



# Blue Ridge Land & Auction Co., Inc

## Online Auction Bidders Agreement

Buyer agrees to immediately enter into the Real Estate Auction Purchase Contract approved by Seller, if declared the high bidder (winning bidder) by the auctioneer during the following auction:

**AUCTION FOR** – Ellen Beach Richardson & Thomas Richardson

**AUCTION LOCATION** – Online at [www.BlueRidgeLandandAuction.HiBid.com](http://www.BlueRidgeLandandAuction.HiBid.com)

**AUCTION DATE** – Thursday, April 23<sup>rd</sup>, 2026 at 4 PM

\*\*\* Bids at 4 PM extend auction 2 minutes, and each bid during extension(s) restart 2-minute extension

See Paragraph 16 that addresses the **“SOFT CLOSE”**.

**AUCTIONEER** – Matt Gallimore (Broker/Auctioneer) of Blue Ridge Land & Auction Co. located at 102 S. Locust St., Floyd, VA 24091 (540-745-2005) has contracted with “Seller” to offer to sell at public auction certain real property.

**OFFERING** –

**Legally described as:**

+/- 177.495 acres and improvements; Parcel ID: 35 A 39; Deed 524, Pg 0352

**Address:**

TBD Peacock Dr. and Lovell Rd., Hillsville, VA 24343

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, April 23<sup>rd</sup>, 2026 at 4 PM (EST)**

Bidder agrees that they have read and fully understand the Online Auction Bidders Agreement and the Terms and Conditions of this auction.

**It is solely bidders’ responsibility to contact the auction company at (540) 745-2005 with any questions regarding the auction, purchase agreement, or terms & conditions, prior to placing any bids in said auction.**

## Online Auction Terms & Conditions

- 1) **Seller Confirmation Auction:** The property is being offered in an Online Only Auction, with all bids being subject to the Seller's approval. This means that this auction is subject to a seller's reserve, which means that if the reserve is not met, the seller is not required to sell the property.
- 2) **Bidding Registration:** Online bidder hereby agrees that they must be properly registered for the online auction. If you need assistance with registration, contact **Kaitlyn Harman at (540) 745-2005 or by email at [BlueRidgeLandandAuction@gmail.com](mailto:BlueRidgeLandandAuction@gmail.com)**. Seller(s) may at their sole discretion request additional registration requirements from any bidder unknown to them or the auction company.
- 3) **Bidding Opens/Closes:** The Online Only Auction bidding shall be opened and begin closing on the dates and times stated above, subject to the soft close feature as outlined below in (#16).
- 4) **Property Preview Dates:** It is highly recommended that all bidders personally inspect the property prior to placing any bids in the auction. Property inspections are the sole responsibility of the bidders. The property may also be inspected by scheduling an appointment with the Auction Company at (540) 745-2005 or Auctioneer Matt Gallimore at (540) 239-2585.
- 5) **No Financing Contingency:** By participating in this auction, bidders hereby agree that their bid shall **NOT** be subject to the bidder's ability to obtain financing. Financing is NOT a contingency in the purchase agreement. However, if a bidder decides to purchase property with a loan, they should make sure they are approved for a loan and that lender is capable of completing on or before closing date.
- 6) **Buyer's Premium: A Ten Percent (10%)** Buyer's Premium shall be added to the final bid price place online, which will determine the Total Contract Sales Price. Bidders hereby understand that the Buyer's Premium shall be added to the winning bid to create the Total Contract Sales Price for which they are obligated to pay for the property. **Example:** (winning online bid \$100,000 + 10% buyer's premium = total purchase price of \$110,000).
- 7) **Purchase Contract:** Winning bidder hereby agrees to enter into the Real Estate Auction Purchase Contract which has been approved by the Seller, immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction the winning bidder will be forwarded via email an Auction Real Estate Sales Contract to purchase the property. A signed copy of the Auction Real Estate Sales Contract must be received by **United Country | Blue Ridge Land and Auction** no later than 24 hours from the time said Purchase Contract was sent to the winning bidder. The Auction Real Estate Sales Contract may be e-signed, hand delivered, faxed, or scanned and emailed. A sample purchase contract is available for review online prior to placing any bids in the auction.

- 8) **Earnest Money Deposit:** A **\$20,000** non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to United Country | Blue Ridge Land and Auction no later than 48 hours following the close of auction. See closing agents contact information below. The balance of the purchase price will be due in full at closing.
- 9) **Closing:** Closing shall be on or before **Monday, June 8<sup>th</sup>, 2026**. Buyers will be afforded the opportunity to close via email, mail, and wire transfer of certified funds.
- 10) **Easements:** The sale of the property is subject to any and all easements of record.
- 11) **Survey:** No survey is required to transfer title to the property and the Seller shall not provide any additional survey. If the Buyer desires a survey, it shall be at the Buyer's sole expense and shall not be a contingency or requirement in the purchase contract.
- 12) **Possession:** Possession of the property will be given upon payment in full of the purchase price and transfer of title, at closing.
- 13) **Deed:** Seller shall execute a general warranty deed conveying the property to the buyer(s).
- 14) **Taxes:** Seller shall pay any previous year's taxes (if due), and the current year's real estate taxes shall be prorated to the date of closing.
- 15) **Online Auction Technology (Disclaimer):** Under no circumstances shall Bidder have any kind of claim against United Country – Blue Ridge Land and Auction, Broker of record, or anyone else, if the Internet service fails to work correctly before or during the auction. Online bidding is subject to technology faults and issues which are outside the control of the auction company. Bidder(s) are encouraged to use the "Maximum Bid" feature on the bidding platform and lock in their maximum bid amount if they are concerned about technology failure during the auction. The SELLER and/or Auction Company reserves the right to **(pause)** the online auction bidding in the event of any internal or external technology failure, to preserve the integrity of the auction event and maintain a fair and impartial bidding environment.
- 16) **Soft Close:** If a bid is received within the last 2 minutes of the auction, the auction close time will automatically extend 2 minutes to allow other bidders an opportunity to competitively bid prior to the auction closing. This feature eliminates "snipers" and encourages fair and impartial bidding from all participants.
- 17) **Disclaimer:** All information provided is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. Information is subject to change without notice. There are no warranties either expressed or implied pertaining to this property. Real estate is being sold "As-Is, Where-Is" with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

18) **Bidding Disclosures:**

- a. The Auctioneer is allowed to bid on behalf of the Seller up to, but not beyond the Seller's reserve price (if applicable). This auction is subject to a seller's reserve and this is allowed per Virginia auction code: 18 VAC 25-21-120.
- b. The property is available for and subject to sale prior to auction.
- c. By participating in this auction, Buyers hereby acknowledge that any bid(s) placed by them is a binding agreement to purchase the property, subject to the bid being approved by Seller (if applicable).

19) **Broker Referral Fee:** A Broker Referral Fee of 2% (of the High Bid Price) is offered to VA State Licensed Real Estate Brokers or Salesperson under the following conditions: Referring Agent must contact the Auction company and submit a Broker Participation Form signed by the buyer at least 48 hours prior to auction date. Form must be submitted via email to [BlueRidgeLandandAuction@gmail.com](mailto:BlueRidgeLandandAuction@gmail.com). If these steps have not been completed, a broker referral fee will not be paid.

