

The Jumping Branch WV Auction event of 2018!

LIVING ESTATE AUCTION

of Mr. and Mrs. Richard “Dick” Meador

163 Old Turnpike Road, Jumping Branch, WV 25969

**MEADOR BERRY FARM & HUGE PERSONAL
PROPERTY AUCTION**

11:02 am October 13th, Saturday

Jumping Branch, WV 163 Old Turnpike Road off Robin Roost Road. From Rt. 12 at the Jumping Branch School turn onto Robin Roost Road and follow the signs for a short distance.

ONSITE and Under the big tent, dress for the weather and make plans to join us! Visit our website for more information and photos

www.weselltheearth.com

Lead Auctioneer and Realtor Randy S. "Riverbend" Burdette of Foxfire Realty along with Barbara Blake and Blake Auction Co. are pleased to be selected to conduct this outstanding onsite living estate auction for Richard “Dick” and Mildred Meador. This auction is packed with contents from an unpicked 2 story home, plus 2 outbuildings! Many great items will be discovered as we prepare for this amazing auction event!

Mr. and Mrs. Meador have been avid collectors, dug for bottles back in the day, and worked compiling historical information for Summers County. Mr. Meador also served as Commissioner of Summers County, long time educator and small businesses owner.

Inspection: 2 hours prior to auction. Bring your lawn chair

Real Estate (Selling at 12 noon on sale day) – Large 2 story brick colonial style home on 14.9 acres located right in the village of Jumping Branch, WV. The property is located just right off State Route 3 on Robin Roost Road to Old Turnpike Road on the right. The home has some updates and lots of charm including some interior walls paneled with vintage planed chestnut. The upstairs of the home has not been finished out. The home features 5 possible bedrooms, full bath, large kitchen, dining room, living room and front parlor. Total sq. ft. of approx. 2500 . The home conveys with approx. 14.9 acres and includes a large open meadow berry/crop field. Around the home you will find mature landscaping including some huge boxwoods. The farm has 2 separate outbuilding sheds. This property can be researched in the records of the Summers County Clerk's office in Deed Book 93, page 514, Jumping Branch tax district 5, Map 9, parcel 137 – 2018 property taxes \$340.31 The property is being sold by the boundary, not by the acre. For info. Concerning the real estate contact Randy, call or text 304.667.2897

Country charm home

2 mins to ele. school

Store and Post Office 5 min drive

Easy drive to Beckley and Hinton

Fireplace insert stove

Vintage chestnut

Wood stove in the dining room

Walnut trees

Fenced garden area

Outbuildings

MEADOR BERRY FARM (14.9 ACRES +/-)

SUMMERS COUNTY, WEST VIRGINIA

LOCATION

Google Coordinates: 37.650059°(N), -80.976512°(W)

Address: Jumping Branch, WV 25969

Elevation Range: 2319 ft. to 2354 ft. +/-

WATER

There is an intermittent tributary stream of Jumping Branch that flows through the property for about 450 feet that would be active during periods of rainfall and snow melt. A 3/10 - acre tract had been acquired quite some time ago to become part of the property for use as a fish pond. That location can be considered for reconditioning to that enjoyable use. The house uses a well, public water is also nearby.

MINERAL RESOURCES

A title search for actual mineral ownership rights is recommend. All rights the owner has will convey with the property.

BOUNDARIES AND SURVEY

Tree lines evidence boundaries along the field and yard edges in some places. The property is being sold by the boundary and not by the acre.

UTILITIES

Water: Well currently used. Public water is available

Sewer: Septic system

Electricity: Mon Power

Telephone: Frontier

Internet: Frontier and Suddenlink

Cellphone Coverage: Good/Excellent

ACCESS/FRONTAGE

The property is accessed by the Old Turnpike Road off Robin Roost Road RT 3/3.

ZONING

Summers County currently has no known zoning or subdivision regulations. However, all prospective buyers should consult the County Government and also the Health Department for any changes and details regarding zoning, building codes, and installation of water wells and septic systems.

PROPERTY TYPE/USE SUMMARY

This property has been used as forestland, fields, areas of cultivation, and the home grounds.

A breakdown is as follows as determined from aerial photography:

Pasture: 4 acres +/-

Home and Yard: 1.2 acres +/-

Cultivation Area: 3/10 acre

Former Field now young brushy growth: 1.5 acres +/-

Forestland: 4.75 acres +/-

Wooded field edge, farm building area, and former fish pond area: 3.15 acres +/-

(This summary is an estimation of current property use as determined from aerial photography.)

