



# 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** – Pine Log Co., Inc.

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

**AUCTION DATE** – Wednesday, May 13<sup>th</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:**

+/- 28.419 Acres & Improvements; Tax Map # 38-A-132; DB 652 PG 793; Instrument # 220001247; Plat Book M-1557

**Address:** TBD Carsonville Rd., Independence, VA 24348

- **Online Bidding Open NOW**
- **Online Bidding Closes on Wednesday, May 13<sup>th</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 **\$10,000**, non-refundable deposit will be wire transferred or hand delivered in the form of certified funds to Attorney/Title Company of Purchaser's Choice 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 29<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:** The property is available for and subject to sale prior to auction. Per Virginia auction code: 18 VAC 25-21-120 Seller or auctioneer on sellers behalf, may bid up to but not beyond sellers reserve price. 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.

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
Alabama Auctioneer License #	5700

**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

**Auction Services**



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



# Aerial

## Auction Services



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

# Contour



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



# Neighborhood

TBD Carsonville Rd.  
Independence, VA 24348





**Auction Services**

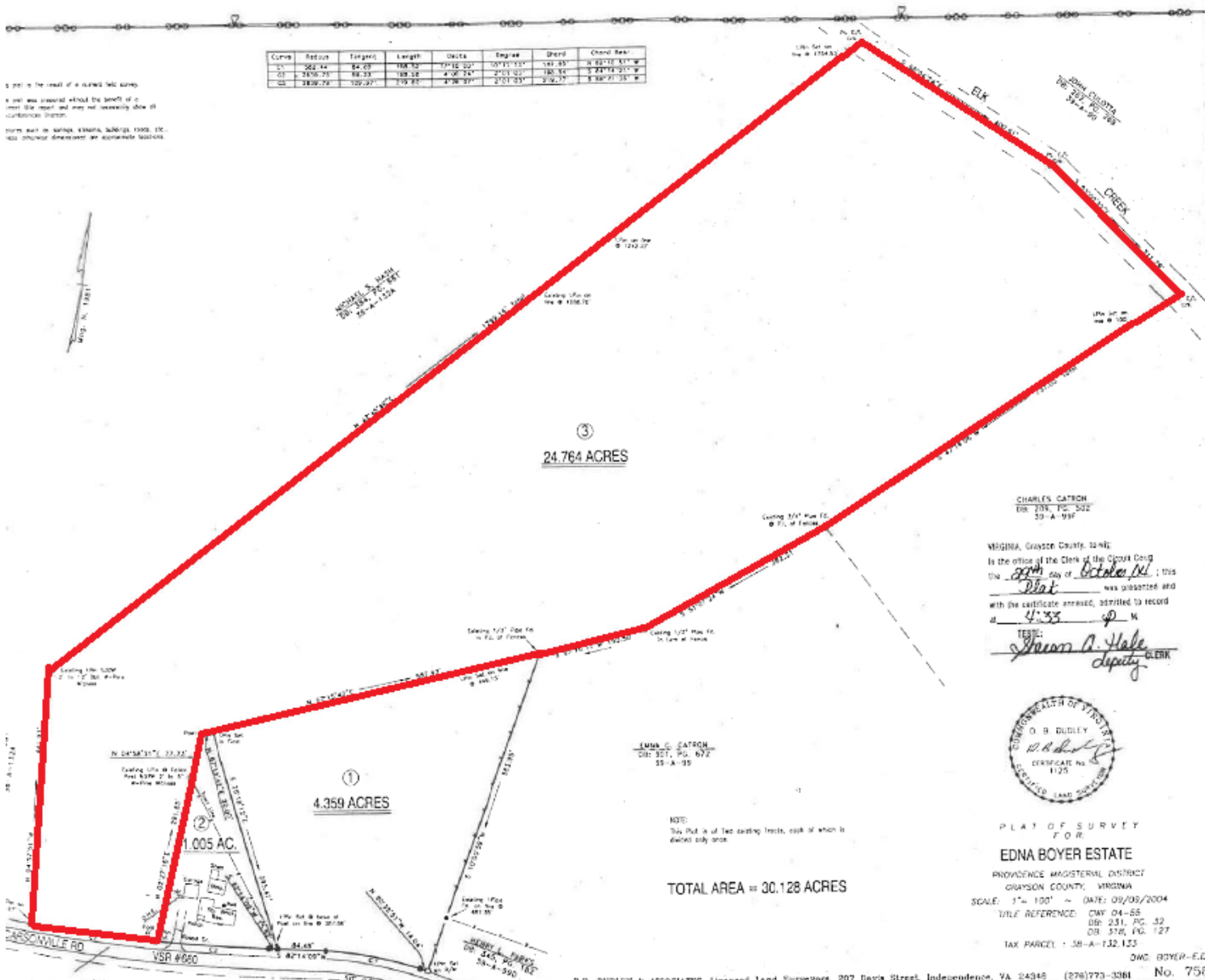
# Location

TBD Carsonville Rd.  
Independence, VA 24348



# Survey

## 24.764 Acre Parcel



CHARLES CATRON  
DB: 274, PG: 502  
33-A-997

VIRGINIA, Granton County, to-wit:  
In the office of the Clerk of the Circuit Court  
On the 29th day of October A.D. 1911; this  
Plat was presented and  
with the certificate annexed, admitted to record  
at 4:35 P. M.

TEST:  
William A. Hale CLERK  
deputy



PLAY OF SURVEY  
FOR  
**EDNA BOYER ESTATE**  
PROVIDENCE MAGISTERIAL DISTRICT  
GRANTON COUNTY, VIRGINIA  
SCALE: 1" = 100' - DATE: 09/09/2004  
TILE REFERENCE: DMF 04-55  
DB: 231, PG. 32  
DB: 318, PG. 127  
TAX PARCEL: 38-A-132-133  
D.W. BOYER-E.E.  
No. 751



# Survey

## 3.655 Acre Parcel

### Auction Services

*Beverly Catron*  
 Beverly A. Catron \_\_\_\_\_ Date \_\_\_\_\_

WEALTH OF VIRGINIA:  
 OF *Grayson*, to wit:

ing signature(s) was/were acknowledged  
 this 11th day of May  
 2025 at Sadron  
 VA

Commission Expires March 21, 2025



*Wendy Grayson*  
 of *Grayson*, Va.  
 of *consent*  
 to 24 day of May 2025  
 Andrew *Grayson*  
 of *Grayson*, Va.  
 of *consent*  
 to 24 day of May 2025  
 Andrew *Grayson*