20) **Pre-Auction Sales:** As an agent for the Seller, the Auctioneer must present any and all bona fide written offers to the Seller, which may be created outside of the online bidding platform. Therefore, all properties are subject to pre-auction sales. Pre-auction offers must meet all off the auction terms and conditions and must be submitted to the Auctioneer on the Auction Real Estate Sales Contract, along with the required earnest deposit. Properly submitted offers will be presented to the Seller in a timely manner. Seller may accept or reject such offer at their sole and absolute discretion. When a pre-auction offer is submitted, all properly registered online bidders will be notified that "an offer" has been submitted and on which specific property, however the amount of the offer shall remain confidential. All pre-auction offers must allow a minimum of 24 hours for seller's acceptance. A Broker Referral Fee of 2% (of High Bid Price) is offered to a cooperating VA State Licensed Real Estate Broker or Salesperson on any pre-auction offers that are properly completed and submitted on the appropriate forms provided by the auction company.

21) **Other:** According to deed, property being sold was owned by PC Phosphate Company before being sold in 1997. There haven't been any mining activities since, and owner is not aware of the extent, or activity of any mining on the property prior to 1997. Mineral rights have not been severed and convey with the property.

Matt Gallimore – United Country Blue Ridge Land and Auction  
Owner, Real Estate Broker, Auctioneer, MBA  
102 South Locust Street; PO Box 234  
Floyd, VA 24091  
540-239-2585  
[Gallimore.Matt@gmail.com](mailto:Gallimore.Matt@gmail.com)

**Individual State License #'s**

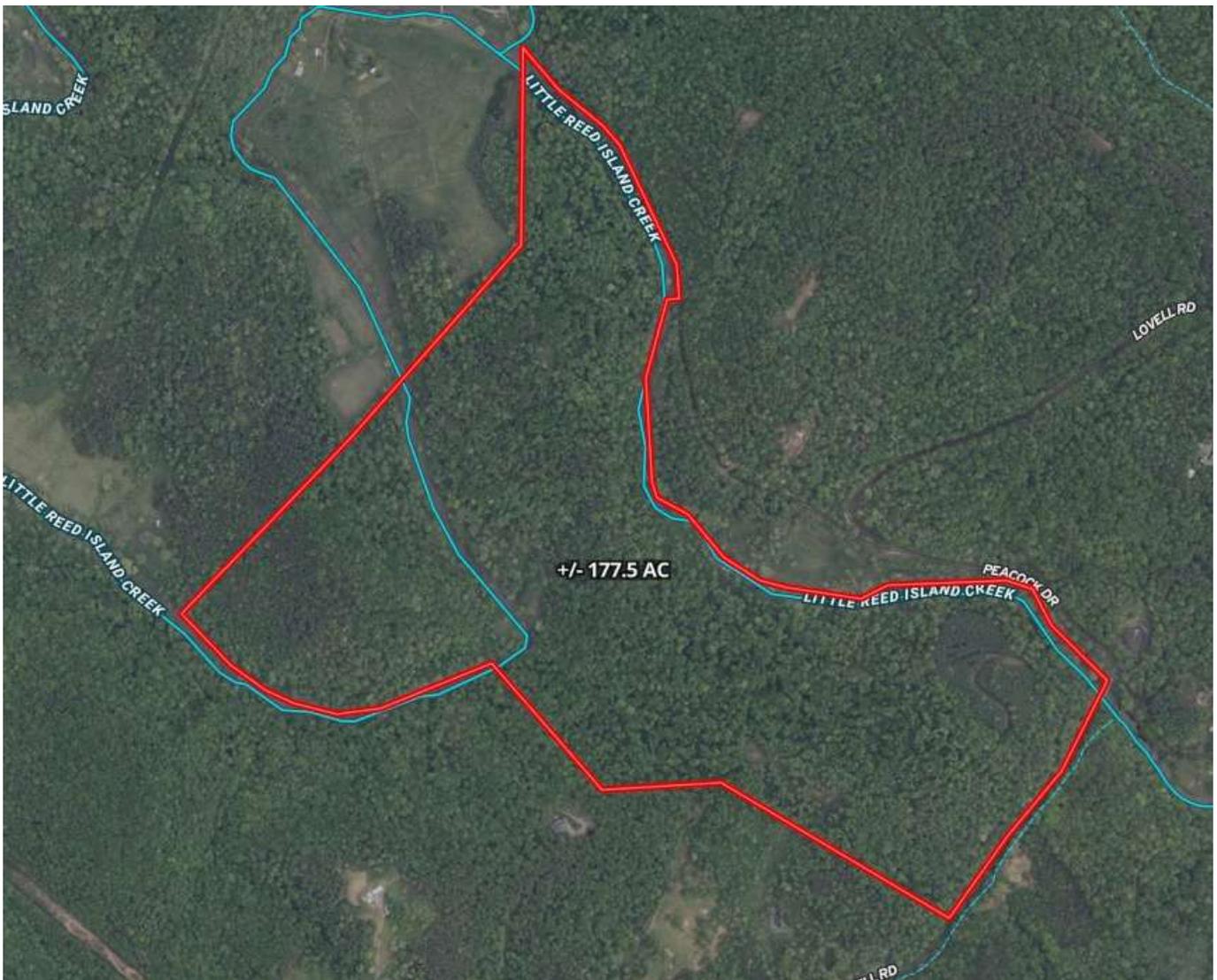
Virginia Auctioneer License #	2907004059
Virginia Real Estate Broker License #	0225062681
North Carolina Auctioneer License #	10250
North Carolina Real Estate Broker License #	311692
Tennessee Auctioneer License #	7095
Tennessee Real Estate Broker License #	350819
South Carolina Auctioneer License #	4757
South Carolina Real Estate Sales Person License #	139344
Florida Real Estate Sales Person License #	SL3618959
Florida Auctioneer License #	AU5414

**Firm State License #'s**

Virginia Auction Firm License #	2906000294
Virginia Real Estate Firm License #	0226000240
North Carolina Auction Firm License #	10299
North Carolina Real Estate Firm License #	C35716
Tennessee Real Estate Firm License #	263941



