

FAYETTE • RALEIGH COUNTIES, WEST VIRGINIA
REAL ESTATE AUCTION
JUNE 30, 2026 • 11AM

6,251± Acres
19 Tracts

Drone View from Tract 4

**Overlooking New River
Gorge National Park**

Information Packet

Sale 1: 2,766± Acres Offered in 8 Tracts • Fayette & Raleigh Counties, WV

2,766± acres offered in 8 tracts ranging from 47± to 889± acres—an exceptional blend of investment value and premier recreation. Featuring maturing timber, the scenic waters of Piney Creek and Batoff Creek, and an abundance of wildlife, this property delivers both beauty and opportunity. Miles of established interior roads and trails provide outstanding access throughout. Take in sweeping views of the New River and the world-renowned New River Gorge, all just minutes from Beckley. Whether you're seeking a timber investment, recreational haven, or private mountain retreat—this property checks every box.

Sale 2: 3,485± Acres Offered in 11 Tracts • Raleigh County, WV

Spanning an impressive 3,485± acres and thoughtfully divided into 11 distinct tracts ranging from 29± to 534± acres, this exceptional property offers a rare combination of scale, diversity, and opportunity. Large crop fields stretch across the property, complemented by stands of mature and valuable timber that adds both natural beauty and long-term investment potential. Multiple creeks wind through the property, enhancing its scenic character and supporting abundant wildlife.

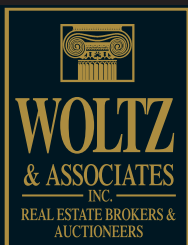
AUCTION HELD AT TAMARACK CONFERENCE CENTER

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



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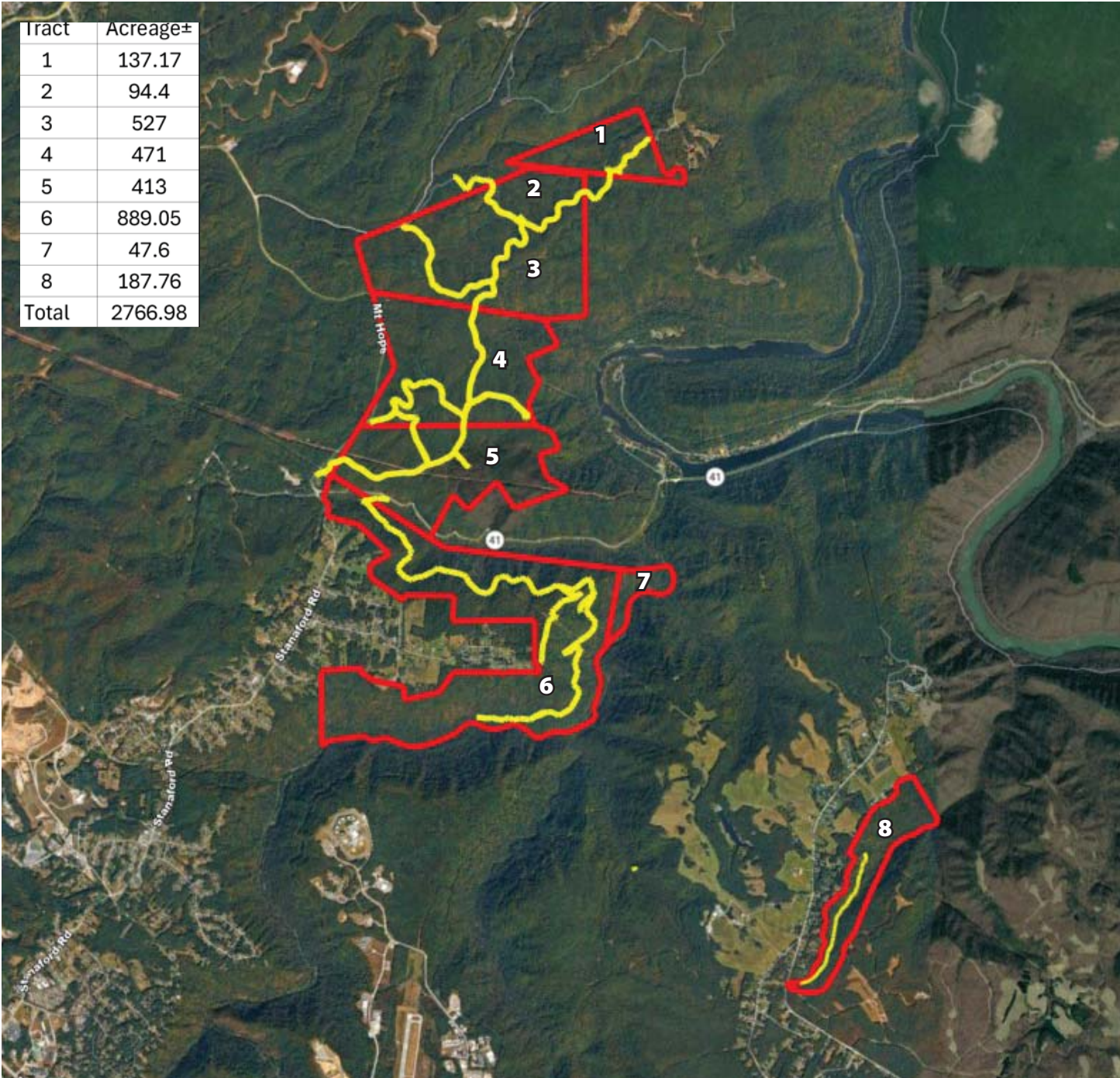
Scan Me