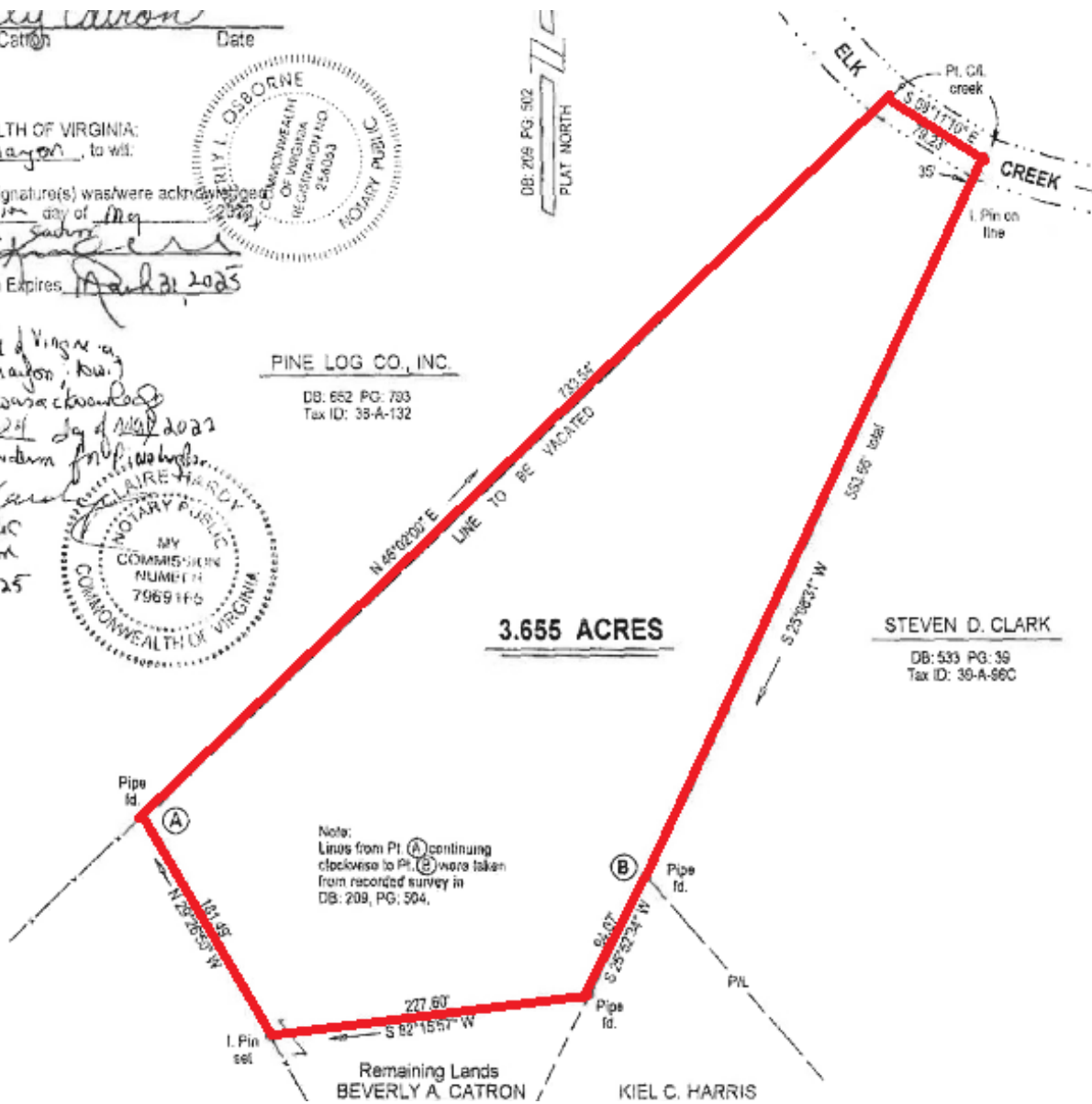
PINE LOG CO., INC.