# Aerial



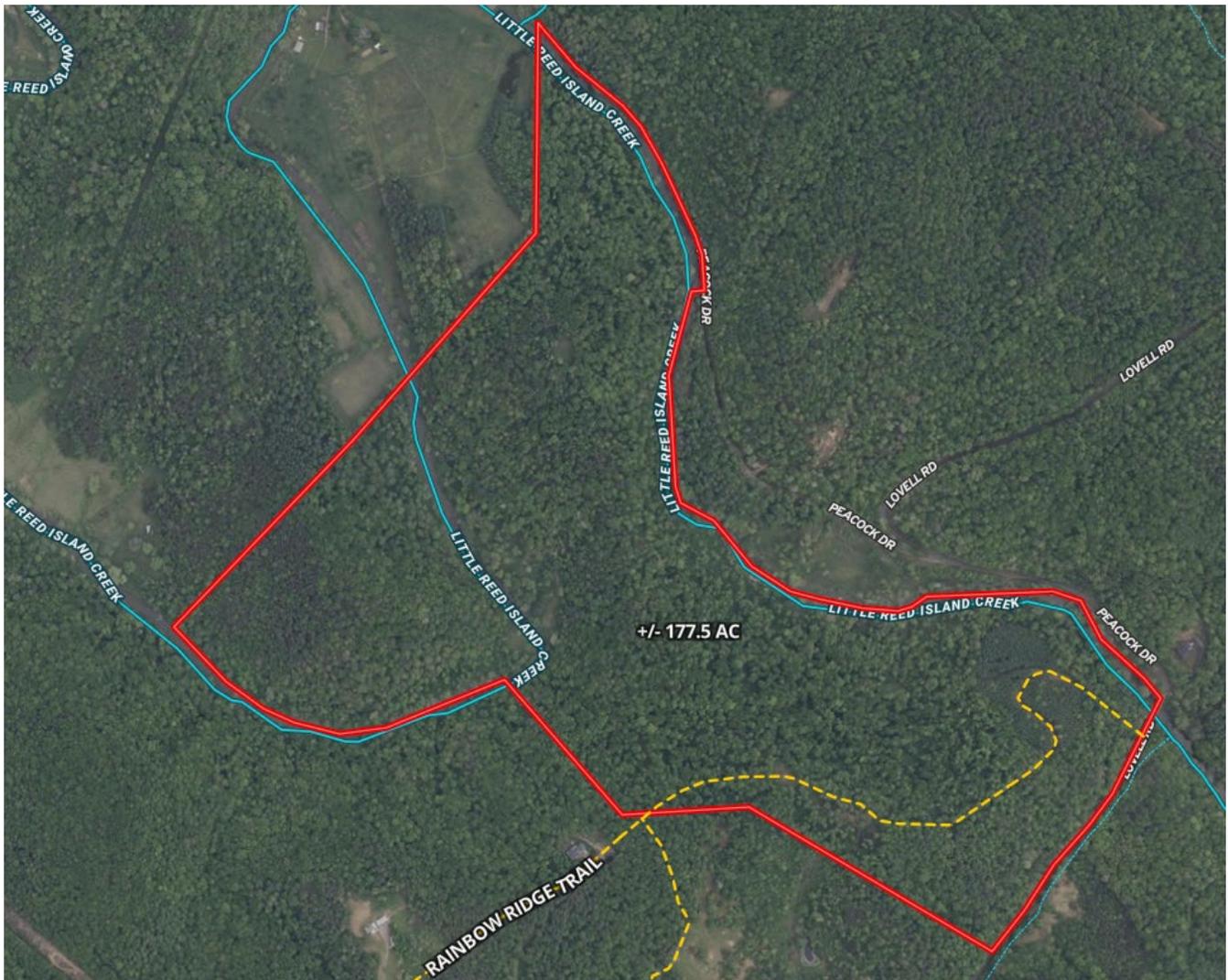
**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. \*\***



# Aerial

## Auction Services

There is a road / trail that goes through property to adjacent properties, but title search indicates there are no legal right of ways granted through this property to those properties. It will be up to new owner to allow or prohibit travel along that road.