It is made subject to the estimation of property boundaries and any errors in the interpretation of land use type from the aerial photography utilized.)

DEED AND TAX INFORMATION

Deed Information: DB 93 Pg. 514

Summers County, West Virginia

Acreage: 14.9 acres +/-

Real Estate Tax ID/Acreage/Taxes:

Summers County (45), West Virginia

Jumping Branch District (5)

Tax Map 9 Parcel 137; Class 2; 2018 Real Estate Taxes \$355.12

Tax Map 9 Parcel 138; Class 3; 2018 Real Estate Taxes \$7.34

2018 Real Estate Taxes: \$362.46

PUBLIC SCHOOLS

Summers County School District

Public Elementary School:

Jumping Branch Elementary School

Public Middle School:

Summers County Middle School

Public High School:

Summers County High School

THE SURROUNDING AREA

Meador Berry Farm and Jumping Branch are supported with a great community known for its friendly residents and laidback lifestyle. The

quiet town of Hinton is the county seat of Summers County and is a 15-minute drive. Hinton has amenities including churches, elementary-middle- high school, grocery stores, hardware/farm supply store, building supply, motels, banks, Dollar General, gas/convenience stores, hospital, dentists, medical clinic and restaurants.

The largest and most popular 4th of July day parade in the state is hosted by nearby Alderson.

The Greenbrier Valley and surrounding area is richly blessed with a wide array of cultural events that keep life in the valley interesting and satisfying. A year-round live theatre, Carnegie Hall (one of four in the USA), fine dining, art galleries and boutiques make up the thriving downtown historic district in Lewisburg.

Lewisburg is also the county seat of Greenbrier County and home to the WV Osteopathic Medical School (600 students) and the New River Community and Technical College. The area is a strong economic generator with a solid workforce employed in county/state government, tourism, hospitality, education, retail, construction, wood products, mining and agriculture.

Lewisburg has been named Coolest Small Town in America and is just a 45-minute drive to complete shopping, churches, schools, medical-dental facilities, fine dining, and a modern hospital. The world renowned 4-Star Greenbrier Resort, home of the PGA tour, is a 50-minute drive. Several other area golf courses are available in the area. Rock climbing, ziplining, horseback riding and the 100 + mile long Hatfield-McCoy ATV trail makes for a very active recreation area.

The Greenbrier County Airport, which has WV's longest runway, is located just 45 minutes away and has daily flights to Chicago O'Hare and Dulles. Snowshoe Ski Resort is about 2 hours' drive. Roanoke is 90 minutes, DC is 5 hours and Charlotte is 3 hours away.

Low taxes, clean water, clean air and friendly people contribute to the area's exceptional quality of life.

Numerous and various species of migratory songbirds, blue birds and finches are found on the property. Their songs are easily heard as there is not much in the way of extraneous noises in the area. This lack of outside noise creates a very tranquil setting and is a rare find in today's industrialized world operating at breakneck speed.

GREENBRIER RIVER AND RIVER TRAIL

The Greenbrier River is 173 miles long is the last free flowing river east of the Mississippi. It is an excellent river to float or canoe and is well known for its large and small mouth bass fishing. It is the gateway to water recreation and fun as it is at most times lazy and easy to navigate.

The Greenbrier River is formed by the confluence of the East Fork Greenbrier River and the West Fork Greenbrier River in the town of Durbin, West Virginia. From Durbin the Greenbrier River flows southwesterly through Pocahontas, Greenbrier, Monroe, and Summers Counties. It flows through several communities including Cass, Marlinton, Hillsboro, Ronceverte, Fort Spring, Alderson, and Hinton. The Greenbrier River joins the New River in the town of Hinton, West Virginia.

The Greenbrier River Trail is operated by the West Virginia State Parks. The trail is a 77-mile long former railroad, now used for hiking, bicycling, ski-touring, horseback-riding, and wheel-chair use. The trail passes through numerous small towns and traverses 35 bridges and 2 tunnels as it winds its way along the valley. Most of the trail is adjacent to the free-flowing Greenbrier River and is surrounded by peaks of the Allegheny Mountains.

THE NEW RIVER AND BLUESTONE LAKE

Just 20 minutes to Sandstone Falls, Bluestone Lake, Bluestone State Park and Pipestem Resort, the surrounding area offers unlimited soft recreational activities including white water rafting, golfing, fishing, camping, hiking, bird watching and rock climbing. Snow skiing at the Winterplace Resort is less than an hour away. In 15 minutes, you can catch the Amtrak train in Hinton and ride to the Greenbrier Resort, Chicago or New York City. The Beckley Airport is just 30 minutes away. The new 10,000-acre Boy Scout high adventure camp is an hour's drive and the 14,000-acre Wildlife Management Area is just across the river at Bull Falls.