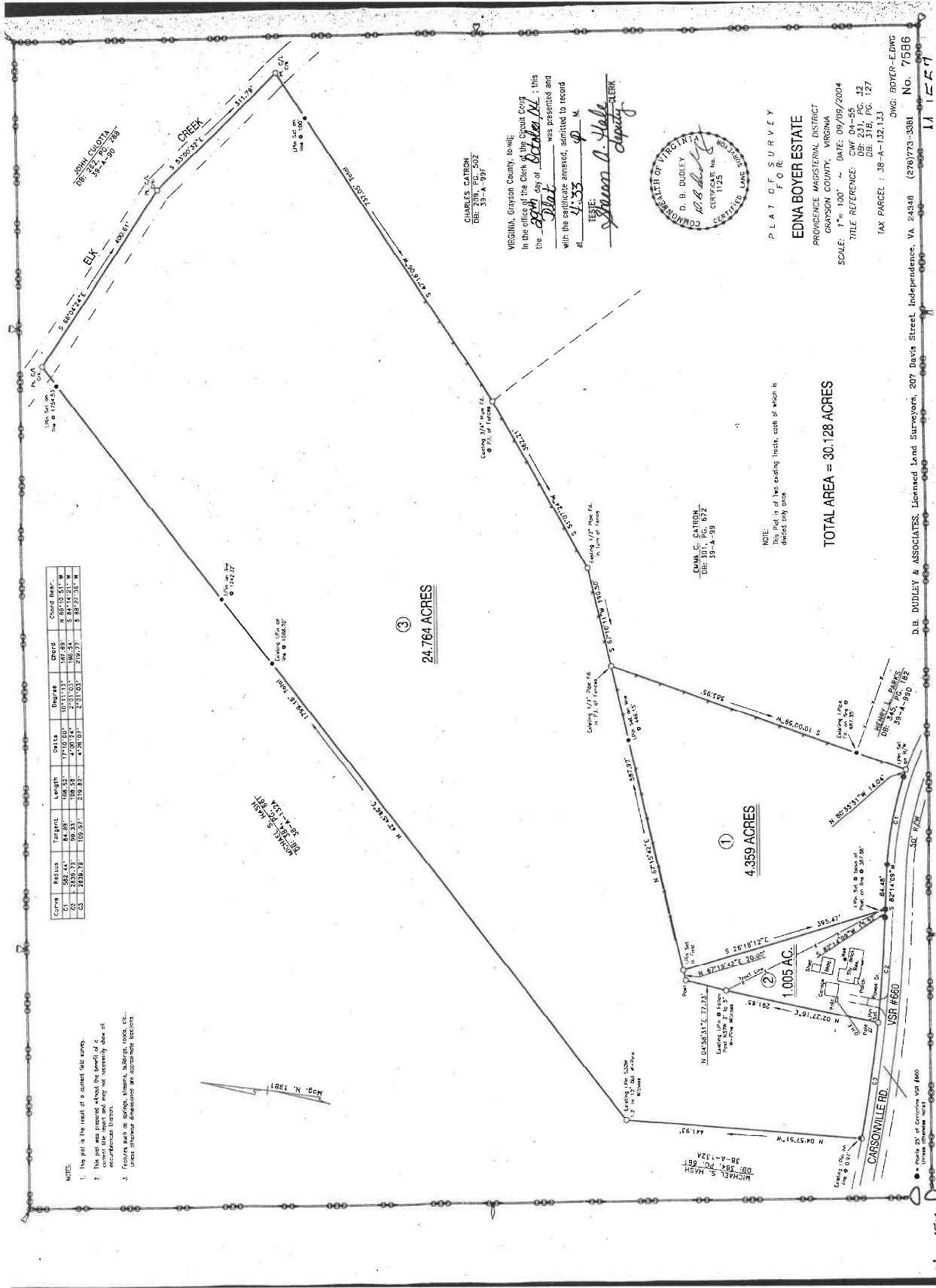
DB: 652 PG: 793  
 Tax ID: 39-A-132

**3.655 ACRES**

STEVEN D. CLARK

DB: 533 PG: 39  
 Tax ID: 39-A-56C





Curve	Radius	Length	Chord	Chord Bk.	Chord Bk.
C1	2336.73'	109.37'	478.07'	233.03'	109.37'
C2	2336.73'	109.37'	478.07'	233.03'	109.37'
C3	2336.73'	109.37'	478.07'	233.03'	109.37'

- NOTES:
1. This plat is the result of a current field survey.
  2. This plat was prepared without the benefit of a current title report.
  3. Easements, such as utility, drainage, railroad, etc., unless otherwise demonstrated are not shown hereon.

CHARLES CATRON  
DB: 38-A-097

VIRGINIA, Crayson County, to-wit:  
In the office of the Clerk of the Circuit Court, this  
the 28th day of October, 2004, this  
with the certificate annexed, admitted to record  
at 4:33 P. M.