# Contour

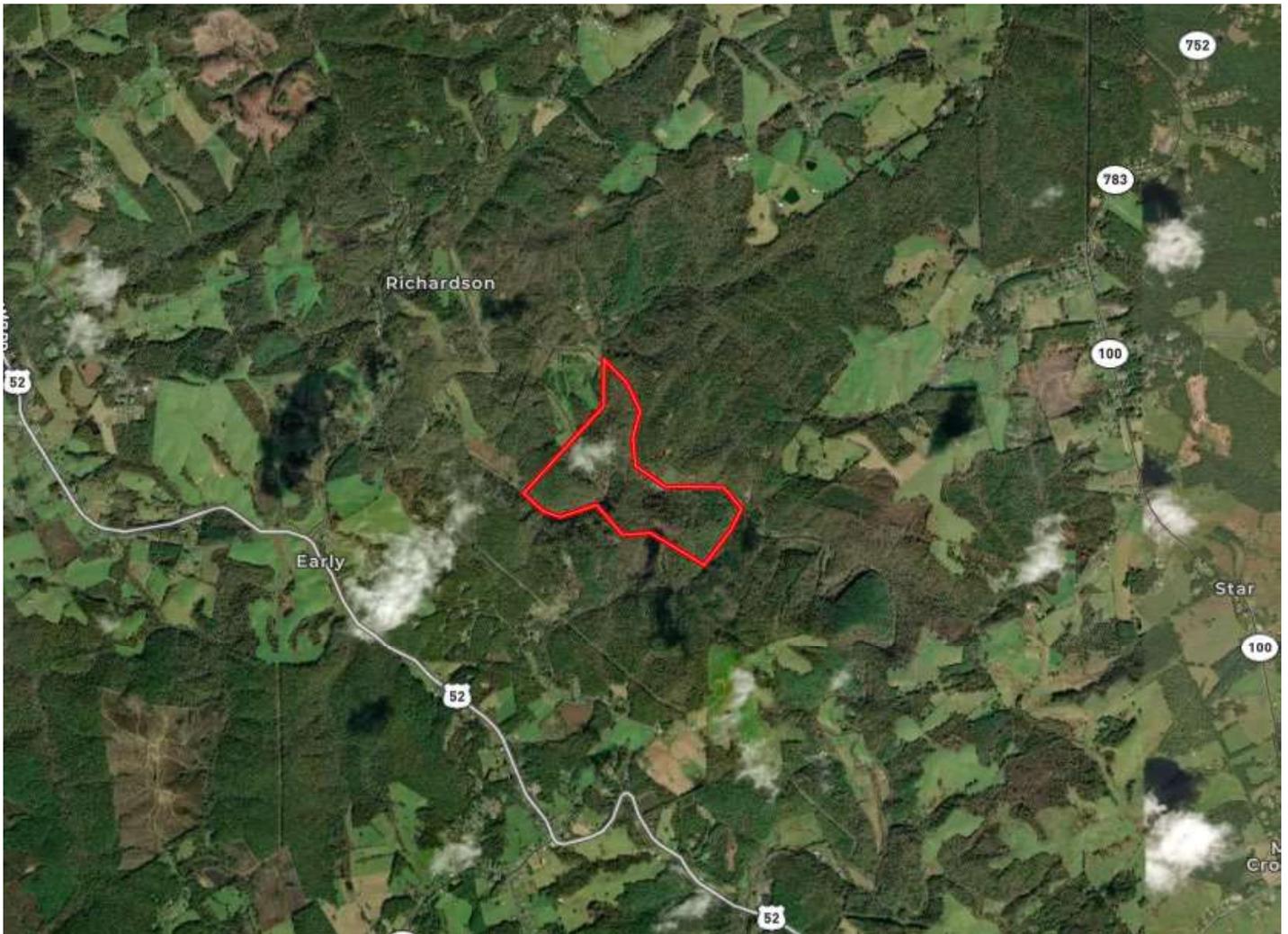


**\*\* Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries.\*\***



# Neighborhood

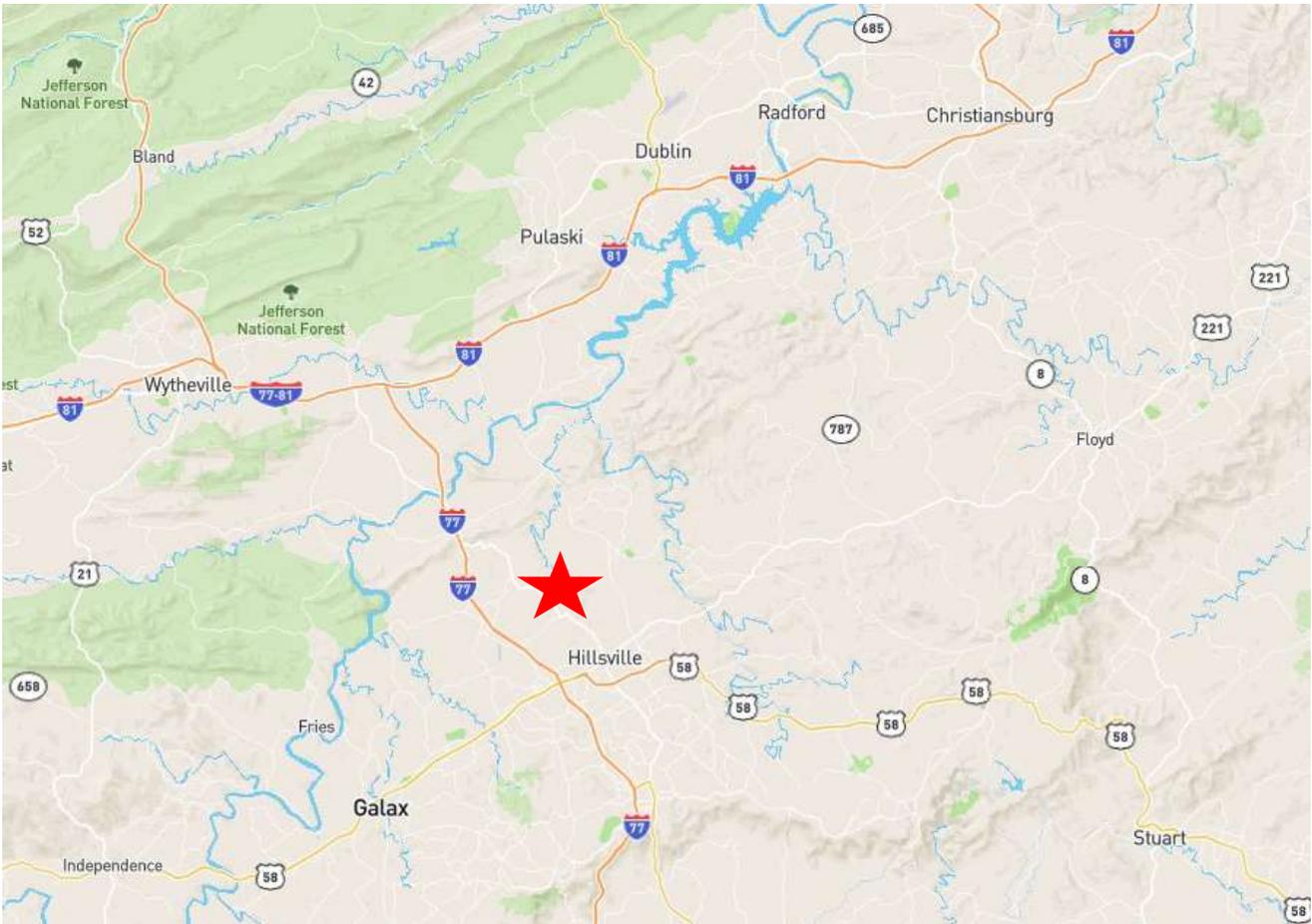
TBD Peacock Dr.,  
Hillsville, VA 24343





# Location

TBD Peacock Dr.,  
Hillsville, VA 24343



ADMINISTRATIVE INFORMATION

PARCEL NUMBER 35 A 39
Parent Parcel Number
Property Address
Neighborhood 200 COUNTY NORTH
Property Class 6 6-Agricultural/Undev (100+)

OWNERSHIP

RICHARDSON ELLEN BEACH
1776 BEAVER DAM RD
HILLSVILLE, VA 24343-0000
RD 769

TRANSFER OF OWNERSHIP

Date 01/16/1998 Bk/Pg: 524, 0352 \$257690

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 018
Area 001
District 03

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, Reassessment, Reassessment, Reassessment, 2013, 2017, Split, 2021, 2025. Rows include VALUATION and 0.

Site Description

Topography: Rolling
Public Utilities:
Street or Road: Paved
Neighborhood: Static
Zoning: 1 31 Rural Land, 2 90 Waterfront Homesite
Legal Acres: 177.4950

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows include 1 31 Rural Land and 2 90 Waterfront Homesite.

COM1: 35 -(A)- 39
LAND: LONG FRONT OF REED ISLAND CREEK AND LONG ROAD FRONTAGE
STEEP LAND/NICE SITE AT CREEK
PT16: PROPERTY SPLIT 2016
3.066 ACRES TO WADE RICHARD HURST JR & ROBERT AUSTIN HURST BY DB
1036-787 DATED 4/29/16
PT18: PROPERTY SPLIT 2018
4.159 ACRES TO JOHN R & JANET B STUM BY DB 1094-0354 DATED 08/22/2018

Supplemental Cards 667700
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE 667700

**TITLE REFERENCE**

PLAT SHOWING 185.182 AC. (TOTAL) IS A PORTION OF THAT PROPERTY ACQUIRED BY JOHN MICHAEL TURMAN AND WANDA A. TURMAN AS DESCRIBED IN DEED BOOK 520, PAGE 505, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CARROLL COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

LINE	BEARING	DIST.	DESCRIPTION
1	S 65° 11' 12" E	12.44	Pipe Sht. West 40' R/W
2	S 33° 35' 26" E	51.34	Point on West 40' R/W
3	S 37° 37' 54" E	81.82	Point on West 40' R/W
4	S 40° 01' 15" E	68.85	Point on West 40' R/W
5	S 43° 03' 45" E	59.89	Point on West 40' R/W
6	S 47° 18' 04" E	67.93	Point on West 40' R/W
7	S 51° 52' 48" E	68.82	Point on West 40' R/W
8	S 50° 38' 53" E	46.38	Point on West 40' R/W
9	S 48° 35' 44" E	47.54	Point on West 40' R/W
10	S 46° 34' 20" E	48.47	Point on West 40' R/W
11	S 44° 33' 17" E	45.51	Point on West 40' R/W
12	S 42° 35' 16" E	42.70	Point on West 40' R/W
13	S 40° 38' 54" E	108.88	Point on West 40' R/W
14	S 38° 42' 51" E	121.18	Point on West 40' R/W
15	S 36° 47' 51" E	121.18	Point on West 40' R/W
16	S 34° 53' 51" E	41.50	Point on West 40' R/W
17	S 33° 01' 05" E	41.50	Point on West 40' R/W
18	S 31° 12' 01" E	31.55	Point on West 40' R/W
19	S 29° 28' 27" E	48.76	Point on West 40' R/W
20	S 27° 51' 58" E	41.50	Point on West 40' R/W
21	S 26° 14' 47" E	61.89	Point on West 40' R/W
22	S 24° 42' 47" E	37.05	Pipe Sht. West 40' R/W
23	S 23° 15' 29" E	13.00	Pipe Sht. West 40' R/W
24	S 21° 52' 45" E	63.38	Point on West 40' R/W
25	S 20° 34' 55" E	102.41	Point on West 40' R/W
26	S 19° 22' 58" E	54.00	Point on West 40' R/W
27	S 18° 16' 40" E	53.91	Point on West 40' R/W
28	S 17° 15' 49" E	48.47	Point on West 40' R/W
29	S 16° 19' 21" E	48.47	Point on West 40' R/W
30	S 15° 27' 01" E	31.55	Point on West 40' R/W
31	S 14° 38' 25" E	48.76	Point on West 40' R/W
32	S 13° 53' 52" E	48.76	Point on West 40' R/W
33	S 13° 13' 25" E	61.89	Point on West 40' R/W
34	S 12° 36' 56" E	37.05	Pipe Sht. West 40' R/W

