

# PUBLIC SALE

— OF VALUABLE —

## Coal and Timber Land

IN CANAAN, WEST VIRGINIA.

---

HENRY WOLFE,

*vs.*

N. W. SOLLENBERGER.

AND

DANIEL HERR,

*vs.*

N. W. SOLLENBERGER.

*In Chancery.*

By virtue of a decree of the Circuit Court of Grant county, W. Va., pronounced at its October Term, 1883, in the two above entitled causes, the undersigned Special Commissioners, appointed for the purpose, will offer for sale at public auction, to the highest bidder, before the court house door in the town of PETERSBURG, in the county of Grant, on

*Monday, the 2d Day of June, 1884,*

the 3-18th undivided interests of N. W. Sollenberger in the following tracts of land, to-wit :

One tract of 9247 3-8 acres and one tract of 71 acres.

These two tracts adjoin each other, and are situated in "Canaan" in the Alleghany mountain, in the counties of Grant and Tucker (principally in the former) within 6 or 8 miles of "Fairfax Stone" and on both sides of Stony River, and on the Beaver prong of Black Water and adjoins the lands of McMechen, Grove, Gatzmer, Davis and others, It is entirely unimproved, but very valuable for its immense deposits of excellent Coal and quantities of valuable Timber. This land lies in what is known as "The Upper Potomac Coal Fields" or "Stony River Coal Basin," and is underlaid with large veins or seams of coal of fine quality of from four to nine feet thick, and easily worked. There is also the greatest abundance of magnificent timber on the land, such as Cherry, Sugar, Maple, White Pine, Hemlock, Fir, Beach and Birch, the trees being generally of enormous size, and estimated by competent judges to be worth at least a hundred dollars per acre on the ground

or in the tree. We think, therefore, we are safe in saying the offer of this land for sale affords an excellent opportunity for a first class investment independent of the value of the coal and timber. The land itself, or at least most of it, will make, when improved, first class grazing and farming land, as are all the lands in that region. There is no better land in the State for grass. The soil is a rich black loam, from five to six feet in depth. There is no section of West Va. developing more rapidly than that in which this land lies, caused by the building of the West Va. Central & Pittsburg R. R., from Bloomington, on the B. & O. R. R., five miles above Piedmont, on the North Branch of the Potomac, to the famous "Fairfax Stone," thus affording an outlet to market for the valuable mineral and timber of that splendid region of our State. The land we offer for sale is only six or eight miles distant from the W. Va. Central & Pittsburg R. R., and consequently at present within easy means of transportation facilities for the coal and timber on it. The proposed "Coal and Iron Railway" towards the building of which the counties of Grant and Hardy have recently voted liberal subscriptions, will pass directly through this land. The preliminary surveys of this last mentioned road have been made and through this land "The Coal & Iron Railway" starts in the coal fields of the "Upper Potomac" in Grant or Tucker county and runs thence east through the counties of Grant and Hardy, via Petersburg, Moorfield and Wardensville to Winchester, where it will connect with a line of railroad to tidewater and all the Eastern and Southern cities. Such men as Ex Senator H. G. Davis, Hons. S. B. Elkins, Jas. G. Blaine, J. N. Camden, Jno. B. Chaffee, Wm. Keyser and others are known to be at the head of and pushing this great enterprise. We think we can safely say, therefore, that the building of the "Coal & Iron R'y" in the near future is an assured fact; and when it is built the value of this and all other lands in that region will be greatly enhanced.

**Terms of Sale as prescribed by the decree:** One-third of purchase money cash on day of sale, and the residue in two equal annual payments with interest thereon from day of sale, for which the purchaser will be required to execute bonds with good personal security and the title to the lands sold will be retained as further security until the whole of the purchase money is paid.

W. F. DYER, }  
 JOSEPH SPRIGG. } SPECIAL COM'RS.

I hereby certify that the above named Special Commissioners have given the bond required by law and said decree,

D. P. HENDRICKSON,  
 Clerk of Circuit Court of Grant Co., W. Va.

DAVIS & SON, Auc'rs.