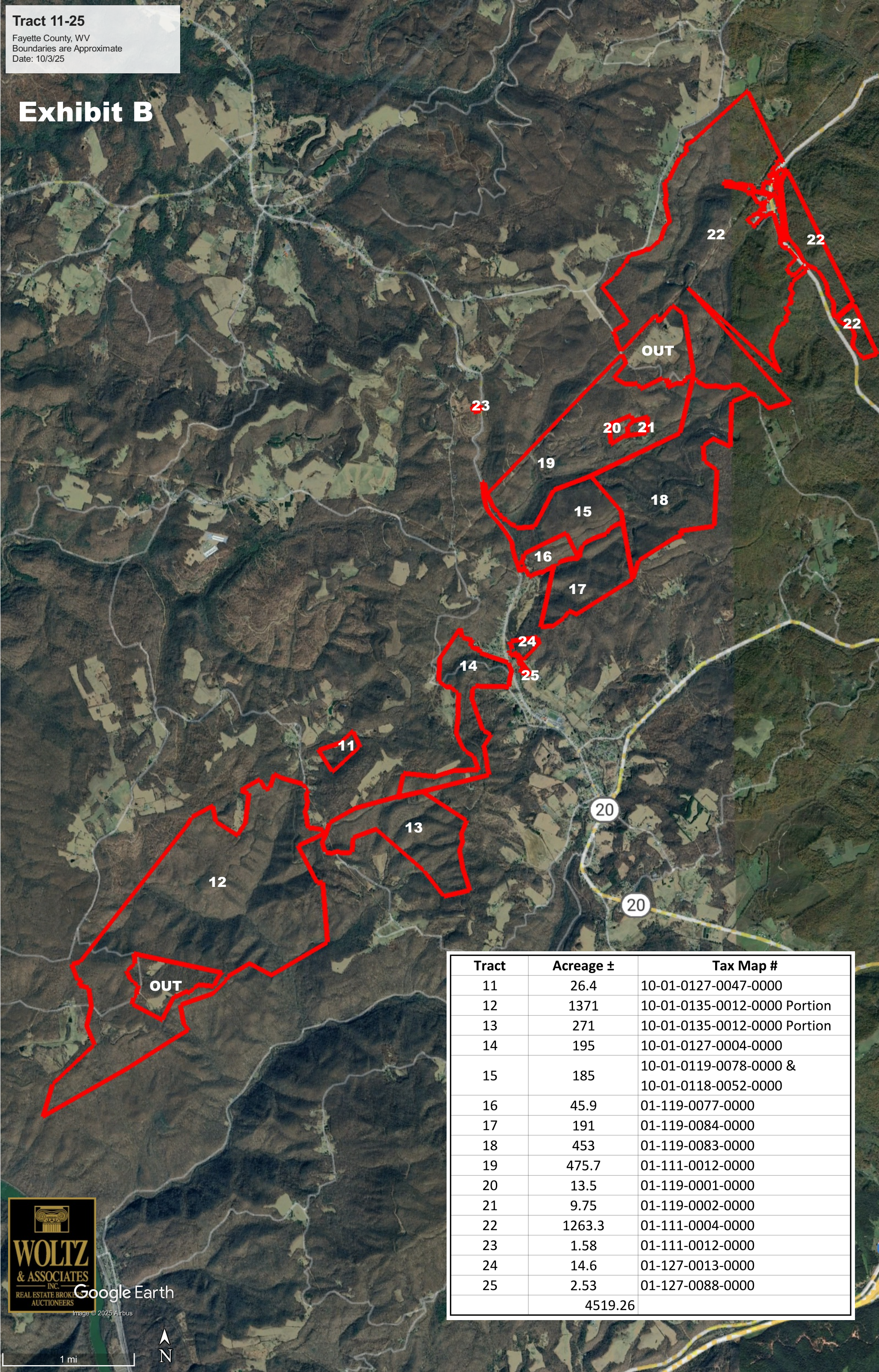
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Tract 11-25

Fayette County, WV
Boundaries are Approximate
Date: 10/3/25

Exhibit B



Tract	Acreage ±	Tax Map #
11	26.4	10-01-0127-0047-0000
12	1371	10-01-0135-0012-0000 Portion
13	271	10-01-0135-0012-0000 Portion
14	195	10-01-0127-0004-0000
15	185	10-01-0119-0078-0000 & 10-01-0118-0052-0000
16	45.9	01-119-0077-0000
17	191	01-119-0084-0000
18	453	01-119-0083-0000
19	475.7	01-111-0012-0000
20	13.5	01-119-0001-0000
21	9.75	01-119-0002-0000
22	1263.3	01-111-0004-0000
23	1.58	01-111-0012-0000
24	14.6	01-127-0013-0000
25	2.53	01-127-0088-0000
	4519.26	