The New River is the second oldest river in the world, preceded only by the Nile; it is the oldest river in North America. The New River is unique because it begins in Blowing Rock, N.C. and flows north through Virginia into West Virginia. The Nile and Amazon are the only other major rivers that also flow north. Year after year, it produces more citation fish than any other warm water river in WV. Small-mouth bass, large-mouth bass, crappie, catfish, sunfish, hybrid striped bass, and muskie are all common species of fish found in the New River and Bluestone Lake.

Bluestone Lake is over 2000 acres at summer pool and is the state's third largest body of water. Great hunting and fishing opportunities abound at the 17,632-acre Bluestone Wildlife Area adjacent to the park and nearby Camp Creek State Forest.

Regional Information

- [Amtrak Station at Hinton, WV](#)
- [Barns of Summers County – Info on Historic Barns and Great History of Area](#)
- [Bluestone State Park](#)
- [Bluestone Wildlife Management Area](#)

- [Camp Summers](#)
- [Concord University](#)
- [Groundworks Nursery](#)
- [Mercer County Convention and Visitors](#)
- [Mercer County, WV Official Page](#)
- [New River Gorge National Park](#)
- [Otter and Oak General Store and Art Gallery](#)
- [Pipestem Resort State Park](#)
- [State of West Virginia](#)
- [Summers County Appalachian Regional Healthcare Hospital](#)
- [The Boy Scouts of America – The Summit Bechtel Reserve](#)
- [Three Rivers Avian Center](#)
- [West Virginia Cave Conservancy](#)
- [West Virginia Conservation Agency](#)
- [West Virginia State Parks](#)
- [Willowood Country Club and Golf](#)
- [Winterplace Ski Resort](#)
- [WV Department of Natural Resources](#)

State Information

- [State of West Virginia](#)
- [West Virginia Explorer](#)
- [West Virginia Government](#)
- [West Virginia State Parks](#)

- [West Virginia Tourism](#)
- [Wonderful West Virginia Magazine](#)
- [WV Department of Natural Resources](#)
- [Virginia – Commonwealth of Virginia](#)
- [Virginia is for Lovers](#)
- [Virginia Museum of History & Culture](#)
- [Virginia Museum of Natural History](#)
- [Virginia National Park Service](#)
- [Virginia Recreation](#)
- [Virginia State Parks](#)

Farm equipment, vehicle and tools – 230 Massey Ferguson diesel tractor, 16xx hours showing – bush hog type mower – scraper blade – pond scoop- carry all – Dearborn double bottom plow – set of discs – 2000 model S-10 2WD Chevrolet extended cab pickup truck – push plows – all kinds of small electric hand tools – lots of lawn and garden tools – fuel cans – old mowers – snowblade for older Cub Cadet lawn tractor – Craftsman miter box saw – push planter – lots and lots of hand tools and workshop items.

Stoneware: 2 rare miniature Hinton, WV Pre- prohibition sampler crock jugs, one from West Virginia Liquor Company Dec. 25th, 1912 and one from the Union Liquor Company; and wide assortment of other crockery pieces including, churns, jugs, 5-gallon school house water cooler, crocks, mixing bowls, etc.

Furniture: Outstanding very large oak partners desk from local Railway depot, has been painted black, also a matching sectional oak Railway Depot 19 drawer stacking file/organizer cabinet – iron school desk – Golden oak era square dining room table – Set of golden oak era dining

room chairs - assorted early handmade chairs – cast iron base oak cabinet Singer sewing machine – golden oak era original finish matching gentleman's cheval dresser with matching washstand with towel bar – golden oak era original finish chifforobe – old hump top trunks – old quilt box – oak pressed carved flat wall cupboard - recliner chair – golden oak era lamp tables – old day bed – neat Hoosier/Sellers type art deco era kitchen set with flour bin cabinet with porcelain top with table and chairs – oak library table – vintage metal full size bed – golden oak era 3 drawer chest – primitive double cabinet - vintage wooden porch furniture – depression era dresser with mirror – Golden oak era high back bed -primitive single door cabinet – original finish chip carved oak flat wall cupboard – partial project kitchen cabinet – vintage wicker sofa set – primitive wood bench – oak washstand, painted - kitchen side organizer cabinet – old marbles – old license plates – wooden fireplace mantel – old wrought iron bed, needs repair – old wooden country screen doors – old aluminum tray strawberry picking baskets – lot of brand new/old berry trays - plus more