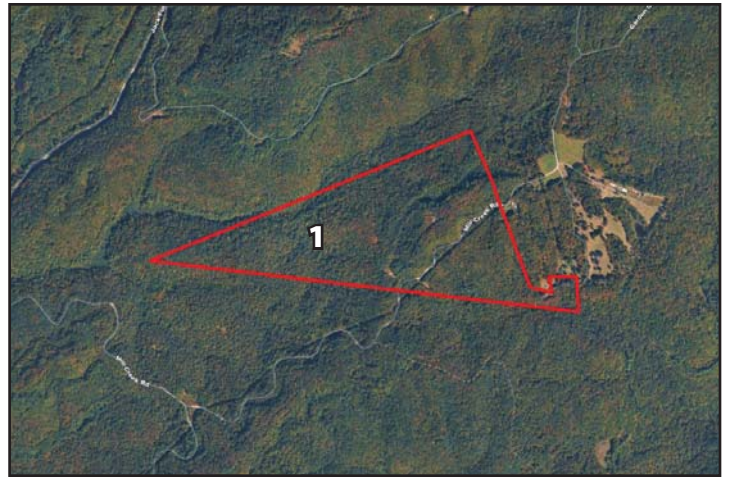


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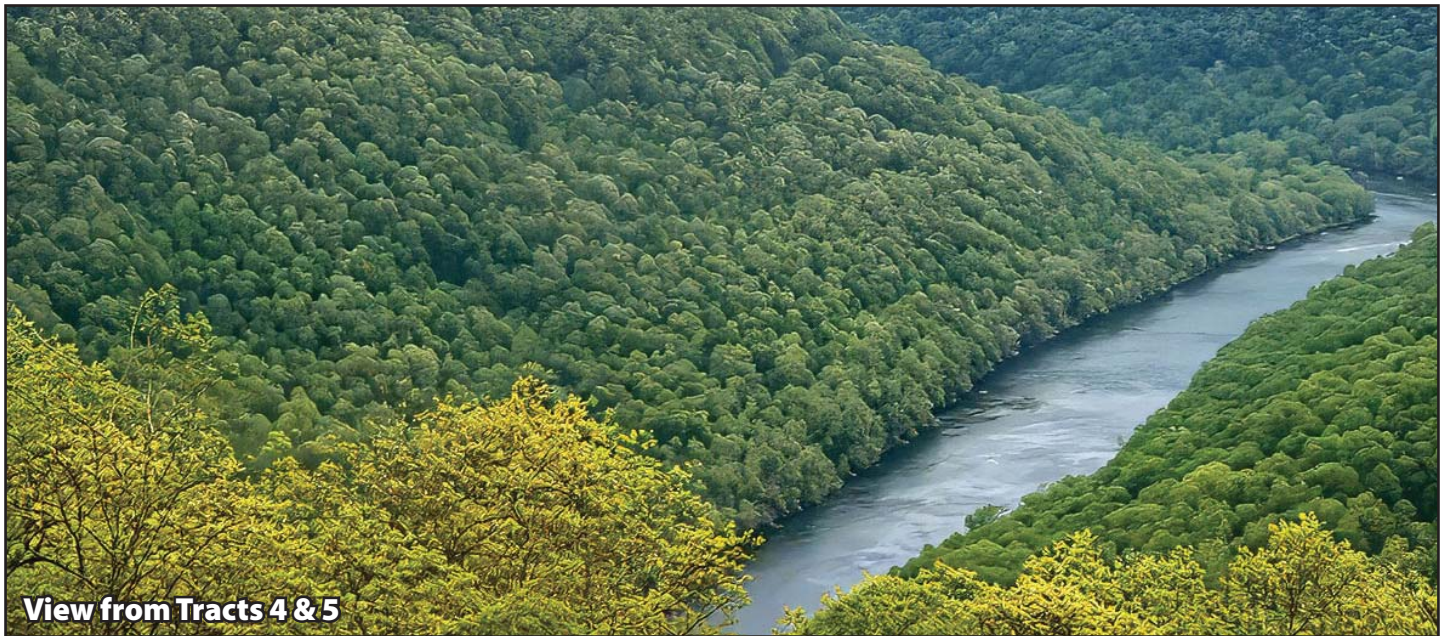
NOTE: Tracts may be grouped within Sale 1 and within Sale 2; however, grouping across Sales 1 and 2 is not permitted.



