

# LAND AUCTION



## 46 AC± | 1 TRACT | MARION CO, WV

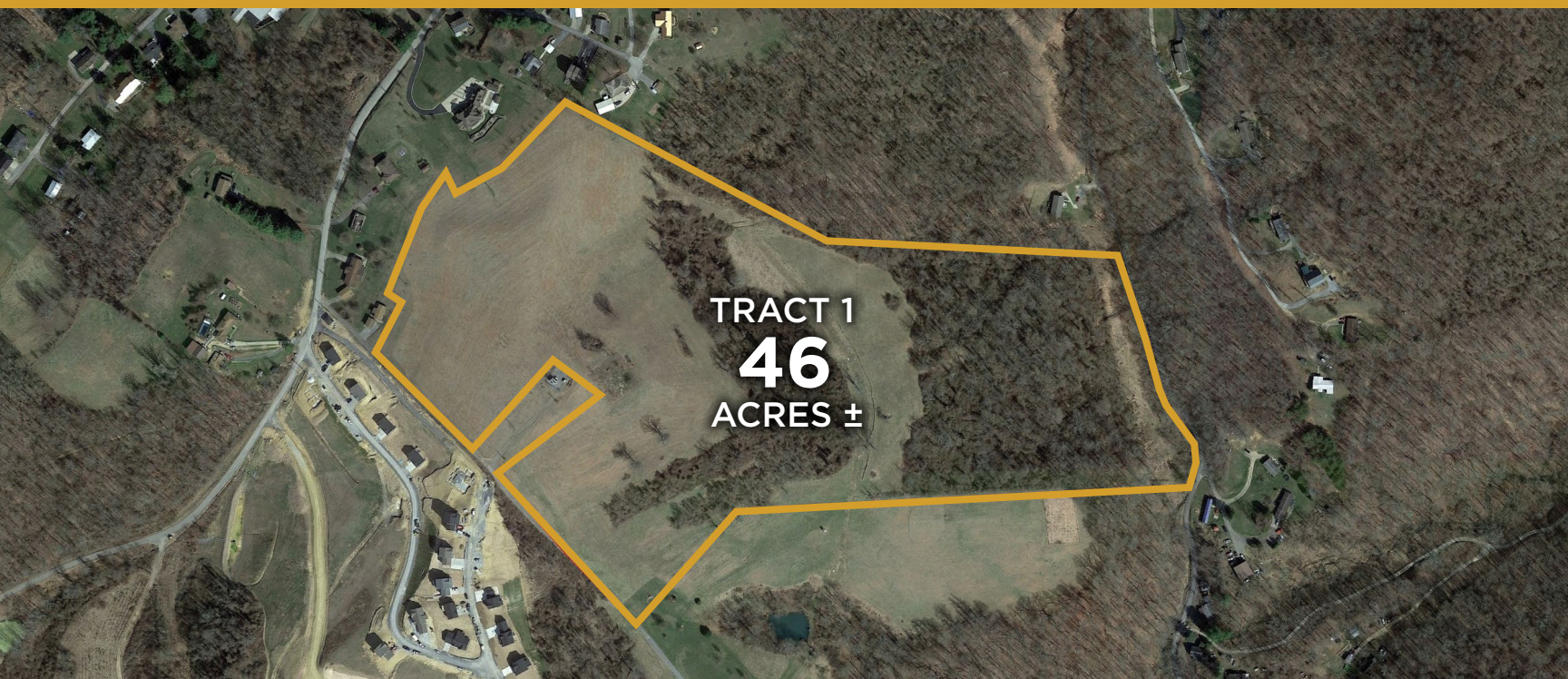
**AUCTION:** ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**TIMED ONLINE ONLY**

**BIDDING ENDS: 4/10/24 AT 3:00 PM EST**

Nestled in the charming area of Pleasant Valley, between Whitehall and Downtown Fairmont, this residential development land offering presents an exclusive investment prospect. Seamlessly accessible via Interstate 79 and near East Fairmont High School, this property is an ideal canvas for a diverse array of residential development ventures. Facilitating the development process, the property enjoys the advantages of readily available public utilities close by, including water, sewage, and electricity, effectively reducing construction costs and easing the development trajectory for potential investors. Encompassing a generous 46± acres of prime buildable land, the property offers a versatile canvas for a range of development opportunities, from single-family residences to multifamily housing units, perfectly tailored to accommodate a spectrum of market demands. Embracing the tranquility of North Central West Virginia & natural beauty while maintaining seamless connectivity to urban conveniences, this property harmoniously blends modern living with idyllic surroundings, promising an unparalleled lifestyle experience for its future residents. Given its strategic location, easy accessibility, utility availability, and expansive land area, this property represents a highly compelling opportunity for residential development. For further details and inquiries regarding this exceptional residential development land in Pleasant Valley, please reach out to Tre Kerns today.

**TERMS:** Online bidding only. Successful bidder will be required to pay 10% down within 24 hours of auction ending and execute a Purchase Agreement sent by email. 10% Buyers premium does apply. Sells subject to seller acceptance. Closing 30 days or sooner from seller acceptance. Buyer shall pay their closing fees, title search, title insurance.



- Maintained Field
- City Water, Sewer, Electricity Possibilities
- Paved Road To Property

- 0.78 Miles From I-79
- Panoramic Views
- Call agent for showing!

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
TRE KERNS, AGENT: 304.780.5856 | [tre.kerns@whitetailproperties.com](mailto:tre.kerns@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.