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

LINE	BEARING	DIST.	DESCRIPTION
35	S 11° 55' 29" E	45.78	Point on West 40' R/W
36	S 10° 42' 51" E	45.78	Point on West 40' R/W
37	S 9° 35' 26" E	45.78	Point on West 40' R/W
38	S 8° 33' 54" E	45.78	Point on West 40' R/W
39	S 7° 37' 54" E	45.78	Point on West 40' R/W
40	S 6° 47' 15" E	45.78	Point on West 40' R/W
41	S 5° 61' 15" E	45.78	Point on West 40' R/W
42	S 4° 10' 15" E	45.78	Point on West 40' R/W
43	S 3° 13' 15" E	45.78	Point on West 40' R/W
44	S 2° 15' 15" E	45.78	Point on West 40' R/W
45	S 1° 16' 15" E	45.78	Point on West 40' R/W
46	S 0° 16' 15" E	45.78	Point on West 40' R/W
47	S 0° 15' 15" E	45.78	Point on West 40' R/W
48	S 0° 14' 15" E	45.78	Point on West 40' R/W
49	S 0° 13' 15" E	45.78	Point on West 40' R/W
50	S 0° 12' 15" E	45.78	Point on West 40' R/W
51	S 0° 11' 15" E	45.78	Point on West 40' R/W
52	S 0° 10' 15" E	45.78	Point on West 40' R/W
53	S 0° 09' 15" E	45.78	Point on West 40' R/W
54	S 0° 08' 15" E	45.78	Point on West 40' R/W
55	S 0° 07' 15" E	45.78	Point on West 40' R/W
56	S 0° 06' 15" E	45.78	Point on West 40' R/W
57	S 0° 05' 15" E	45.78	Point on West 40' R/W
58	S 0° 04' 15" E	45.78	Point on West 40' R/W
59	S 0° 03' 15" E	45.78	Point on West 40' R/W
60	S 0° 02' 15" E	45.78	Point on West 40' R/W

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

LINE	BEARING	DIST.	DESCRIPTION
61	S 0° 01' 15" E	45.78	Point on West 40' R/W
62	S 0° 00' 15" E	45.78	Point on West 40' R/W
63	S 359° 59' 15" W	45.78	Point on West 40' R/W
64	S 359° 58' 15" W	45.78	Point on West 40' R/W
65	S 359° 57' 15" W	45.78	Point on West 40' R/W
66	S 359° 56' 15" W	45.78	Point on West 40' R/W
67	S 359° 55' 15" W	45.78	Point on West 40' R/W
68	S 359° 54' 15" W	45.78	Point on West 40' R/W
69	S 359° 53' 15" W	45.78	Point on West 40' R/W
70	S 359° 52' 15" W	45.78	Point on West 40' R/W
71	S 359° 51' 15" W	45.78	Point on West 40' R/W
72	S 359° 50' 15" W	45.78	Point on West 40' R/W
73	S 359° 49' 15" W	45.78	Point on West 40' R/W
74	S 359° 48' 15" W	45.78	Point on West 40' R/W
75	S 359° 47' 15" W	45.78	Point on West 40' R/W
76	S 359° 46' 15" W	45.78	Point on West 40' R/W
77	S 359° 45' 15" W	45.78	Point on West 40' R/W
78	S 359° 44' 15" W	45.78	Point on West 40' R/W
79	S 359° 43' 15" W	45.78	Point on West 40' R/W
80	S 359° 42' 15" W	45.78	Point on West 40' R/W

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

LINE	BEARING	DIST.	DESCRIPTION
81	S 359° 41' 15" W	45.78	Point on West 40' R/W
82	S 359° 40' 15" W	45.78	Point on West 40' R/W
83	S 359° 39' 15" W	45.78	Point on West 40' R/W
84	S 359° 38' 15" W	45.78	Point on West 40' R/W
85	S 359° 37' 15" W	45.78	Point on West 40' R/W
86	S 359° 36' 15" W	45.78	Point on West 40' R/W
87	S 359° 35' 15" W	45.78	Point on West 40' R/W
88	S 359° 34' 15" W	45.78	Point on West 40' R/W
89	S 359° 33' 15" W	45.78	Point on West 40' R/W
90	S 359° 32' 15" W	45.78	Point on West 40' R/W
91	S 359° 31' 15" W	45.78	Point on West 40' R/W
92	S 359° 30' 15" W	45.78	Point on West 40' R/W
93	S 359° 29' 15" W	45.78	Point on West 40' R/W
94	S 359° 28' 15" W	45.78	Point on West 40' R/W
95	S 359° 27' 15" W	45.78	Point on West 40' R/W
96	S 359° 26' 15" W	45.78	Point on West 40' R/W
97	S 359° 25' 15" W	45.78	Point on West 40' R/W
98	S 359° 24' 15" W	45.78	Point on West 40' R/W
99	S 359° 23' 15" W	45.78	Point on West 40' R/W
100	S 359° 22' 15" W	45.78	Point on West 40' R/W

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

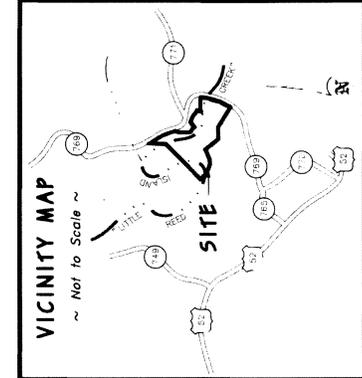
LINE	BEARING	DIST.	DESCRIPTION
101	S 359° 21' 15" W	45.78	Point on West 40' R/W
102	S 359° 20' 15" W	45.78	Point on West 40' R/W
103	S 359° 19' 15" W	45.78	Point on West 40' R/W
104	S 359° 18' 15" W	45.78	Point on West 40' R/W
105	S 359° 17' 15" W	45.78	Point on West 40' R/W
106	S 359° 16' 15" W	45.78	Point on West 40' R/W
107	S 359° 15' 15" W	45.78	Point on West 40' R/W
108	S 359° 14' 15" W	45.78	Point on West 40' R/W
109	S 359° 13' 15" W	45.78	Point on West 40' R/W
110	S 359° 12' 15" W	45.78	Point on West 40' R/W
111	S 359° 11' 15" W	45.78	Point on West 40' R/W
112	S 359° 10' 15" W	45.78	Point on West 40' R/W
113	S 359° 09' 15" W	45.78	Point on West 40' R/W
114	S 359° 08' 15" W	45.78	Point on West 40' R/W
115	S 359° 07' 15" W	45.78	Point on West 40' R/W
116	S 359° 06' 15" W	45.78	Point on West 40' R/W
117	S 359° 05' 15" W	45.78	Point on West 40' R/W
118	S 359° 04' 15" W	45.78	Point on West 40' R/W
119	S 359° 03' 15" W	45.78	Point on West 40' R/W
120	S 359° 02' 15" W	45.78	Point on West 40' R/W