LESIE:  
*James A. Hale*  
CLERK



PLAT OF SURVEY  
FOR:  
**EDNA BOYER ESTATE**  
PROVIDENCE MAGISTERIAL DISTRICT  
CRAYSON COUNTY, VIRGINIA  
SCALE: 1" = 100' ~ DATE: 09/09/2004  
TITLE REFERENCE:  
CAF 04-55 32  
DB: 31-A, FC 127  
TAX PARCEL: 38-A-132.133  
DWG: BOYER-EDWG  
No. 7586

TOTAL AREA = 30.128 ACRES

NOTE:  
The area of the ending tracts, each of which is  
divided only once.

D.B. DUDLEY & ASSOCIATES, Licensed Land Surveyors, 207 Davis Street, Independence, VA 24348 (276)779-3881

24769  
4539  
11119

33  
33  
33

15  
15  
15

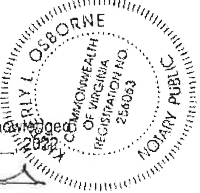
OWNERS CERTIFICATE

The platting and dedication of the property shown on this plat is with the free consent and desire of the owners as witnessed by the following signatures.

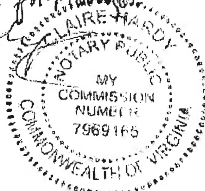
*Beverly A. Catron*  
Pine Log Co. (Owner) Date  
*Beverly Catron*  
Beverly A. Catron Date

COMMONWEALTH OF VIRGINIA:  
COUNTY OF Grayson, to wit:

The foregoing signature(s) was/were acknowledged before me this 11<sup>th</sup> day of May 2022  
by *Beverly A. Catron*  
Notary Public  
My Commission Expires *March 31, 2025*



Commonwealth of Virginia  
County of Grayson, Va.  
The foregoing was acknowledged before me this 24<sup>th</sup> day of May 2022  
by Clayton Anderson for *Walter*  
Notary Public  
my commission expires *January 31, 2025*



PINE LOG CO., INC.

