

Property Descriptions

Descriptions of properties will be listed as **MIN** (Mineral, Oil, and/or gas rights only), **SUR** (Surface only), or **FEE** (Surface, mineral, oil and gas rights). In order to ensure that you have complete rights to the property on which you are bidding, you must bid on **FEE**. **MIN** bids will ensure that you have the mineral rights, but do not entitle you to any surface area rights. This means that your **MIN** bid only gives you rights to the minerals, oil, etc., which are underground. Another entity may own the surface area.



A/AC=ACRE	M/L=MORE OR LESS
ADJ=ADJOINING	NO=NORTH
ADN/ADDN= ADDITION	PCL OR PAR=PARCEL
BLK=BLOCK	PK=PARK
BR=BRANCH	PL=PLACE
CK=CREEK	PT=PART
C/O/G=COAL, OIL, GAS	RDS=RODS
CONT=CONTAINING	R/W=RIGHT OF WAY
EST=ESTATE	SEC=SECTION
FK=FORK	SUB=SUBDIVISION
FT=FEET	SO=SOUTH
INT=INTEREST	SQ=SQUARE
LT=LOT	UND=UNDIVIDED
	WTS=WATERS

WEST VIRGINIA
State Auditor's Office

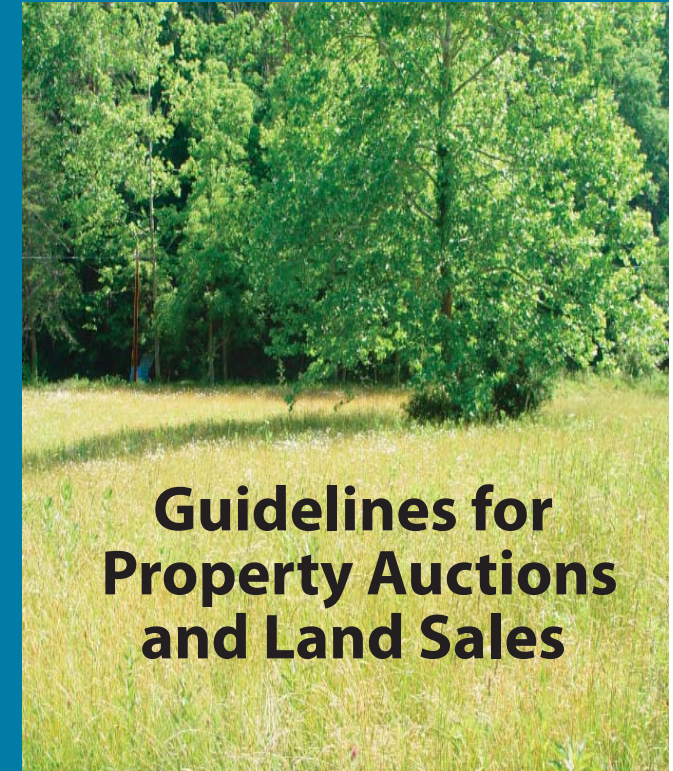
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WEST VIRGINIA
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County Collections Division



Guidelines for Property Auctions and Land Sales

GLEN B. GAINER III, STATE AUDITOR
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Land Sales

State Auditor Glen B. Gainer III serves as Commissioner of Delinquent and Nonentered Lands, Ex-Officio. The County Collections Division of the State Auditor's Office has the primary function of returning Delinquent and Nonentered Lands to private ownership. This is accomplished by the redemption of property or by selling the property at auction.

This land sales guide has been developed to assist individuals who wish to participate in the land auctions. Auditor Gainer strongly recommends that land auction participants contact an attorney before bidding on property.

Properties included in land sales (by county) are listed on the State Auditor's web site. To find them, go to www.wvsao.gov and click on the County Collections button to find the Land Sale Listings. The following list includes property status codes and a brief description:

No Action: These are the newest certified properties. All properties under this status must go to the next public land auction unless redeemed. We CANNOT accept bids in our office on properties under this status.

No Bid: These properties have been to a prior auction and received no bids.

Sold: These properties have been sold and are no longer available.

Sold Disapproved: The State Auditor has disapproved the purchase of these properties, which means that the property

has either been redeemed or that sale is not in the best interest of the State.

Sold-Did Not Follow Through: These properties were sold and the purchaser did not follow through with the sale.

Dismissed: The property is no longer available.

Deed: Property is unavailable.

Suspended: Not available for sale.

Suit Previously Filed: Pending law suit, not for sale.

Preparation

You must know the county of the property for which you are bidding. It is always beneficial to the bidder to research the property prior to the sale so you know exactly what you are bidding on. The best way to do this is to research the deed. This can be done at the County Clerk's Office.

It is important to know the status of the property you would like to bid on. You may be able to bid directly through the Deputy Land Commissioner's Office if it has been in a prior public auction and is in the "NO BID" status. You may also want to inquire about "SOLD - Did Not Follow Through" status properties. To obtain a Delinquent and Nonentered Land Bid Form, go to the State Auditor's web site, www.wvsao.gov.

Eligibility

Anyone can bid on delinquent property with the following exceptions:

- Deputy Land Commissioners or their deputies.
- County Clerks or their deputies.
- Sheriffs or their deputies.
- County Commissioners or their deputies.
- Assessors or their deputies.
- Those with legal interest in the sale of the property.

The Sale Process

The Sheriff's Office for the county in which the land is located hold a tax sale on those properties remaining delinquent as of the first day of September. Property to be included in the tax sale is first advertised

by the Sheriff's Office in the local newspaper three times prior to the sale taking place. Property not sold are turned over to the State Auditor.

Any land not being sold at the auction is held by the state for 18 months before being certified and may then be included in future sales by the Deputy Land Commissioner. The oldest tracks of property will go up for sale first. Acreage for property can vary. If you are purchasing mineral, oil, gas or timber rights, you must ensure that the property description states this.

After the Sale

After you bid you must wait for an approval letter. You will have 45 days once your purchase has been approved by the State Auditor to submit a typed list of those with the right to redeem (ex., owner, lien holders, individuals with

fiduciary responsibilities and heirs) to the Deputy Land Commissioner. If your list is not submitted within 45 days you will lose all benefits of your purchase, one of which is your ability to get a refund.

It is STRONGLY recommended that you consult with a licensed attorney in the State of West Virginia to complete your title work. Please wait for your invoice from our office before submitting a payment. Property owners have approximately 3 years to redeem their property once it becomes delinquent at the County Sheriff's Office.

Timber

Rarely there will be Timber Rights sold at the Land Auctions. These will be listed on the deed and will fall under the subcategory of Minerals=MIN.