**LINE TABLE FOR 40' R/W**  
VA. SEC. RTE. #769

LINE	BEARING	DIST.	DESCRIPTION
121	S 359° 01' 15" W	45.78	Point on West 40' R/W
122	S 359° 00' 15" W	45.78	Point on West 40' R/W
123	S 358° 59' 15" W	45.78	Point on West 40' R/W
124	S 358° 58' 15" W	45.78	Point on West 40' R/W
125	S 358° 57' 15" W	45.78	Point on West 40' R/W
126	S 358° 56' 15" W	45.78	Point on West 40' R/W
127	S 358° 55' 15" W	45.78	Point on West 40' R/W
128	S 358° 54' 15" W	45.78	Point on West 40' R/W
129	S 358° 53' 15" W	45.78	Point on West 40' R/W
130	S 358° 52' 15" W	45.78	Point on West 40' R/W
131	S 358° 51' 15" W	45.78	Point on West 40' R/W
132	S 358° 50' 15" W	45.78	Point on West 40' R/W
133	S 358° 49' 15" W	45.78	Point on West 40' R/W
134	S 358° 48' 15" W	45.78	Point on West 40' R/W
135	S 358° 47' 15" W	45.78	Point on West 40' R/W
136	S 358° 46' 15" W	45.78	Point on West 40' R/W
137	S 358° 45' 15" W	45.78	Point on West 40' R/W
138	S 358° 44' 15" W	45.78	Point on West 40' R/W
139	S 358° 43' 15" W	45.78	Point on West 40' R/W
140	S 358° 42' 15" W	45.78	Point on West 40' R/W

**NOTES:**

- THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- SUBJECT PROPERTY AS SHOWN IS ALL OF CARROLL COUNTY TAX MAP 35-(A), PARCELS 38 & 39, AND A PORTION OF PARCELS 40 & 43, AND A PORTION OF TAX MAP 51-(A), PARCEL 124.
- SUBJECT PROPERTY AS SHOWN DOES NOT DESIGNATE FLOOD HAZARD ZONE WITH THE EXCEPTION OF BEING WITHIN THE PROXIMITY OF "LITTLE REED ISLAND CREEK" WHICH IS LABELED AS ZONE A, WITH REMAINING FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #510197 0025 B, AND 510197 0100 B, AND HAS NOT BEEN FIELD VERIFIED.
- CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG CENTERLINE OF "LITTLE REED ISLAND CREEK".



STATE OF VIRGINIA - Circuit Court Clerk's Office, LITTLE REED ISLAND CREEK, 19.11 AC. L.S. 24525 map was reviewed in office and admitted to record

**Off-Conveyance of +/- 7.23 AC**

REMAINING PROPERTY OF ROBERT A. ARMSTRONG (1/3) { ELDEN K. MARSHALL } (1/3) { DANA LOU MARSHALL } (1/3) JANET C. MARSHALL } DEED BOOK 140, PAGE 612

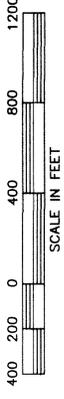
TAX MAP 35-(A), PARCEL 42 VOKE PROPERTY OF BENJON LINDA SUSAN EDWARDS ABERNATHY MARY ALAN EDWARDS DEED BOOK 310, PAGE 393



PLAT SHOWING 185.182 AC. TOTAL PROPERTY OF JOHN MICHAEL TURMAN WANDA A. TURMAN PROPERTY OF ELLEN BEACH RICHARDSON

Located on Virginia Secondary Route #769 "PEACOCK DRIVE" PINE CREEK MAGISTERIAL DISTRICT CARROLL COUNTY, VIRGINIA SCALE: 1" = 400'

L. J. QUEENSEBERRY, L.S. 24525 PUGSPUR, VIRGINIA



**THIS DEED** made this 14th day of January 1998, by and between **JOHN MICHAEL TURMAN** and **WANDA A. TURMAN**, husband and wife, parties of the first part; and **ELLEN BEACH RICHARDSON**, party of the second part.

**WITNESSETH**

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the party of the second part to the parties of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby bargain, sell, grant, and convey with General Warranty and Modern English Covenants of Title unto the party of the second part, in fee simple, all those tracts or parcels of land lying and being in the **Pine Creek Magisterial District** of Carroll County, Virginia, and more particularly described as follows:

**TRACT 1:** BEING that **184.720 acre** tract of land as shown on plat of survey by L. J. Quesenberry, L.S., dated December 29, 1997, Job No. 2460, of record in the Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 1, Slide 287, Page 1, and further being all of Tax Map #35-(A)-36 and #35-(A)-37, and a portion of Tax Map #35-(A)-35, #35-(A)-38, #35-(A)-39, #35-(A)-40, #35-(A)-43, and #51-(A)-124, of the land conveyed to the parties of the first part from PCS Phosphate Company, Inc., (formerly Texasgulf Inc.), a Delaware corporation, by deed dated November 3, 1997, of record in the aforesaid Clerk's Office in Deed Book 520, at Page 505.

**TRACT 2:** BEING that **49.544 acre** tract of land as shown on plat of survey by L. J. Quesenberry, L.S., dated December 29, 1997, Job No. 2460B, of record in the aforesaid Clerk's Office of the Circuit Court of Carroll County, Virginia, in Plat Cabinet 1, Slide 287, Page 2, and further being a portion of Tax Map #35-(A)-38, #35-(A)-39, #35-(A)-40, and #51-(A)-124, of the land conveyed to the parties of the first part from PCS Phosphate Company, Inc., (formerly Texasgulf Inc.), a Delaware corporation, by deed dated November 3, 1997, of record in the aforesaid Clerk's Office in Deed Book 520, at Page 505.

There is furthermore conveyed a non-exclusive perpetual easement of right of way 30' in width running along an existing gravel road, as shown on plat of survey by L. J. Quesenberry, L.S., dated December 1, 1997, Job No. 2411A, a copy of which is of record in the aforesaid Clerk's Office and made a part of this deed by reference, said right of way extending in a northeasterly direction across lands

TIMOTHY J. TOLBERT  
Attorney at Law  
514A N. Main Street  
Hillsville, Virginia 24343

conveyed to Jerry Lee Caton and Dina C. Caton, by deed dated December 1, 1997, of record in the aforesaid Clerk's Office in Deed Book 522, at Page 52, and through the remaining lands conveyed to the parties of the first part, by deed of record in the aforesaid Clerk's Office in Deed Book 520, at Page 505. Said easement shall be for the purpose of ingress to and egress from the lands herein conveyed to Virginia Secondary Route #769.

And, as further consideration for this conveyance, the parties of the first part place the following restrictions on the below-described property in the following manner:

1. There shall be no single-wide mobile home placed on the 6.498 acre tract of land described below.
2. There shall be no more than two (2) houses and/or cabins placed on said 6.498 acre tract of land described below.

