



583 Canterbury Drive
Beckley, WV 25801
304-207-0808
Entrustedauctions.com

REAL ESTATE AUCTION

FOUR DISTINCT PARCELS OFFERED TOGETHER IN THEIR ENTIRETY

- 19 Pennington Place Lansing, WV 25862
- 36.8 Acres Adjacent to 19 Pennington Place
- New River Gorge Campground & 8.3 Acres
- 23.7 Acres West of and Adjacent to Route 19 South

Entrusted Auctions

Corporate Office: (304) 207-0808

Jarrold Hines, CAI WV Auctioneer license 2111 WV Salesperson License Number WVS230302706

On the web at: www.entrustedauctions.com

Contact us by E-mail at: jarrod@entrustedauctions.com



Versatile legacy Fayette Co. property. Perfect for the discerning investor:

Opportunities like this come along once in a generation. Situated just minutes from the New River Gorge Bridge and New River Gorge National Park and Preserve, and Hawks Nest State Park, this remarkable property invites you to own a piece of West Virginia's natural beauty. An investors dream, that offers a multitude of income-generating possibilities. with a 30-space campground, tiny homes, an Airbnb cottage, and 23.7 acres lying to the west and directly adjacent to the southbound lane of Route 19. This area, located near the tourist hub of Fayetteville, WV, is one of the most rapidly growing business locations in southern WV. This vibrant area features white water rafting, a unique food and music scene, zip lining, ATV trails, hiking, and much more. This is truly a rare offering, in one of the hottest areas in West Virginia.

This property features:

1. **East side of Route 19:** 45 acres, 4,460 sq. ft. Victorian style home (recently inhabited), detached three-bay garage with lofted apartment, 30 space operational campground, camp store, bunk house, bath house, ponds, pavilion, detached storage building/office, leased tiny homes, leased cottage Airbnb, leased mobile home
2. **West side of Route 19:** 23.7 acres, landlocked during the construction of Route 19. Could possibly be eligible for development and potentially a candidate for an exit from Route 19 South.

Don't miss your chance to bid on this extraordinary Fayette County property. There won't be many more opportunities like this in this rapidly growing southern West Virginia region.

AUCTION FORMAT: These properties will be offered together in combination only.

PARCEL #1 – THE HOUSE AND 0.33 ACRES

Parcel 10-01-0042-0083-0000

Total acreage 0.33 +/- acres

PARCEL #2 – 36.5 ACRES ADJACENT TO THE HOUSE AND 0.33 ACRE TRACT

Parcel 10-01-0042-0052-0000

Total acreage 36.5 +/- acres

PARCEL #3 – 8.3 ACRES, CAMPGROUND & CAMP STORE

Parcel 10-01-0042-0053-0000

Total acreage 8.3 +/- acres

PARCEL #4 – 23.7 ACRE TRACT WEST OF AND ADJACENT TO ROUTE 19 SOUTH

Parcel 10-01-0042-0032-0000

Total acreage 23.7 +/- acres

Landlocked during the construction of Route 19. Could possibly be eligible for development and potentially a candidate for an exit from Route 19 South.

General Property Location: 19 Pennington Place and 632 Milroy Grose Road
Lansing, WV 25862

PROPERTY TOUR/INSPECTION DATE: June 13, 2026 1:00 PM – 4:00 PM or by private Appointment. please contact Jarrod Hines for more information or a private preview of the property at (540) 250-2964

LIVE AUCTION DATE: June 24 @ 1:00 PM

We hope you will take advantage of this opportunity where EVERYONE has a fair chance to compete to own this property.

SUGGESTED STARTING BID: \$600,000.00

Broker Participation: Pre-registered broker participation is welcomed and compensated

Buyer's Premium: A 10% buyer's premium will be applied to the final high bid and become part of the final purchase price.

Example: Highest Bid: \$1,000,000.00
Buyer's Premium (10%): \$100,000.00
Total Purchase Price: \$1,100,000.00

Earnest Money: A non-refundable deposit in the amount of **\$25,000.00** is due immediately in the form of a wire transfer, cashier's check, or cash, after confirmation of the final bid

Closing: Closing is to take place on or before 30 days from date of auction. Buyer acknowledges and agrees that time is of the essence.