DB: 652 PG: 793  
Tax ID: 38-A-132

3.655 ACRES

STEVEN D. CLARK

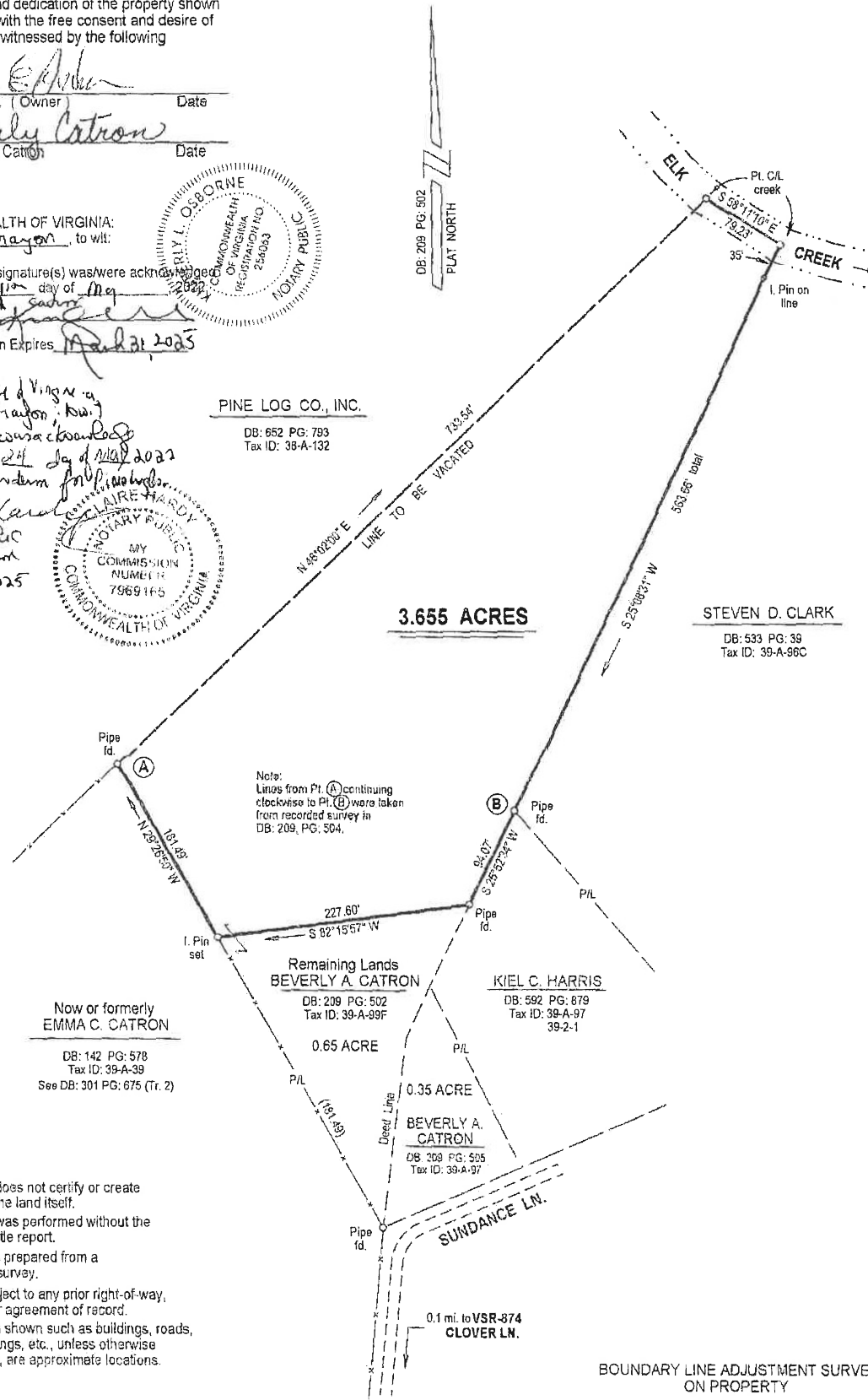
DB: 533 PG: 39  
Tax ID: 39-A-96C

This survey does not certify or create legal title to the land itself.  
This survey was performed without the benefit of a title report.  
This plat was prepared from a current field survey.  
This plat subject to any prior right-of-way, easement, or agreement of record.  
Map features shown such as buildings, roads, streams, springs, etc., unless otherwise dimensioned, are approximate locations.



NOTE:  
Surveyed tract shown Tax ID: 39-A-99F (part of) is to be included in Tax ID: 38-A-132, PINE LOG CO. INC.

BOUNDARY LINE ADJUSTMENT SURVEY  
ON PROPERTY  
TO BE CONVEYED TO  
**PINE LOG CO. INC.**  
From: BEVERLY A. CATRON  
PROVIDENCE DISTRICT  
GRAYSON COUNTY, VIRGINIA  
SCALE: 1" = 100' ~ DATE: 2-22-2022  
TITLE REF: DB: 209 PG: 502  
TAX ID: 39-A-99F



Prepared by and return to Kimberly L. Osborne, VSB#41766, PO Box 227, Galax, VA 24333.  
Tax assessed value: \$99100.00  
Title insurance unknown.

THIS DEED made this the 1<sup>st</sup> day of March, 2021, by and between Gilbert W. MYERS, JR. and Constance E. MYERS, the herein described Grantors, who affirm themselves to be citizens of the United States of America, parties of the first part; and PINE LOG CO., INC., a North Carolina Corporation, the herein described Grantee, party of the second part, whose address is PO Box 858, Elkin, North Carolina 28621.

WITNESSETH:

That for and in consideration of the sum of Eighty-Five Thousand Dollars and No Cents, (\$85,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant unto the Grantee in FEE SIMPLE, with GENERAL WARRANTY, all the following described real estate lying and being in the PROVIDENCE MAGISTERIAL DISTRICT of GRAYSON COUNTY, VIRGINIA, and more particularly described as TAX MAP ID #38-A-132, and as follows:

BEING that certain tract or parcel of land containing 24.764 acres, more or less, being Tract No. 3 as shown on a plat of survey by D. B. Dudley, CLS, dated September 9, 2004, a copy of which is recorded in the Clerk's Office of the Circuit Court of Grayson County, Virginia, as M-1557.