Google Earth

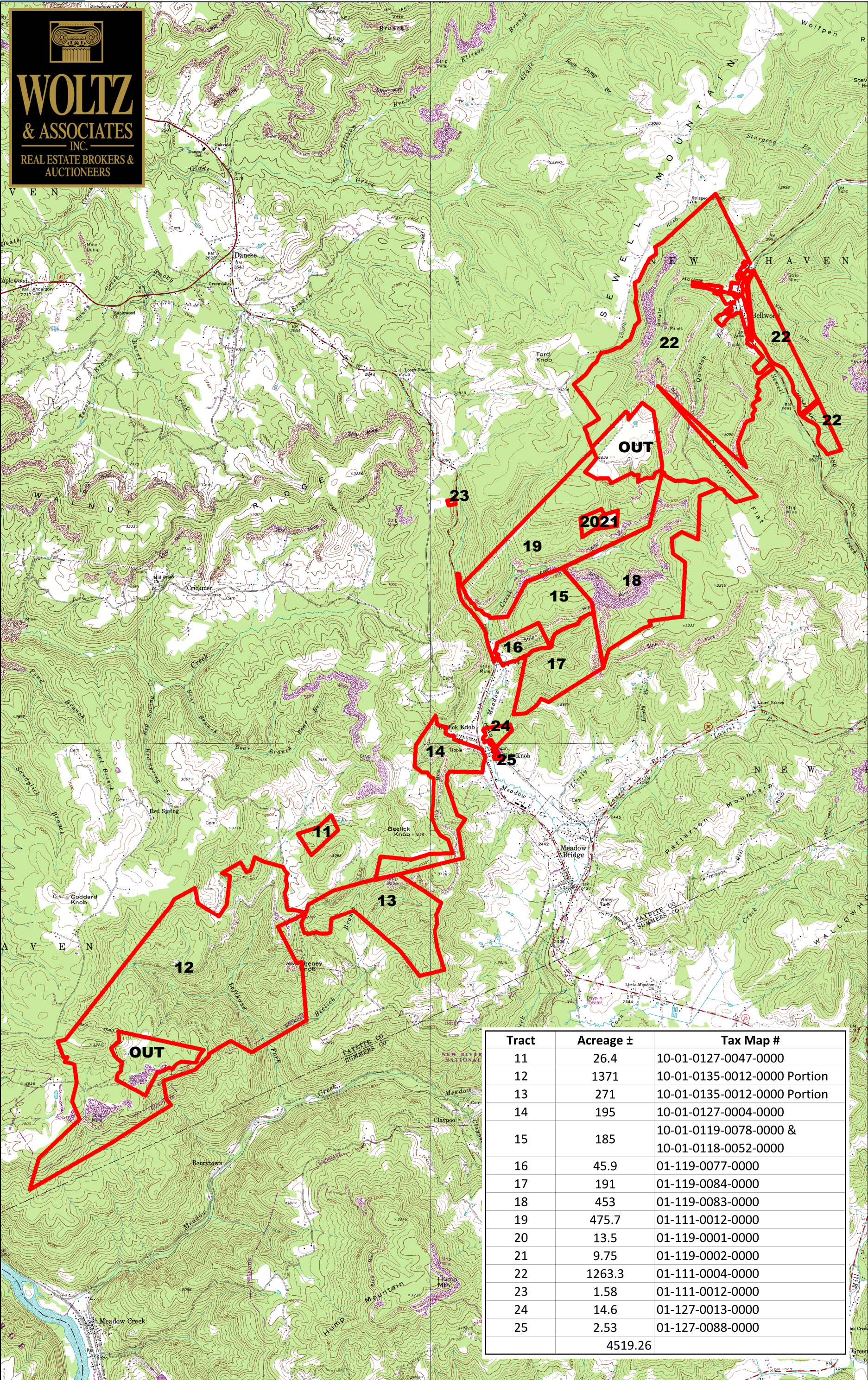
Image © 2025 Airbus



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WOLTZ
& ASSOCIATES
INC.
REAL ESTATE BROKERS & AUCTIONEERS



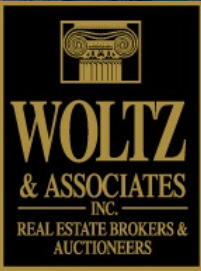
Tract	Acreage ±	Tax Map #
11	26.4	10-01-0127-0047-0000
12	1371	10-01-0135-0012-0000 Portion
13	271	10-01-0135-0012-0000 Portion
14	195	10-01-0127-0004-0000
15	185	10-01-0119-0078-0000 & 10-01-0118-0052-0000
16	45.9	01-119-0077-0000
17	191	01-119-0084-0000
18	453	01-119-0083-0000
19	475.7	01-111-0012-0000
20	13.5	01-119-0001-0000
21	9.75	01-119-0002-0000
22	1263.3	01-111-0004-0000
23	1.58	01-111-0012-0000
24	14.6	01-127-0013-0000
25	2.53	01-127-0088-0000
	4519.26	