GENERAL PROPERTY INFORMATION:

House - Year built – 1880

4 bedrooms

3 1/2 bath

Total approx. finished sq. ft. above grade- 4.460

Approx. 68.8 +/- acres total

Living room

Eat-in Kitchen

Formal Dining Room

Walk up attic with staircase and space for two additional sleeping quarters

Public water and septic - Septic tank may not be property sized to serve the house

Whole house generator

Heating- Two Heat pumps & propane boiler (2020) radiant hot water

Cooling- Two Heat pumps

Municipality: Fayette County

Parcel ID: 10-01-0042-0083-0000, 10-01-0042-0052-0000, 10-01-0042-0053-0000,
10-01-0042-0032-0000

Legal Desc.: SURF .33/ MILROY GROSE RD 372/511, SURF 36.50/ MILROY GROSE RD NR
LANSING, SURF 8.30/ DOGWOOD RIDGE, SURF 23.72/ DOGWOOD RIDGE N/S
RT 19 TRACT D

INFORMATION REGARDING IMPROVEMENTS ON PREMISES

- Detached garage and lofted apartment
- Detached storage building/office
- Bunk House
- Bath House
- Pavilion
- Tiny Rental Cottage- currently on lease from a separate entity
- Mobile Home
- Camp Store Building
- Multiple Tiny Homes-currently on lease from a separate entity

The campsite, bunk house, bath house and pavilion have hosted various groups of tourists and white-water rafting enthusiasts. Over the years, various local organizations and families have made use of the pavilion for gatherings and weddings. At one time, there were several tent sites in the woods on the hill side behind the bath house and bunk house.

CAMPGROUND FEATURES:

30 spaces

Electricity 50 amp/30 amp service to all spaces

Public water to all spaces

Bath house

Sewage treatment facility

HOUSE AND 0.33 ACRES

WV Real Estate Assessment Data

About
New Search
Structure Drawing

Parcel ID	10-01-0042-0083-0000	Tax Year	2025	County	Fayette	Date	10/13/2025
Root PID	10010042008300000000						

Property Owner and Mailing Address

Owner(s)	PENNINGTON IMOGENE
Mailing Address	PO BOX 99, LANSING, WV 25862

Property Location

Physical Address	19 PENNINGTON PL
E-911 Address	19 PENNINGTON PL Lansing WV 25862
Parcel ID	10-01-0042-0083-0000
County	10 - Fayette
District	1 - New Haven District
Map	0042 (Click for PDF tax map)
Parcel No.	0083
Parcel Suffix	0000
Map View Link	https://mapwv.gov/parcel/?pid=10-01-0042-0083-0000

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
2	WB68 / 652	0.330	0.33	SURF .33/ MILROY GROSE RD 372/511
		0.33		

Cost Value

Appraisal Value

Dwelling Value	\$46,400	Land Appraisal	\$9,600
Other Bldg/Yard Values	\$200	Building Appraisal	\$46,600
Commercial Value	---	Total Appraisal	\$56,200

Building Information

Property Class	R - Residential
Land Use	101 - Residential 1 Family
Sum of Structure Areas	1,808

of Buildings (Cards) 1

Card	Year Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value
1	1880	2	11	Conventional	Aluminum	Part	1,808	\$46,400
							1,808	\$46,400

Card	Year Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms
1	1880	None	Gas	Warm Air	Non-Central	4	1		8
						4	1		8

Flood Zone Information Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
0.33	Low	This parcel appears not to be within any identified flood hazard zone.

Sales History Learn More

Sale Date	Price	Sale Type	Source Code	Validity Code	Book	Page
5/17/2005					WB68	652



36.5 ACRES to the REAR AND SIDES OF THE HOUSE

WV Real Estate Assessment Data



[About](#) [New Search](#) [Structure Drawing](#)

Parcel ID 10-01-0042-0052-0000 Tax Year 2025 County Fayette Date 10/13/2025
 Root PID 10010042005200000000

Property Owner and Mailing Address

Owner(s) NEW RIVER GORGE CAMPGROUNDS
 Mailing Address C/O DARRELL PENNINGTON, BOX 99, LANSING, WV 25862

Property Location

Physical Address MILROY GROSE RD
 E-911 Address See end of report for listing of multiple E-911 addresses for this parcel
 Parcel ID 10-01-0042-0052-0000
 County 10 - Fayette
 District 1 - New Haven District
 Map [0042](#) (Click for PDF tax map)
 Parcel No. 0052
 Parcel Suffix 0000
 Map View Link <https://mapwv.gov/parcel/?pid=10-01-0042-0052-0000>

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	0427 / 0621	36.500	43.28	SURF 36.50/ MILROY GROSE RD NR LANSING
		43.28		