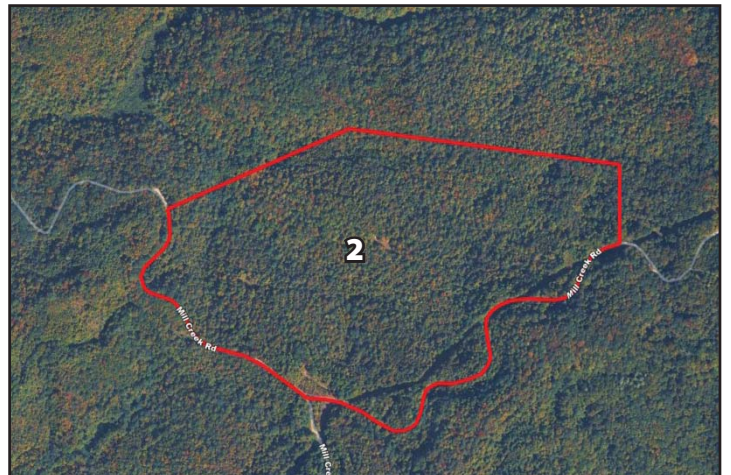


Tract 1: 137.17± Acres – Fayette County

Mostly wooded tract with trails on a portion of the property. Features a level building site, frontage on Mill Creek Road, and excellent recreational potential.

