

LAND AUCTION



.72 AC± | 1 TRACT | KANAWHA CO, WV
AUCTION:

ONLINE AT RANCHANDFARMAUCTIONS.COM
BIDDING ENDS: 2/22/24 AT 3:00 PM EST
OPEN HOUSE: 2/3 & 2/10 | 2:00 - 4:00 EACH DAY
7 RACCOON LANE, ELKVIEW, WV 25071

This property is located in Pinch, about 15 minutes from Charleston and offers two homes with great investment potential. The main house has 3 bedrooms and 1.5 bathrooms with a beautiful kitchen, updated cabinets, and stainless appliances. The living area showcases a gorgeous fireplace and ample space to enjoy time with family and friends. The main bedroom has a half bath and a large walk in closet. The property is accompanied by a garage apartment with 2 bedrooms, 1 bath, and is approximately 950 SF. The large garage provides plenty of space for storage or a large workshop. The main house is in need of some plumbing repairs and both residences could use some TLC. If you are looking for a great investment property right outside of Charleston then this may be an opportunity for you. Give the listing agents a call with any questions or to set up your private showing.



MAIN HOUSE:

- 3 bedrooms and 1.5 bathrooms
- Beautiful stone kitchen with updated appliances and cabinets
- Living and dining room for comfortable living spaces
- Covered front porch
- A private main bedroom with half bath and walk in closet
- Stone fireplace with built in stone shelving



SECOND HOUSE (ABOVE 2-CAR GARAGE):

- 2 bedrooms and 1 bathroom
- A nice living room, providing additional living space for the second house
- 2-car garage for additional storage space or workshop
- Great rental opportunity



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| • Deeded acres: | 72± | • Brief Legal: | 7 Raccoon Lane, Elkview, WV 25071 |
| • Taxes: | \$1,486.44 | • PIDs: | 15-38-136.1, 15-38-137.1, 15-38-137, 15-38-135 |
| • Lease Status: | Open Tenancy for 2024 crop year | • Lat/Lon: | 38.397, -81.4763 |
| • Possession: | Immediate possession subject to current tenants rights for 2024 | • Zip Code: | 25071 |
| • Survey needed?: | No survey needed | | |

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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