Cost Value

Dwelling Value ---
 Other Bldg/Yard Values \$37,590
 Commercial Value \$0

Appraisal Value

Land Appraisal \$64,200
 Building Appraisal \$46,600
 Total Appraisal \$110,800

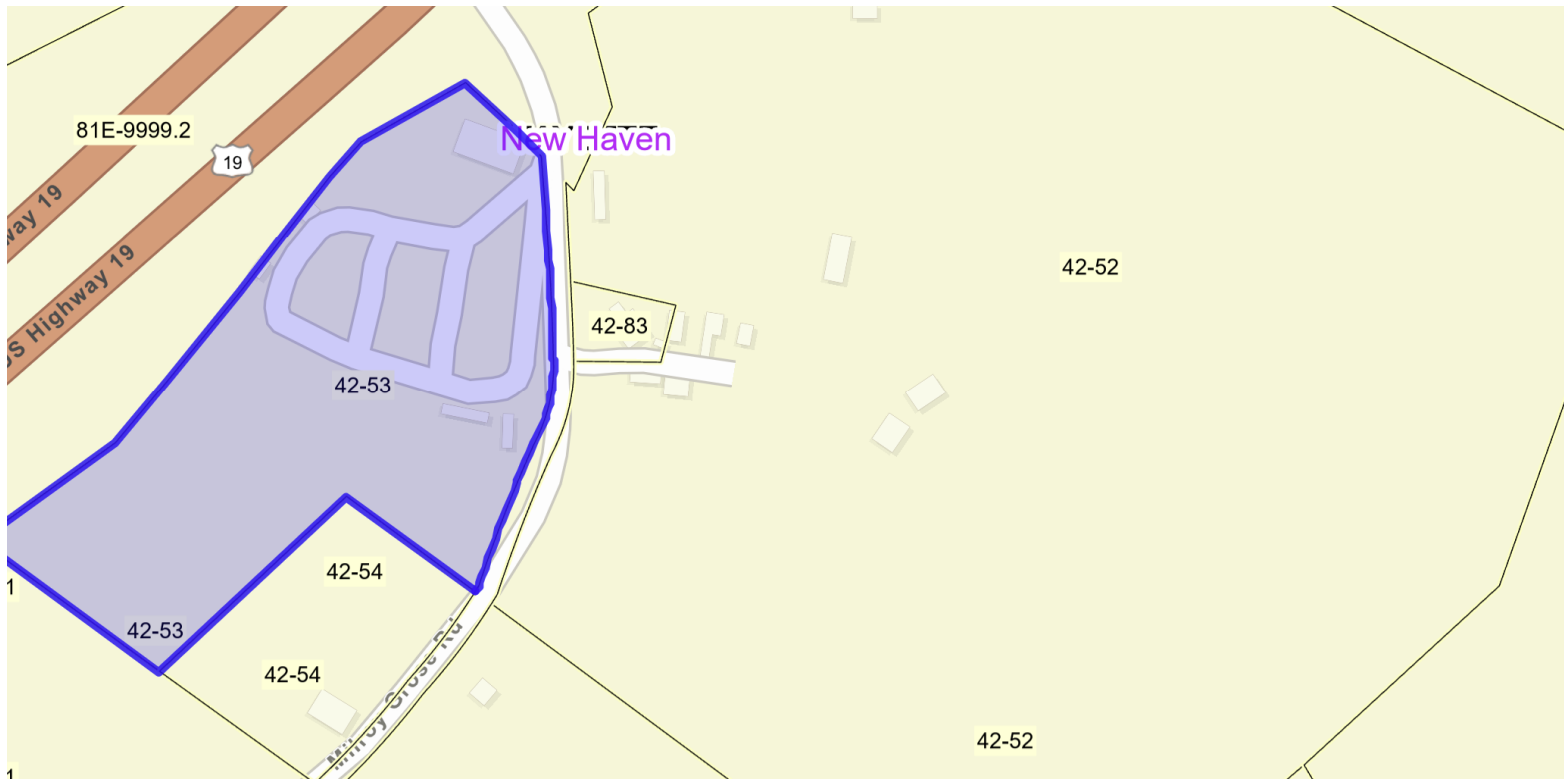
Building Information

Property Class C - Commercial
 Land Use 610 - Recreational/Health
 Use Type

Living Area
 Cubic Feet
 # of Buildings (Cards) 1

# of Units	Year	Commercial	Square	Building
Card	Built	Basement	Feet	Value
Stories	Units	CG	Exterior Wall	Construction Type