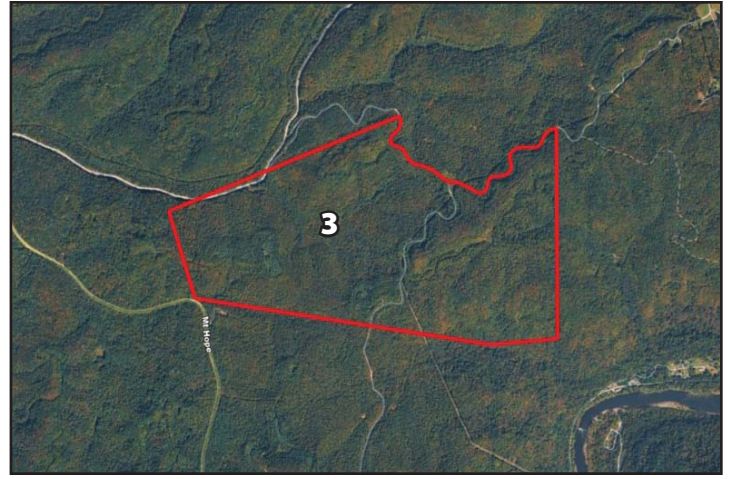


View from Tracts 4 & 5



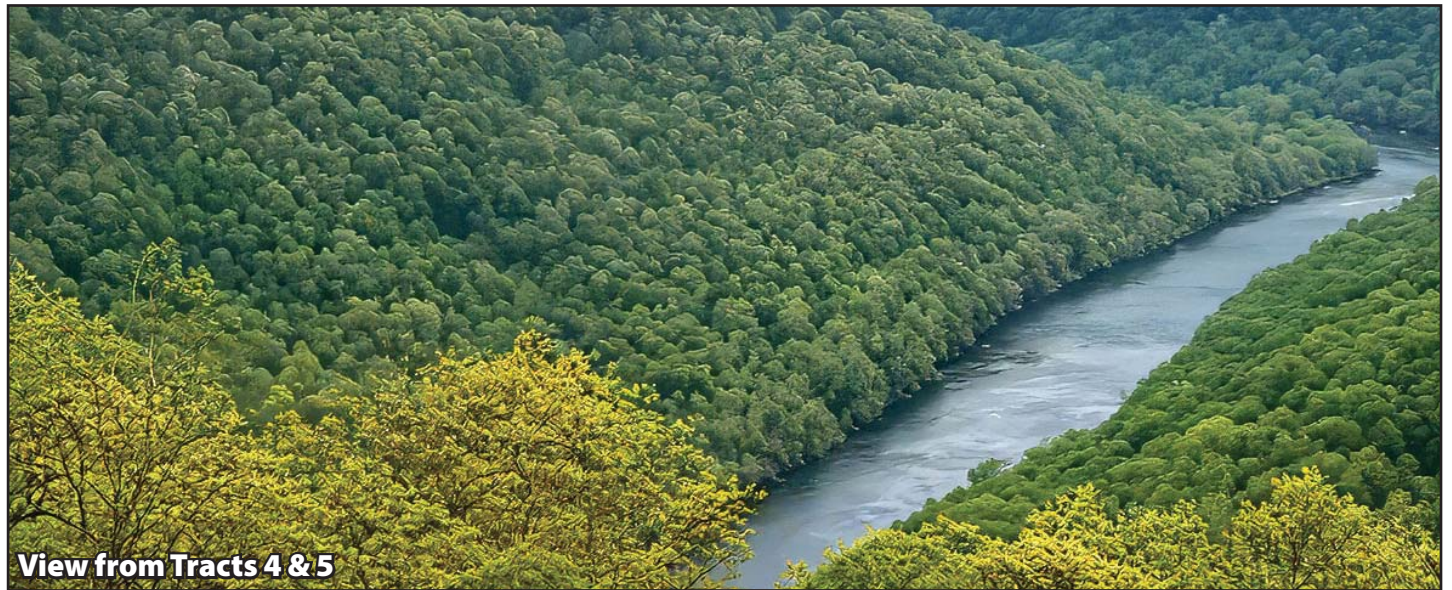
Tract 2: 94.4± Acres – Raleigh County

Mostly wooded tract with various trails and long frontage along Mill Creek Road. Ideal for recreation, hunting, or a private getaway. A small branch is located on the property.



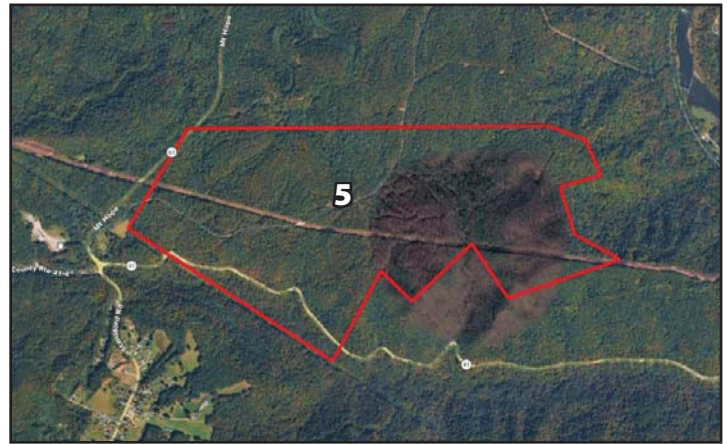
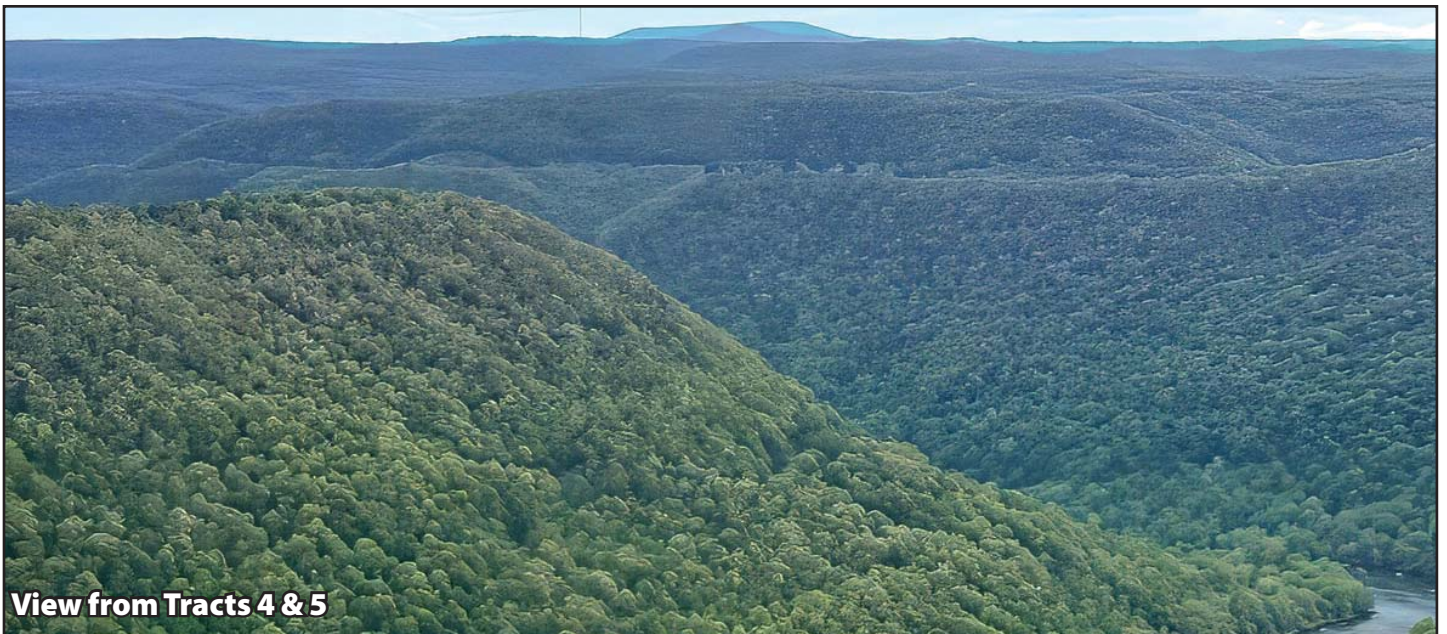
Tract 3: 527± Acres – Raleigh County

Beautiful mostly wooded tract adjoining the New River Gorge National Park and Preserve. Certain portions offer views of the New River Gorge. Features various interior trails throughout, making it ideal for hunting, recreation, or a weekend retreat.