Primitives, Glassware and collectibles : All kinds of treasures from the outbuilding to be discovered – Boxes and boxes of glassware to be unpacked from this huge collection, including various colors and patterns of depression glass– Lots of boxes of bottles and jars inventoried in the outbuildings, bottle collectors, don't miss this event! - White House Vinegar jugs – old blue fruit jars - approx. \$40.00 face value of unsearched Lincoln wheat pennies – LBJ and Humphrey campaign poster – lots of assorted frames and prints, some local artist artwork – lots of assorted vintage children's books – nice assorted of older 12 cent and 15 cent, etc. cent comic books – JFK Look magazine - 45 and 78 rpm records – wooden dome cover portable sewing machine – easel board – assorted old oil and also electric lamps – enamelware – assorted old cast iron – kitchen collectibles – pressure cooker – several cool vintage bicycles – old copper boiler – vintage pressed steel child's ironing board – lots of old decorations - assorted old board games –

assorted older kids toys – Lego’s – lots of old homemade quilts and quilt tops – barn lanterns – old postcards and other cards – occupied Japan figure - old cast iron toy fire pumper and horses toy – W. B Ryder Lodge sign – washboards – 70’s era pool table – convex glass photo frame – assorted old cameras – vintage ladies hats and purses – Tudor electric football game – electric pole lamp – old razors – smoking pipes – croquet sets – Tyco A Team game – like new condition Mail Pouch Tobacco thermometer – large old local businesses advertising calendars – vintage Underwood manual typewriter – metal file cabinet – old golf clubs – box of buttons – early tramp art frame – child’s reed wicker chair – Summers County One Room Schoolhouse historical book – Hardy Boys books - and more!

**For more information on the real estate, contact Randy
“Riverbend” Burdette, CAI #927 Call or text 304-667-2897.**

Terms: Personal Property, A 10% buyer’s premium is in effect and will be added to the final bid price. All items are sold AS IS, WHERE IS and it is the buyer’s responsibility to inspect items prior to bidding. Payment accepted includes cash, pre-approved checks with ID . Sole and exclusive venue shall be Greenbrier County WV. Announcements made from the auction block supersede all previous statements.

Blake Auction and Appraisal

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Real Estate Terms : Complete terms to be in the Property Information Package)

- **There is a 10% buyer's premium to be added to the final bid price of the real estate and shall become part of the total contract price.**
- The Auctioneer is acting as an agent for the seller in this transaction.
- The property is being offered subject to HIGHLY MOTIVATED Seller confirmation. If needed the estate representative reserves a 5-business day period to review all offers from the auction.
- Sold AS, IS, WHERE IS. Closing within 30-45 days.
- The property will convey by the existing legal description and shall be sold by the existing boundary.
- NO PERSONAL PROPERTY IS BEING SOLD. Any personal property that remains after closing of the deed shall become the new owner's sole responsibility to dispose of at their cost.
- A successful purchaser will be required to enter into a **non-contingent** purchase contract. The sale is not contingent upon appraisal, inspections, financing, etc. Should the purchaser

withdraw from the transaction prior to closing, the purchaser shall forfeit all moneys deposited. Closing to occur in 30-60 days or sooner; time is of the essence.

- Real estate taxes and other apportion able items (if any) will be prorated at settlement. The Purchaser is responsible for ALL CLOSING COSTS regardless of the local custom including but not limited to; deed preparation, document recording tax stamps, recording costs, taxes, fees, attorney fees/closing agent, inspections, survey and closing expenses shall be paid by the Purchaser.
- **Deposit for the property will be \$7,600.00.** All deposit money is due in full on or before the day of the auction by verifiable funds; cash, certified funds, or cashier's check or approved check. The deposit is nonrefundable upon default of the purchaser.
- The property is being sold "as is, where is" without any warranty or guarantee, except for a marketable title shall be furnished.
- All announcements from the auction block will supersede all previously published or written material. This auction is being audio recorded.
- The auctioneer will accept normal increases in the bid price. The auctioneer reserves the right to reject any bid increment that is not in the best interest of the seller.
- Foxfire Realty and Sellers have gathered this information and believe it to be correct to the best of our knowledge. However, we strongly recommend that you inspect the property prior to bidding to determine the accuracy of statements made in promotional materials.