23.7 ACRE TRACT WEST OF & ADJACENT TO ROUTE 19 SOUTH

WV Real Estate Assessment Data


About
New Search
Structure Drawing

Parcel ID	10-01-0042-0032-0000	Tax Year	2025	County	Fayette	Date	10/13/2025
Root PID	10010042003200000000						

Property Owner and Mailing Address

Owner(s)	PENNINGTON IMOGENE
Mailing Address	PO BOX 99, LANSING, WV 25862

Property Location

Physical Address	LANSING RD
E-911 Address	---
Parcel ID	10-01-0042-0032-0000
County	10 - Fayette
District	1 - New Haven District
Map	0042 (Click for PDF tax map)
Parcel No.	0032
Parcel Suffix	0000
Map View Link	https://mapwv.gov/parcel/?pid=10-01-0042-0032-0000

General Information

Tax Class	Book / Page	Deeded Acres	Calculated Acres	Legal Description
3	WB68 / 652	23.720	27.06	SURF 23.72/ DOGWOOD RIDGE N/S RT 19 TRACT D
		27.06		

Cost Value

Appraisal Value

Dwelling Value	\$0	Land Appraisal	\$18,700
Other Bldg/Yard Values	\$0	Building Appraisal	\$0
Commercial Value	---	Total Appraisal	\$18,700

Building Information

Property Class	R - Residential
Land Use	100 - Residential Vacant
Sum of Structure Areas	

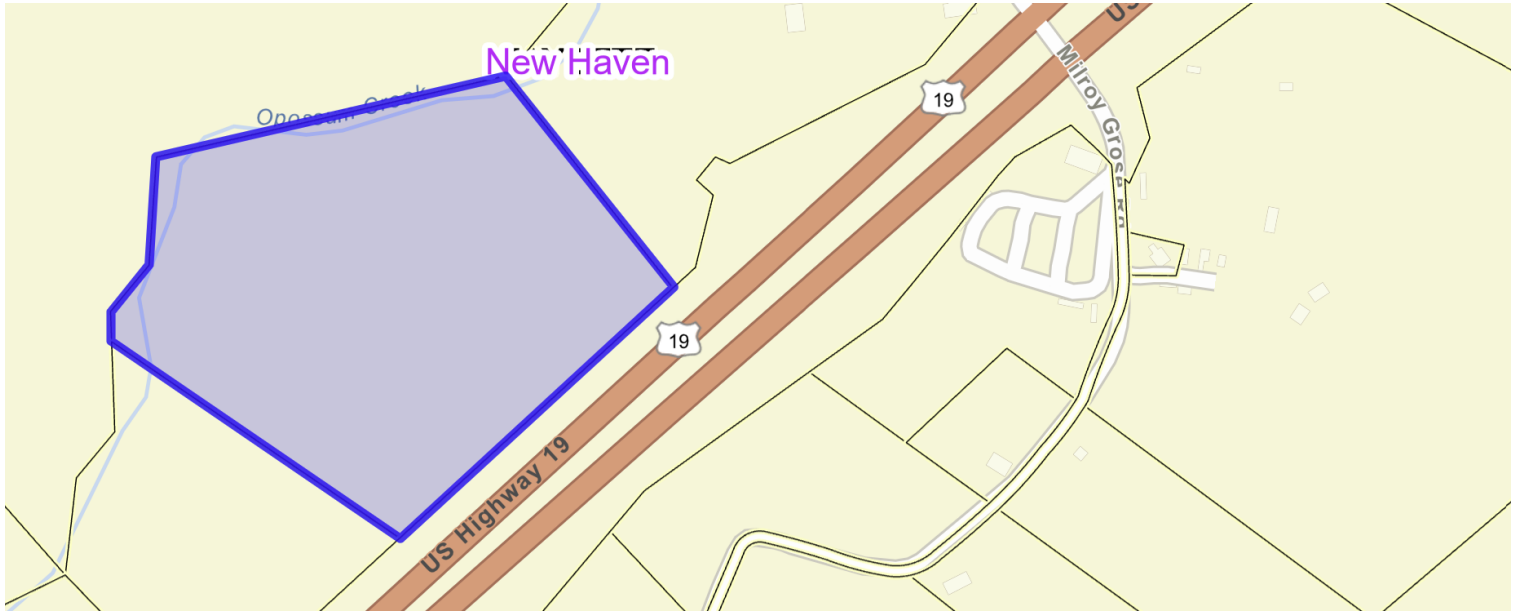
of Buildings (Cards) 1

Year Card	Built	Stories	CG	Architectural Style	Exterior Wall	Basement Type	Square Footage (SFLA)	Building Value

Year Card	Built	Attic	Fuel	Heat System	Heat/AC	Bedrooms	Full Baths	Half Baths	Total Rooms

Flood Zone Information
Learn more at [WV Flood Tool](#)

Acres (c.)	Risk	
27.06	High	This parcel appears to be in a HIGH RISK flood hazard zone.