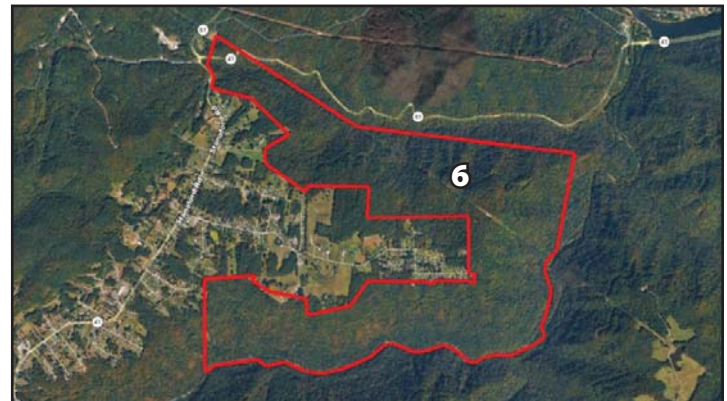
Tract 4: 471± Acres – Raleigh County

This mostly wooded tract also adjoins the New River Gorge National Park and Preserve, with sections overlooking the Gorge. Numerous interior trails, abundant wildlife, and frontage on Mount Hope Road make this an excellent hunting, recreational, or weekend retreat property.



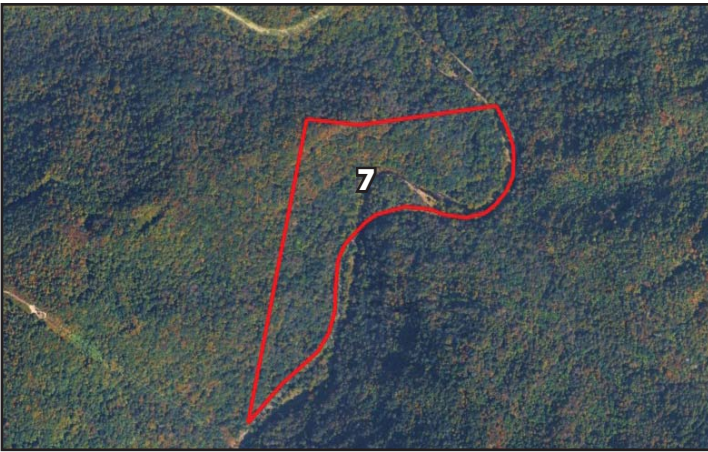
Tract 5: 413± Acres – Raleigh County

Wooded tract adjoining the New River Gorge National Park and Preserve. Portions of the property offer views of the river and the New River Gorge Bridge in the distance. Mostly level topography with frontage along Mount Hope Road, making it an ideal recreational property or weekend retreat.



Tract 6: 889± Acres – Raleigh County

This fabulous tract has frontage along Piney Creek and multiple access points along several state roads. Miles of interior trails. Abundant wildlife. Only minutes from New River Gorge and the city of Beckley.



Tract 7: 47± Acres – Raleigh County

This smaller acreage tract joins Piney Creek. Abundant wildlife and minutes to New River Gorge and city of Beckley.



Tract 8: 187± Acres – Raleigh County

Great recreational tract with frontage along Grandview road. This scenic property has Mill Creek running through it and an abundance of wildlife. Only minutes to the city of Beckley and New River Gorge.