The 6.498 acre tract of land being described as follows:

BEGINNING at a point on the west 40' right of way of Virginia Secondary Route #769 (Peacock Drive); thence with said right of way, S. 02-35-36 W., 68.80 feet to a point; thence S. 01-36-34 W., 63.11 feet to a point; thence S. 00-56-35 E., 48.01 feet to a point; thence S. 04-00-04 E., 58.13 feet to a point; thence S. 06-35-56 E., 79.68 feet to a point; thence S. 08-14-24 E., 73.27 feet to a point; thence S. 09-59-56 E., 168.47 feet to a point; thence S. 07-52-02 E., 84.59 feet to a point; thence S. 13-05-14 E., 38.27 feet to a point; thence S. 19-08-02 E., 38.91 feet to a point; thence S. 24-48-37 E., 30.27 feet to a point; thence S. 29-49-43 E., 98.64 feet to a point; thence S. 21-41-13 E., 78.71 feet to a point; thence S. 34-48-57 E., 41.24 feet to a point; thence S. 42-53-55 E., 28.93 feet to a point; thence S. 53-20-41 E., 30.19 feet to a point; thence S. 60-59-22 E., 31.66 feet to a point; thence S. 69-46-55 E., 62.73 feet to a point; thence S. 69-35-22 E., 48.81 feet to a pipe set; thence leaving said right of way, S. 52-21-14 W., 352.95 feet (passing a 1-1/4" pipe set on northeast bank of said creek at 308.71 feet) to a point in the centerline of said "Little Reed Island Creek"; thence with the centerline of said creek, N. 39-54-55 W., 147.14 feet to a point; thence N. 59-33-14 W., 188.41 feet to a point; thence N. 10-49-18 W., 96.37 feet to a point; thence N. 00-14-13 E., 548.30 feet to a point; thence N. 19-24-31 E., 414.40 feet to a point; thence leaving the centerline of said creek, S. 90-00-00 E., 41.95 feet (passing a 1-1/4" pipe set on northeast bank of said creek at 10" maple on line at 40.84 feet) to the point of the BEGINNING, containing **6.498 acres** as shown on plat of survey by L. J. Quesenberry, L.S., dated December 29, 1997, Job No. 2460A.

This conveyance is made expressly subject to all restrictions, covenants, and easements of record on said property as the same may

TIMOTHY J. TOLBERT  
Attorney at Law  
514A N. Main Street  
Hillsville, Virginia 24343

lawfully apply.

WITNESS the following signatures and seals:

John Michael Turman (SEAL)  
JOHN MICHAEL TURMAN

Wanda A. Turman (SEAL)  
WANDA A. TURMAN

COMMONWEALTH OF VIRGINIA AT LARGE

COUNTY OF Floyd, to-wit:

I, James W Belcher, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JOHN MICHAEL TURMAN and WANDA A. TURMAN, husband and wife, whose names are signed to the foregoing Deed bearing date of the 14th day of January 1998, appeared before me and acknowledged the same in my jurisdiction aforesaid.

Given under my hand this 15 day of January 1998.

My commission expires: 31 Oct 2001

James W Belcher  
Notary Public

GRANTEE'S MAILING ADDRESS:

2812 Link Road  
Lynchburg, VA 24503

VERIFIED & FILED

JAN 20 '98

INSTRUMENT #9800167  
RECORDED IN THE CLERK'S OFFICE OF  
CARROLL COUNTY ON  
JANUARY 16, 1998 AT 11:33AM  
\$258.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$129.00 LOCAL: \$129.00  
CAROLYN H. HONEYCUTT, CLERK

Janice Oliveberry (DC)  
3 delivered: T Tolbert

## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of April 23<sup>rd</sup> 2026, between Ellen Beach Richardson & Thomas Richardson owner's of record of the Property sold herein (hereinafter referred to as the "Seller"), and \_\_\_\_\_ (hereinafter referred to as the "Purchaser", whether one or more). The Purchaser was the successful bidder at a public auction of the Property held on this date and this Contract restates the terms of sale announced prior to the auction sale.

1. **Real Property.** Purchaser agrees to buy, and Seller agrees to sell the land and all improvements thereon and appurtenances thereto which fronts upon a public street or has a recorded access easement to a public street (hereinafter referred to as the "Property"), located in the County of Carroll, Virginia, and described as:

+/- 177.495 acres and improvements; Parcel ID: 35 A 39; Deed 524, Pg 0352

**Address:**

TBD Peacock Dr. and Lovell Rd., Hillsville, VA 24343

2. **Purchase Price:** The purchase price of the Property is: \_\_\_\_\_ (hereinafter referred to as the "Purchase Price"), which shall be paid to the Settlement Agent (designated below) at settlement ("Settlement") by certified or cashier's check, or wired funds, subject to the prorations described herein.

3. **Deposit.** Purchaser has made a deposit with the Auction Company, of \$ 20,000 (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Auction Company, pursuant to the terms of this Contract, until Settlement and then applied to the Purchase Price.

4. **Settlement Agent and Possession.** Settlement shall be made at \_\_\_\_\_ on or before June 8<sup>th</sup> 2026 ("Settlement Date"). Time is of the essence. Possession shall be given at Settlement.

5. **Required Disclosures.**

(a) **Property Owners' Association Disclosure.** Seller represents that the Property is not located within a development that is subject to the Virginia Property Owners' Association Act ("Act") (Virginia Code § 55-508 through § 55-516). If the Property is within such a development, the Act requires Seller to obtain an association disclosure packet from the property owners' association and provide it to Purchaser.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

The information contained in the association disclosure packet shall be current as of a specified date which shall be within 30 days of the date of acceptance of the Contract by the Seller. Purchaser may cancel this Contract: (i) within 3 days after the date of the Contract, if on or before the date that Purchaser signs the Contract, Purchaser receives the association disclosure packet or is notified that the association disclosure packet will not be available; (ii) within 3 days after hand-delivered receipt of the association disclosure packet or notice that the association disclosure packet will not be available; or (iii) within 6 days after the post-marked date, if the association disclosure packet or notice that the association disclosure packet will not be available is sent to Purchaser via the United States mail. Purchaser may also cancel the Contract, without penalty, at any time prior to Settlement if Purchaser has not been notified that the association disclosure packet will not be available and the association disclosure packet is not delivered to Purchaser. Purchaser's notice of cancellation shall be either hand-delivered or sent via United States mail, return receipt requested, to Seller. Purchaser's cancellation pursuant to this subsection shall be without penalty. This Contract shall become void upon cancellation and the Deposit shall be refunded in full to Purchaser upon Purchaser's notice of cancellation.

If more than 6 months have elapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the property owners' association along with a request for assurance that the information required by Virginia Code § 55-512 previously furnished to Purchaser in the association disclosure packet remains materially unchanged; or, if there have been material changes, a statement specifying such changes. Purchaser shall be provided with such assurances or such statement within 10 days of the receipt of such request by the property owner's association. Purchaser may be required to pay a fee for the preparation and issuance of the requested assurances. Said fee shall reflect the actual costs incurred by the property owners' association in providing such assurances but shall not exceed \$100.00 or such higher amount as may now or hereafter be permitted pursuant to applicable statutes.

Any rights of Purchaser to cancel the Contract provided by the Act are waived conclusively if not exercised prior to Settlement.

(b) **Virginia Residential Property Disclosure Act.** The Virginia Residential Property Disclosure Act (§55-517 et seq. of the Code of Virginia) requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT stating the owner makes certain representations as to the real property. Said form is not attached because property is vacant land and exempt.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is not a condominium unit. If the Property is a condominium unit, this Contract is subject to the Virginia Condominium Act that requires Seller to furnish Purchaser with certain financial and other disclosures prior to entering into a binding contract. If the required disclosures are unavailable on the date of ratification, Seller shall

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

promptly request them from the unit condominium owners' association and provide them to Purchaser who shall acknowledge receipt in writing upon delivery. If Purchaser fails to receive the disclosures within 15 days after the date of ratification of this Contract or the disclosures are found unacceptable to Purchaser, Purchaser may void this Contract by delivering notice to the Broker within 3 days after the disclosures are received or due (if not received) and Purchaser's Deposit shall be returned promptly.