Tract 1-10

Raleigh & Summers Counties, WV
Boundaries are Approximate
Date: 10/3/25

EXHIBIT B

Tract	Acreage ±	Tax Map #
1	2.11	41-07-0021-0001-0003 Portion
2	132	41-07-0021-0001-0003 Portion
3	187	41-07-0021-0001-0003 Portion
4	399	41-07-0021-0001-0000
5	130	41-07-0008-0008-0000
6	238	41-07-0022-0021-0000 Portion
7	179	41-07-0022-0021-0005
8	191	45-05-0002-0005-0000
9	7.81	41-07-0020-0002-0000
10	6.85	45-05-0005-0040-0000
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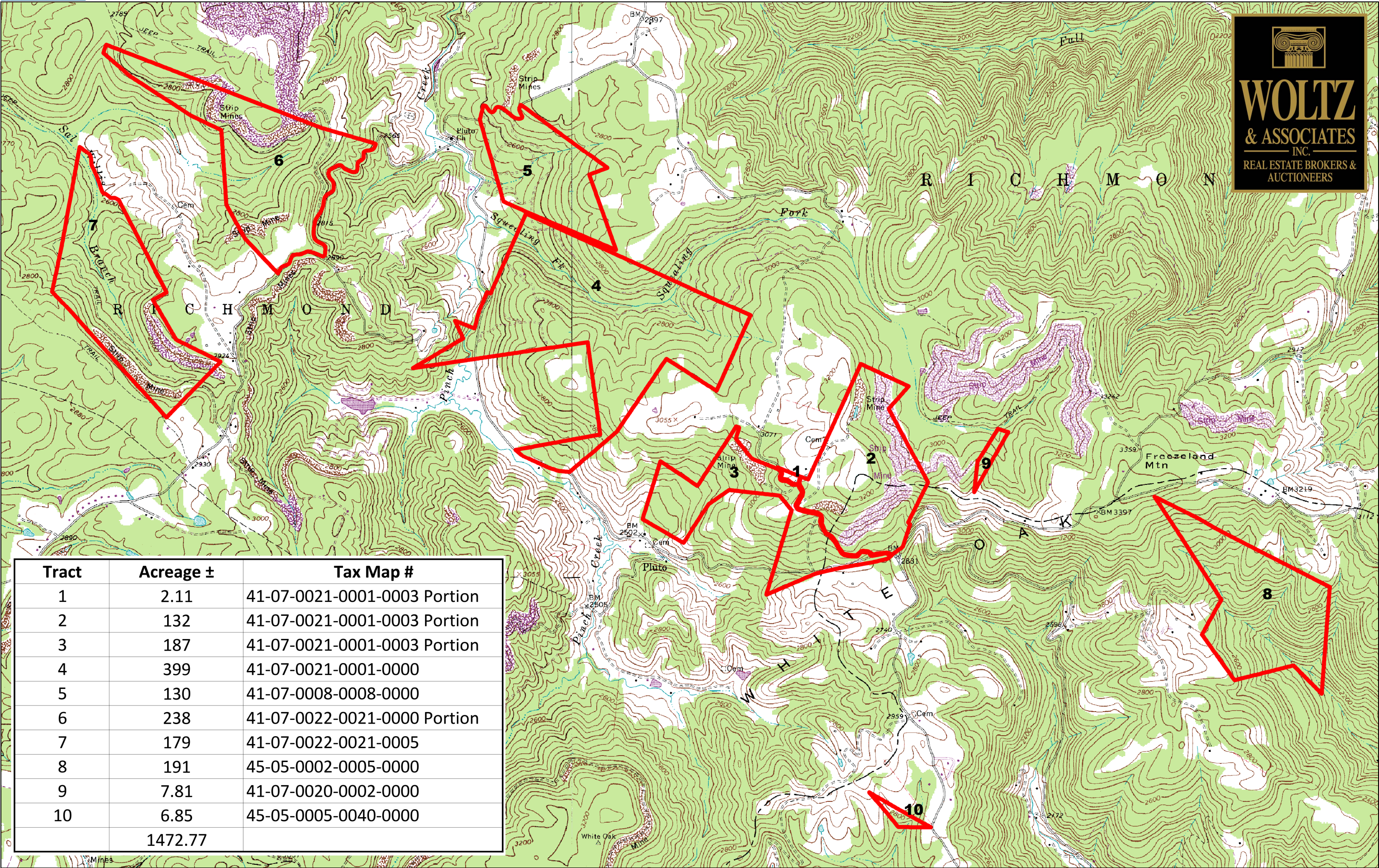


Google Earth

Image © 2025 Airbus



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Tract 1-10
Raleigh & Summers Counties, WV
Boundaries are Approximate 10/3/25