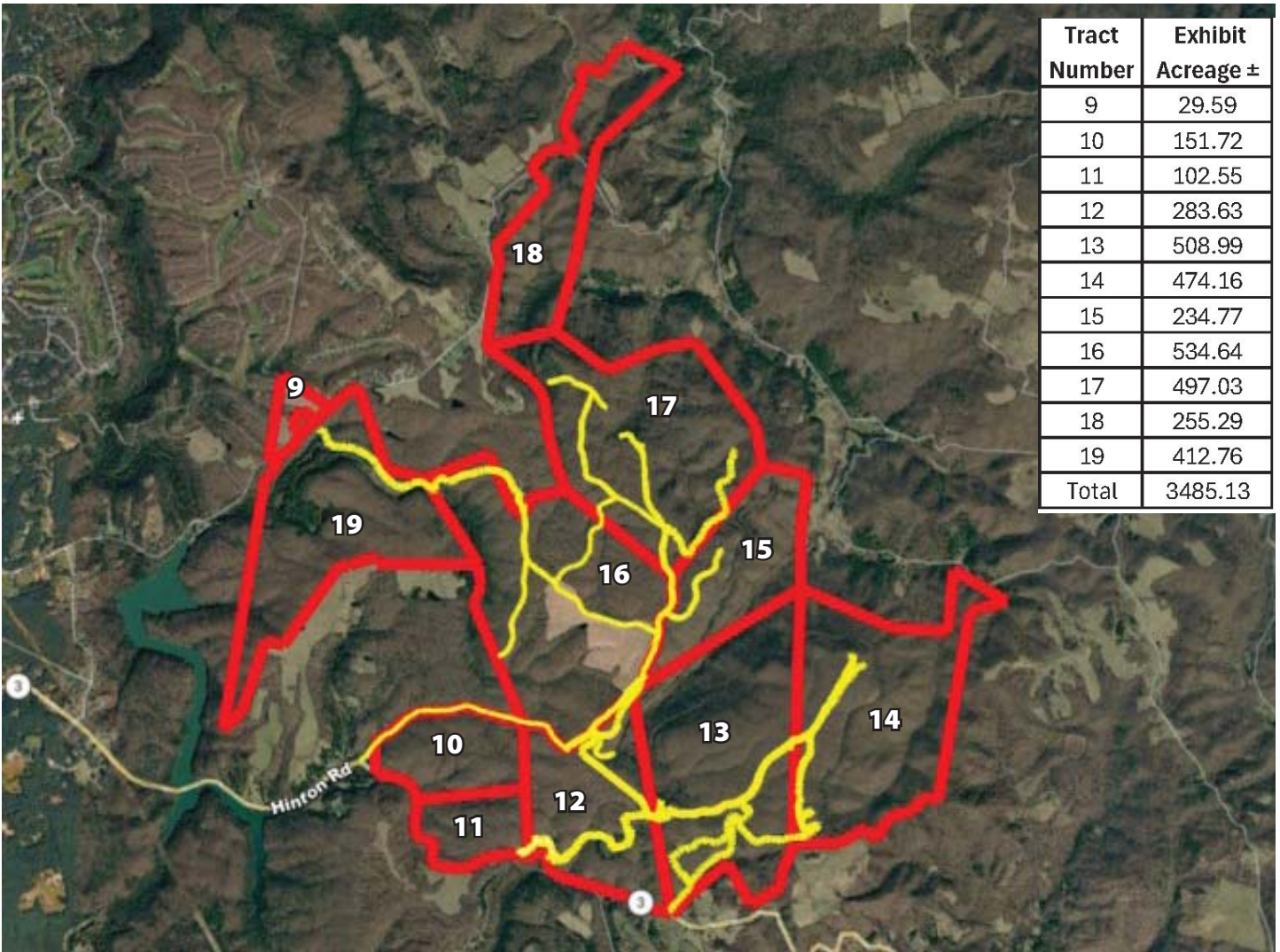
Sale 2: 3,485± Acres Offered in 11 Tracts • Raleigh County, WV

Spanning an impressive 3,485± acres and thoughtfully divided into 11 distinct tracts ranging from 29± to 534± acres, this exceptional property offers a rare combination of scale, diversity, and opportunity. Large crop fields stretch across the property, complemented by stands of mature and valuable timber that adds both natural beauty and long-term investment potential. Multiple creeks wind through the property, enhancing its scenic character and supporting abundant wildlife.

An established network of trails and roads provides easy access throughout, making the land as functional as it is beautiful. From elevated vantage points, enjoy sweeping views that highlight the beautiful West Virginia landscape. Renowned for its outstanding hunting and recreational opportunities, this land is a true haven for outdoor enthusiasts.

Whether you’re seeking a premier agricultural property, a recreational retreat, or a legacy investment, this is a phenomenal offering that combines productivity, natural resources, and unmatched potential.

NOTE: Tracts may be grouped within Sale 1 and within Sale 2; however, grouping across Sales 1 and 2 is not permitted.





Tract 9: 29.59± Acres – Raleigh County

This tract is one of the premier offerings in this auction, a highly desirable 29.59± acre parcel offering tremendous productivity and usability. The property features two large, gently rolling crop fields separated by a wooded area with a small farm pond. With ample road frontage along Pluto Road, this tract offers easy access and excellent usability for farming, investment, or a potential homesite.



Tract 10: 151.72± Acres – Raleigh County

Tract 10 is an impressive 151.72± acre parcel defined by its mature hardwood timber and beautiful rolling topography. This tract provides both immediate and long-term value, with a well-established stand of timber that enhances its investment appeal while creating park-like setting. With road frontage along both Iona Road and Hinton Road, the property offers excellent access and flexibility for a variety of uses, whether for recreation, timber investment, or a private rural retreat.



