*Real Estate Auction*

For the Campbell Estate

Monday, December 4, 2023 @ 4:00pm

38 Strawberry Path Lane, Clendenin, WV 25045

(Falling Rock, WV Coordinates 38.47255)

A tree in front of a house

Description automatically generated

*Auctioneer: Stacy L. Cooper #1517 Auctioneer/Agent: Roger Mullins #1703*

*www.MOUNTAINEERAUCTIONS.com*

BEDROOMS: **2**

BATHS: **1 Full**

SQ. FEET: **Approx. 820 total**

COUNTY: **Kanawha**

TYPE: **Conventional Rambler**

YEAR BUILT: **Approx. 1940**

CONSTRUCTION: **Wood**

ROOF: **Shingle**

HEAT: **Gas forced air**

WATER: **Public**

WALLS: **Plaster & Drywall**

WINDOWS: M**etal frame replacements**

FLOORS: **Oak hardwood, Laminate, tile & carpet**

A/C: **Central**

SEWER: **Elk PSD**

LOT: **1A 27POLES SURF LT 3 BOTTOM LAND PRICE ESTATE MH; Big Sandy District, Kanawha County** (as assessed)

LEGAL DESCRIPTION: **Deed Book: 2329 Page Number: 0064**

ADDITIONAL: **Over 1acre on Historic Elk River – Outdoor activities abound - fishing, kayaking, canoeing & river floating with take-out at Blue Creek - Property fronts Route 119 – Wood burning fireplace – Technologies available Front & back decks – Enclosed back porch - Possible 3rd bedroom – Location between new Clendenin Middle & Herbert Hoover High schools**