If more than 60 days have lapsed between the date of ratification of this Contract and the Settlement Date, Purchaser may submit a copy of the Contract to the unit owners' condominium association with a request for assurance from the unit owners' condominium association that there have been no material changes from the previously furnished information from the unit owners' condominium association.

Purchaser may declare this Contract void within 3 days after either receipt of the required disclosures or of notice that there are material changes, or the failure of the condominium unit owners' association to provide assurances (within 10 days after receipt of Purchaser's request) that there have been no material changes.

**(d) Mechanics' and Materialmen's Liens.**

NOTICE

Virginia law (Virginia Code § 43-1 *et seq.*) permits persons who have performed labor or furnished materials for the construction, removal, repair or improvement of any building or structure to file a lien against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than the earlier of (i) 90 days from the last day of the month in which the lienor last performed work or furnished materials or (ii) 90 days from the time the construction, removal, repair or improvement is terminated.

AN EFFECTIVE LIEN FOR WORK PERFORMED PRIOR TO THE SETTLEMENT DATE MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.

**(e) Title Insurance Notification.** Purchaser may wish at Purchaser's expense to purchase owner's title insurance. Depending on the particular circumstances of the transaction, such insurance could include affirmative coverage against possible mechanics' and materialmen's liens for labor and materials performed prior to Settlement and which, though not recorded at the time of recordation of Purchaser's deed, could be subsequently recorded and would adversely affect Purchaser's title to the Property. The coverage afforded by such title insurance would be governed by the terms and conditions thereof, and the premium for obtaining such title insurance coverage will be determined by its coverage.

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(f) **Choice of Settlement Agent.** Virginia’s Consumer Real Estate Settlement Protection Act provides that the purchaser or borrower has the right to select the settlement agent to handle the closing of this transaction. The settlement agent's role in closing this transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the contract between the parties. If part of the purchase price is financed, the lender for the purchaser will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party.

Variation by agreement: The provisions of the Consumer Real Estate Settlement Protection Act may not be varied by agreement, and rights conferred by this chapter may not be waived. The Seller may not require the use of a particular settlement agent as a condition of the sale of the property.

Escrow, closing and settlement service guidelines: The Virginia State Bar issues guidelines to help settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, the purchaser or borrower is entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of the Consumer Real Estate Settlement Protection Act.

**6. Standard Provisions.**

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, time being of the essence, the Deposit shall be forfeited to the Seller. Such forfeiture shall not limit any liability of the defaulting Purchaser or any rights or remedies of the Seller with respect to any such default, and the defaulting Purchaser shall be liable for all costs of re-sale of the Property (including attorney’s fees of Seller), plus any amount by which the ultimate sale price for the Property is less than the defaulting purchaser’s bid. After any such default and forfeiture, the Property may, at the discretion of the Seller, be conveyed to the next highest bidder of the Property whose bid was acceptable to the Seller. In the event the Seller does not execute a deed of conveyance for any reason, the Purchaser’s sole remedy shall be the refund of the deposit. Immediately upon delivery of the deed for the Property by the Seller, all duties, liabilities, and obligations of the Seller, if any, to the purchaser with respect to the Property shall be extinguished.

(b) **Expenses and Prorations.** Seller agrees to pay the costs of preparing the deed, certificates for non-foreign status and state residency and the applicable IRS Form 1099, and the recordation tax applicable to grantors. Except as otherwise agreed herein, all other expenses incurred by Purchaser in connection with the Contract and the transaction set forth therein, including, without limitation, title examination costs, insurance premiums,

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Purchaser’s Initials \_\_\_\_\_

survey costs, recording costs, loan document preparation costs and fees of Purchaser's attorney, shall be borne by Purchaser. All taxes, assessments, interest, rent and mortgage insurance, if any, shall be prorated as of Settlement. In addition to the Purchase Price, Purchaser shall pay Seller (i) for all propane remaining on the Property (if any) at the prevailing market price as of Settlement and (ii) any escrow Deposits made by Seller which are credited to Purchaser by the holders thereof.

(c) **Title.** At Settlement, Seller shall convey to Purchaser good and marketable fee simple title to the Property by **Deed of General Warranty**, free of all liens, tenancies, defects and encumbrances, except as otherwise indicated herein, and subject only to such restrictions and easements as shall then be of record which do not affect the use of the Property for residential purposes or render the title unmarketable. If a defect is found which can be remedied by legal action within a reasonable time, Seller shall, at Seller's expense, promptly take such action as is necessary to cure the defect. If Seller, acting in good faith, is unable to have such defect corrected within 60 days after notice of such defect is given to Seller, then this Contract may be terminated by either Seller or Purchaser. Purchaser may extend the date for Settlement to the extent necessary for Seller to comply with this Paragraph but not longer than 60 days.

(d) **Land Use Assessment.** In the event the Property is taxed under land use assessment and this sale results in disqualification from land use eligibility, Seller shall pay, when assessed, whether at or after Settlement, any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Purchaser agrees to make application, at Purchaser's expense, for continuation under land use, and to pay any rollback taxes resulting from failure to file or to qualify.

(e) **Risk of Loss.** All risk of loss or damage to the Property by fire, windstorm, casualty or other cause, or taking by eminent domain, is assumed by Seller until Settlement. In the event of substantial loss or damage to the Property before Settlement, Purchaser shall have the option of either (i) terminating this Contract, or (ii) affirming this Contract, with appropriate arrangements being made by Seller to repair the damage, in a manner acceptable to Purchaser, or Seller shall assign to Purchaser all of Seller's rights under any applicable policy or policies of insurance and any condemnation awards and shall pay over to Purchaser any sums received as a result of such loss or damage.

(f) **Property Sold "As Is".** Purchaser agrees to accept the Property at Settlement in its present physical condition. No representations or warranties are made as to zoning, structural integrity, physical condition, environmental condition, construction, workmanship, materials, habitability, fitness for a particular purpose, or merchantability of all or any part of the Property.

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Purchaser's Initials \_\_\_\_\_

(g) **Counterparts.** This Contract may be executed in one or more counterparts, with each such counterpart to be deemed an original. All such counterparts shall constitute a single agreement binding on all the parties hereto as if all had signed a single document. It is not necessary that all parties sign all or any one of the counterparts, but each party must sign at least one counterpart for this Contract to be effective.

(h) **Assignability.** This Contract may not be assigned by either Seller or Purchaser without the written consent of the other.

(i) **Miscellaneous.** The parties to this Contract agree that it shall be binding upon them, and their respective personal representatives, successors and assigns, and that its provisions shall not survive Settlement and shall be merged into the deed delivered at Settlement except for the provisions relating to rollback taxes. This Contract contains the final agreement between the parties hereto, and they shall not be bound by any terms, conditions, oral statements, warranties or representations not herein contained. This Contract shall be construed under the laws of the Commonwealth of Virginia.

(j) **Other.** According to deed, property being sold was owned by PC Phosphate Company before being sold in 1997. There haven't been any mining activities since, and owner is not aware of the extent, or activity of any mining on the property prior to 1997. Mineral rights have not been severed and convey with the property.

Seller's Initials \_\_\_\_\_

Purchaser's Initials \_\_\_\_\_