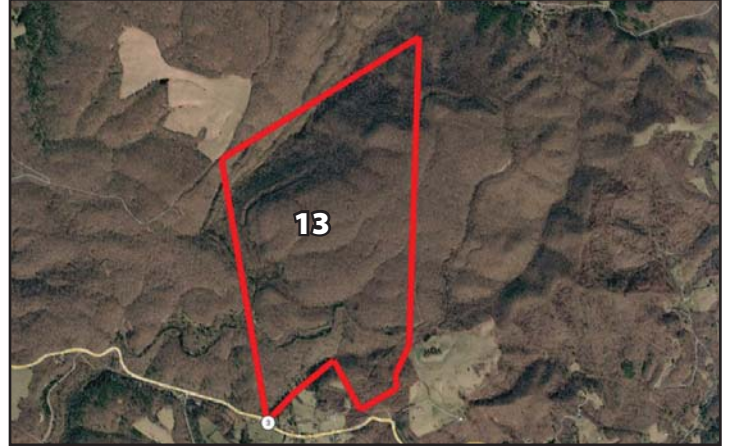
Tract 11: 102.55± Acres – Raleigh County

This tract is a desirable 102.55± acre wooded parcel featuring a strong stand of mature timber and a peaceful, secluded setting. This tract offers excellent potential for timber investment, hunting, a recreational retreat, or even a future homesite. With convenient road frontage along Hinton Road, the property provides easy access and flexibility.



Tract 12: 283.63± Acres – Raleigh County

Tract 12 is an expansive 283.63± acre wooded property offering exceptional access and versatility. Featuring a strong stand of timber and a network of established interior trails, this tract provides easy navigation throughout the property, ideal for recreation, timber management, or exploring its full potential. Access is a standout feature of this tract, with two entry points including a right-of-way from Iona Road and ample road frontage along Hinton Road. The size, accessibility, and natural character of this tract make it a premier opportunity for investment.



Tract 13: 508.99± Acres – Raleigh County

Tract 13 is a remarkable 508.99± acre wooded tract offering outstanding recreational appeal. The property features a healthy mix of timber and a network of established interior trails, providing excellent access throughout for hunting, riding, or exploring. With road frontage along Hinton Road, this expansive parcel combines accessibility with privacy, making it well-suited for recreation, timber investment, or a long-term land holding. A rare opportunity to own a large, versatile tract with endless potential.



Tract 14: 474.16± Acres – Raleigh County

Tract 14 is a stunning 474.16± acre property showcasing breathtaking views from White Oak Mountain. The tract features mature timber with a clean, open understory, creating an inviting setting that's easy to navigate and enjoy. A network of interior trails winds throughout the property, offering excellent access for recreation or hunting. With its combination of scenic views, quality timber, and usability, this tract presents a compelling opportunity for both investment and recreational use. A true highlight of the auction.



Tract 15: 234.77± Acres – Raleigh County

This tract is a 234.77± acre wooded parcel offering excellent recreational potential and long-term investment value. The property features a strong stand of young timber, providing future growth and opportunity. An established interior trail runs through the center of the tract, allowing convenient access for hunting, riding, or exploring.



Tract 16: 534.64± Acres – Raleigh County

Tract 16 is a true gem of this auction, an exceptional 534.64± acre property offering a rare combination of high-quality timber, productive farmland, and outstanding recreational appeal. The tract features an impressive stand of mature timber complemented by a 76± acre crop field, providing both immediate usability and long-term investment potential. A small farm pond and a flowing creek enhance the property's natural beauty while supporting wildlife and adding to its versatility. An established network of interior trails allows for easy access throughout, making it ideal for farming, hunting, or exploring.



Tract 17: 497.03± Acres – Raleigh County

Tract 17 is a substantial 497.03± acre wooded property offering a strong balance of young and mature timber across a diverse and gently rolling landscape. The mix of timber types provides both immediate recreational value and long-term investment potential. An established network of interior trails runs throughout the tract, allowing excellent access for hunting, riding, or land management. A scenic creek adds natural character and enhances wildlife habitat, making this a highly attractive recreational and timber investment property with plenty of room to explore and enjoy.



Tract 18: 255.29± Acres – Raleigh County

Tract 18 is a 255.29± acre wooded property offering a desirable combination of size, privacy, and accessibility. The tract features a timbered landscape that provides excellent recreational opportunities as well as long-term investment potential. With frontage along Pluto Road, the property benefits from convenient access while maintaining a quiet, secluded feel. Well-suited for hunting, outdoor recreation, or holding as a timber investment.



Tract 19: 412.76± Acres – Raleigh County

Tract 19 is a substantial 412.76± acre wooded property featuring a desirable mix of pine and hardwood timber. This tract is well-suited for forestry, recreation, or land holding. With frontage along Pluto Road, the property offers convenient access. Its size, timber quality, and location combine to create a strong opportunity for investors and outdoor enthusiasts alike.

Directions to Sale 1 Tracts

From Raleigh General Hospital in Beckley: Turn left onto Harper Rd.
Travel 1.2 miles and turn left onto Robert C Byrd Dr. In 1.4 miles take a slight right onto Rural Acres Dr. In 0.7 miles continue onto Stanaford Rd. Continue 5.8 miles and property will be on your right.
Look for auction signs. Contact agents for specific tract directions.