This is all of the same property conveyed Gilbert W. Myers, Jr. and Constance E. Myers by Harry Dean Sprouse by deed dated August 14, 2006, and of record in the Office of the Clerk of the Circuit Court of Grayson County, Virginia, in Deed Book 465, Page 731, reference to the foregoing is hereby made for a more complete description of, and for chain of title to, the property herein conveyed.

This property is conveyed subject to easements and restrictions of record in the aforesaid Clerk's Office. Further, there are conveyed with this property all the legal and equitable appurtenances thereto.

The parties agree that the current year's real estate taxes due to Grayson County will be prorated as of the date of settlement.

The Grantors covenant that they have the right to convey the land to the Grantee; that the Grantors have done no act to encumber the land; that the Grantee shall have quiet possession of the land free from all encumbrances; and that the Grantors will execute such other and further assurance of the land as may be requisite.

WITNESS the following signatures and seals, as of the date herein above declared.

Prepared by and return to Kimberly L. Osborne, VSB#41766, PO Box 227, Galax, VA 24333.  
Tax assessed value: \$99100.00  
Title insurance unknown.

Gilbert W. Myers, Jr. (SEAL)  
Gilbert W. Myers, Jr.

Constance F. Myers (SEAL)  
Constance F. Myers

STATE OF VIRGINIA  
CITY OF GALAX

To-wit:

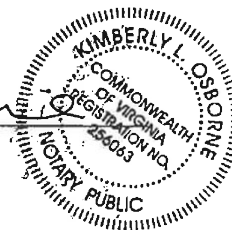
This is to certify that Gilbert W. Myers, Jr., whose name is signed to the deed dated March 1, 2021, did personally appear before me on the 12<sup>th</sup> day of March, 2021, and acknowledge his signature to that instrument and affirm the validity of the information regarding his citizenship therein contained.

My Commission expires: March 31, 2021

NOTARY SEAL

Registration No. 256063

Kimberly L. Osborne  
Notary Public



STATE OF VIRGINIA  
CITY OF GALAX

To-wit:

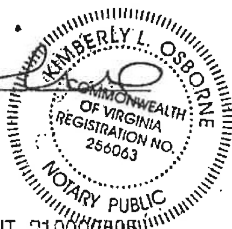
This is to certify that Constance E. Myers, whose name is signed to the deed dated March 1, 2021, did personally appear before me on the 12<sup>th</sup> day of March, 2021, and acknowledge her signature to that instrument and affirm the validity of the information regarding her citizenship therein contained.

My Commission expires: March 31, 2021

NOTARY SEAL

Registration No. 256063

Kimberly L. Osborne  
Notary Public



INSTRUMENT 210000908  
RECORDED IN THE CLERK'S OFFICE OF  
GRAYSON CIRCUIT COURT ON  
MARCH 12, 2021 AT 12:28 PM  
\$85.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$42.50 LOCAL: \$42.50  
SUSAN M. HERRINGTON, CLERK  
RECORDED BY: DPH

**DELIVERED**

MAR 12 2021

Kim Osborne

Prepared by and return to Loftin & Osborne, P.O. Box 227, Galax, Virginia 24333.  
Title Insurance unknown.  
Tax Assessed value: \$16,490.00

THIS DEED OF SALE AND BOUNDARY LINE ADJUSTMENT made this the 28<sup>th</sup> day of February 2022, by and between, Beverly CATRON, who is a citizen of the United States of America, party of the first part; and PINE LOG CO., Inc, a North Carolina Corporation, the herein described Grantee, party of the second part, whose address is PO Box 858, Elkin, North Carolina 28621.