PROFIT AND LOSS-NEW RIVER GORGE CAMPGROUND

New River Gorge Campground Inc.					
Profit & Loss					
January 2021 through December 2024					
	<u>Jan - Dec 21</u>	<u>Jan - Dec 22</u>	<u>Jan - Dec 23</u>	<u>Jan - Dec 24</u>	<u>TOTAL</u>
Ordinary Income/Expense					
Income	111,858.00	97,909.41	74,201.77	51,165.02	335,134.20
Expense					
Bank Service Charges	1,825.25	1,952.48	1,645.20	1,712.46	7,135.39
Cleaning and Laundry	480.00	480.00	0.00	0.00	960.00
Credit Card Expense	5,128.60	3,410.46	9,334.85	7,132.86	25,006.77
Depreciation Expense	1,713.00	1,713.00	1,713.00	1,713.00	6,852.00
Donation	2,000.00	2,000.00	0.00	0.00	4,000.00
Insurance Expense	1,952.95	1,953.00	0.00	0.00	3,905.95
License and Fees	60.00	60.00	0.00	0.00	120.00
Miscellaneous	0.00	3,543.82	4,568.80	0.00	8,112.62
Office Supplies	856.12	856.12	0.00	29.90	1,742.14
Payroll Expenses	28,622.34	1,863.39	0.00	0.00	30,485.73
Phone Expense	364.26	46.48	0.00	0.00	410.74
Professional Fees	407.41	500.00	500.00	700.00	2,107.41
Repairs and Maintenance	16,881.48	16,778.42	1,893.90	704.69	36,258.49
Taxes - Property	4,391.68	4,400.00	4,400.00	4,400.00	17,591.68
Telephone Expense	0.00	345.95	0.00	0.00	345.95
Utilities	53,577.60	53,844.05	39,210.74	39,999.89	186,632.28
Total Expense	<u>118,260.69</u>	<u>93,747.17</u>	<u>63,266.49</u>	<u>56,392.80</u>	<u>331,667.15</u>
Net Ordinary Income	-6,402.69	4,162.24	10,935.28	-5,227.78	3,467.05
Other Income/Expense					
Other Expense					
Income Taxes					
Federal Income Tax	1,510.65	0.00	331.00	1,571.00	3,412.65
state income tax	477.00	0.00	102.00	0.00	579.00
Total Income Taxes	<u>1,987.65</u>	<u>0.00</u>	<u>433.00</u>	<u>1,571.00</u>	<u>3,991.65</u>
Total Other Expense	<u>1,987.65</u>	<u>0.00</u>	<u>433.00</u>	<u>1,571.00</u>	<u>3,991.65</u>
Net Other Income	-1,987.65	0.00	-433.00	-1,571.00	-3,991.65
Net Income	<u><u>-8,390.34</u></u>	<u><u>4,162.24</u></u>	<u><u>10,502.28</u></u>	<u><u>-6,798.78</u></u>	<u><u>-524.60</u></u>

PURCHASING INFORMATION FOR BUYERS

BUYERS PURCHASING USING FINANCING

All buyers that require financing to purchase this property MUST follow the steps below in order to be allowed to bid on this property:

1. Notify your lender (bank, mortgage company, etc.) that the property is being sold "AS-IS".
2. Notify your lender (bank, mortgage company, etc.) that the terms of the loan cannot require a home inspection.
3. Notify your lender that the property must close within 30 days of the date of the auction.
4. Get pre-approved or pre-qualified for a loan.
5. Obtain a pre-approval or pre-qualification letter, written on the letterhead of the lender, clearly showing the maximum amount you are approved to borrow.
6. Present the pre-approval letter to the auctioneer or a member of the auction staff.

CASH BUYERS

All buyers purchasing this property with cash MUST follow the steps below in order to be allowed to bid on this property:

1. Prior to the date of the auction, or at registration on the day of the auction - provide the auctioneer with proof of funds: bank letter, account ledger, screenshot of specific account information, etc.