Directions to Sale 2 Tracts

Take exit 133 off of I-64 and turn right to head south on Pluto Rd.
Travel 7.2 miles and Auction Tract 9 will be on your Right. Auction Tract 19 will be on your left. Travel another 1.4 miles on Pluto Rd and turn left onto Fire Trail Rd. Travel 0.9 miles and turn left onto Hinton Rd (Route 3). Travel 1.6 miles and turn left onto Iona Rd.
Travel down Iona Rd Approximately 0.7 miles and you will reach the gate at the entrance of Tract 10. Call for the lockbox code.
Instead of turning left onto Iona Rd you can also continue down Hinton Rd to see Auction Tracts 11, 12, and 13.
For interior tracts please see trail maps and contact agents with any questions.

PRELIMINARY TERMS AND CONDITIONS

Live & Online Land Auction

**Auction for: Wilcox Industries & Stretcher Neck Properties Limited Liability Company
Various Properties in Fayette & Raleigh Counties, WV**

June 30, 2026 at 11:00 AM

Registration for Live Bidders begins on June 30, 2026, at 10:00AM

Auction Location: Tamarack Conference Center, 1 Tamarack Park, Beckley, WV 25801

1. **AUCTION SALE:** The Property will be sold subject to Seller's confirmation of the high bid for all auction tracts. The property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate. Bidding signifies you have read and are in agreement with the terms and conditions of the auction.
2. **REAL ESTATE DEPOSIT:** The Buyer is required to pay a deposit in the amount of ten percent (10%) of the contract sales price and sign an Auction Real Estate Purchase Agreement including Surface Lease Addendum immediately following the sale. Buyer may wire funds (\$25.00 wire fee), present a personal check with letter from Bidder's bank that states the account is in good standing or cashier's check for the earnest money deposit.
3. **ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
4. **FINANCING:** Your bidding and purchase of the property are NOT CONDITIONAL UPON FINANCING. Be sure you have arranged financing, if needed, and are capable of paying cash at settlement.
5. **LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company and Seller assume no risk for bodily injury or damage to personal property.
6. **BUYER'S PREMIUM:** The Buyer's Premium on the real estate is five percent (5%) of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final contract sales price.
7. **AGENCY:** THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.
8. **REAL ESTATE DEED AND POSSESSION:** The real estate will be conveyed by a General Warranty deed to be prepared at the expense of the Seller and the cost of West Virginia deed Grantors tax shall be borne by the Seller. It is agreed the Property is being conveyed free and clear of liens, subject, however, to any rights of way, easements, and restrictions of record. The balance of the purchase price is due at settlement which shall be on or before July 30, 2026. The contract to purchase is not assignable. Possession of the Property shall be given to the buyer at settlement.
9. **BOUNDARY LINES:** Boundaries on aerial photos, topographic maps, and otherwise, are approximate and are subject to verification by all parties relying on them.
10. **BIDDING:** The bidding is hereby offered to registered bidders only.
11. **GENERAL:** The information contained in the brochure, on woltz.com, all advertising, and the Bidder's Information Packet is subject to verification by all parties relying on them. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.
12. **BROKER PARTICIPATION:** Any appropriately licensed West Virginia broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the high bid, and will be paid at settlement. Applications must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the name, address and signature of agent and prospect, as well as the Broker's license number and Federal Tax ID number. The form must be received by the office of Woltz & Associates, Inc. by email at hannah@woltz.com no later than 12:00pm, Monday, June 29, 2026 Participating Broker must sign the Real Estate Purchase Agreement for winning bid. Agents acting as principals buying on their own behalf, on behalf of family members, other licensed real estate agents, or who represent prospects

that have had prior contact with the Seller or Auction Company are not eligible. An agent may register and represent only **ONE** Bidder for this auction.

13. **ROAD MANTAINENCE AGREEMENT:** If Auction Tracts 12, 13, 14, 15, 16, and 17 sell to more than one person, then there will be a Road Maintenance Agreement (RMA) that will apply. If Auction Tracts 13 and 14 sell to more than one person, then there will be an RMA that will apply. If one Buyer purchases all of the above Auction Tracts, then the RMA is not applicable. Tract 13 is a part of both RMA(s).
14. **SOFTWARE & TECHNOLOGY:** Woltz & Associates, Inc. reserves the right to reject any bid at our sole discretion. In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Woltz & Associates, Inc., reserves the right to extend bidding, continue the bidding, or close the bidding. NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR WOLTZ & ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. Email notifications will be sent to registered bidders with updated information deemed necessary by Auction Company.
15. **Online bidders must register by NOON on Monday, June 29, 2026**
16. **ADDITIONAL TERMS:** We are selling Surface Rights. Seller will retain the mineral rights. The high bidder will enter into a "Surface Lease Agreement" with the Seller. There will be \$1.00 per ton paid to the buyer of the surface for the mining of any coal and will be transferrable and paid in perpetuity. Seller shall include language in the deed for retaining the mineral rights.