Broker/Agent Participation Terms

Auction Date: Live Auction: June 24, 1:00 PM

Property Address: 19 Pennington Place and 632 Milroy Grose Road, Lansing, WV 25862

Referral compensation be 10% of the net buyer's premium will be paid to any properly licensed real estate broker whose bidder is the successful purchaser and who actually closes and pays that total contract price and closing costs for this property. It is understood and agreed that the broker referral compensation structure will be based on the stated terms and conditions of the sale.

To earn the foregoing referral compensation:

- 1) Participating broker must register his/her buyer/bidder by filling out the broker/agent registration form in full on the Entrusted Auctions website or contact the auctioneer at jarrod@entrustedauctions.com to request a copy. Participating broker must file the registration from the website or email it to jarrod@entrustedauctions.com no later than 5:00 pm EST, on the day preceding the live auction. Referral compensation is contingent upon, and will only be paid if the broker/agent participation form is received by no later than 5 pm on the day preceding the auction. The form may also be mailed to our office or hand delivered to: Entrusted Auctions, 583 Canterbury Drive Beckley, WV 25801.
 - 2) Unless participating online, participating broker/agent must attend the scheduled home tour with his/her client or schedule a private tour and attend the private tour with his/her client.
 - 3) Unless participating online, participating broker/agent must accompany his/her buyer to the auction or be present with client
 - 4) Brokers/agent that intend to assist clients with online bidding must be present with their client as the auction closes on the final day of the auction (date to be determined) and, if they are the high bidder, they and their client must speak directly with the auctioneer following the end of the auction.
 - 5) Brokers/agents that assist a winning online bidder, must ensure that the real estate contract of purchase is executed immediately following the close of the auction. Earnest money from a winning online bidder, must be remitted in the form of a credit card payment or cashier's check immediately following the close of the auction. A 3% service fee will be added to the total earnest money deposit if a credit card is used.
- Broker/agent agrees that broker/agent will not claim any exceptions to the foregoing procedures.
 - Broker/agent agrees that no oral registration will qualify broker/agent for referral compensation, and no broker forms will be accepted at the auction site.
 - Broker/agent agrees that if the buyer's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent may also be reduced.
 - Broker/agent agrees that broker's/agent's referral compensation will be due upon closing of the purchase by his Buyer/Bidder with all consideration paid in full.
 - Broker/agent agrees that he/she shall hold harmless and indemnify Entrusted Auctions, its affiliates or assigns, including its reasonable attorney's fees, from any and all claims with regard to such commission.
 - Broker/agent must attach a copy of these terms, executed by the broker/agent below, with each registration.
 - Broker/agent is not eligible for commission if he/she is the purchaser.
 - Broker/agent may not represent other brokers/agents
 - Broker/agent may not represent an entity (or any affiliate of which) the broker/agent is a principal, employee, affiliate or immediate family member
 - Broker/agent must submit a signed buyer agency agreement and Notice of Agency form with submittal of this agreement.

I agree to the terms set forth herein.

Broker Signature: _____ **Broker Printed Name:** _____

Agent Signature: _____ **Agent Printed Name:** _____

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

DATE: _____

REMIT TO: Entrusted Auctions

E-mail: jarrod@entrustedauctions.com

Name of Broker/Agent: _____

Name of Company: _____

Phone Number & Email Address: _____

Address of Auction Property: _____

Bidder Contact Information:

Name: _____

Phone: _____

Email: _____

Broker Signature _____ Date _____

Broker License No. _____

Agent Signature _____ Date _____

Agent License No. _____

Buyer Printed Name _____

Bidder's Signature: _____ Date _____

*Bidder/Buyer acknowledges that he/she understands the Broker Participation Terms, and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive referral compensation from the sale. Referral compensation is contingent upon, and will only be paid if the broker participation form is received by Entrusted Auctions no later than 5 pm on the day preceding the auction.

**ALL BROKER PARTICIPATION FORMS MUST BE RECEIVED
NO LATER THAN 5:00 PM (EST) THE DAY PRIOR TO THE AUCTION**

Why use Entrusted Auctions to sell your property?

Entrusted Auctions will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. Our auctions are conducted in combination with both live and internet auction formats. This results not only in full and current market value, but preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions, reduced risk, and a known sale and closing date.

Our experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real estate. For more information please visit www.entrustedauctions.com and allow us the privilege to add your name to our growing list of satisfied clients.

Entrusted Auctions

Driven by Service, Proven by Results