WITNESSETH:

That for and in consideration of the sum of Four Thousand Dollars (\$4,000.00), the receipt of which is hereby acknowledged, the Grantor does hereby grant unto the Grantee, in FEE SIMPLE, with GENERAL WARRANTY, all the following described real estate lying and being in the PROVIDENCE MAGISTERIAL DISTRICT, GRAYSON COUNTY, VIRGINIA, and more particularly described as a portion of TAX MAP ID # 39-A-99F and as follows:

BEGINNING at an iron pin set in a fence line a common corner to the property of Emma C. Catron and Pine Log Co., Inc.; thence with line of Pine Log Co., Inc, N. 46° 02' 00" E. 733.54 feet to a point in the centerline of the creek; thence, continuing with said Steven D. Clark line S. 58° 11' 10" E. 35 feet to a pin on the property line of Kiel C. Harris; thence, continuing with said line S. 25 08' 31" and N. 25 52' 34" W. 94.07 feet for a total of 563.66 feet to an iron pipe on the fence line corner to the property of Kiel C. Harris and Beverly A. Catron; thence with the Catron property line, S. 82 15' 57" W. 227.60 feet to an iron pin; thence N. 29 26' 50" W. 181.49 feet to the point of the BEGINNING, containing 3.655 acres as shown by Survey No. 22-04 by J.L. Zeh & Associates, dated February 22, 2022, and which survey is incorporated herein by reference and made an integrated part of this deed.

This a portion of the same property conveyed to Charles A. Catron and Beverly A. Catron by Emma C. Catron by deed dated June 19, 1985, and of record in the Grayson County Circuit Court Clerk's Office in Deed Book 209 Page 502, reference to the foregoing is hereby made for a more complete description of, and for chain of title to, the property herein conveyed.

By way of explanation Charles A. Catron died on April 10, 2015, survived by his wife, Beverly A. Catron, who by the terms of the above survivorship deed became the sole owner of the property herein conveyed.

The Grantee Pine Log Co., Inc owns adjoining property which has access to a public road. Therefore there is expressly no right of way granted across the remaining property of the Grantor Beverly A. Catron.

This property is conveyed subject to easements and restrictions of record in the aforesaid Clerk's Office. Further, there are conveyed with this property all the legal and equitable appurtenances thereto.

The parties agree that the tract herein conveyed shall become part of Tax Map #38-A-132 currently owned by the Grantee. The parties further agree that the deed line from Deed Book 652, Page 793 is hereby vacated as shown on the aforesaid J.L. Zeh survey. The Grantees sign this deed for the purpose of vacating said line.

Prepared by and return to Loftin & Osborne, P.O. Box 227, Galax, Virginia 24333.  
Title Insurance unknown.  
Tax Assessed value: \$

The Grantor covenants that he has the right to convey the land to the Grantee; that the Grantor has done no act to encumber the land; that the Grantee shall have quiet possession of the land free from all encumbrances; and that the Grantor will execute such other and further assurance of the land as may be requisite.

WITNESS the following signature and seal, as of the date herein above declared.

Beverly Catron (SEAL)  
Beverly A. Catron

STATE OF VIRGINIA  
To-wit:  
CITY OF GALAX

This is to certify that Beverly A Catron whose name is signed to the deed dated February 28, 2022, did personally appear before me on the 11<sup>th</sup> day of May, 2022, and acknowledge her signature to that instrument and affirm the validity of the information regarding her citizenship therein contained.

My Commission expires: 1-31-25



Claire Hardy  
Notary Public

Registration No. 7969165

INSTRUMENT 220001247  
RECORDED IN THE CLERK'S OFFICE OF  
GRAYSON CIRCUIT COURT ON  
JUNE 6, 2022 AT 09:40 AM  
\$4.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$2.00 LOCAL: \$2.00  
SUSAN M. HERRINGTON, CLERK  
RECORDED BY: RHN

# 0 UNASSIGNED

**Location** 0 UNASSIGNED

**Mblu** 38/ A/ 132/ /

**Acct#** 17189

**Owner** PINE LOG CO, INC.

**PBN** AGR/UNDDEV 20-99 ACR

**Assessment** \$113,700

**Appraisal** \$113,700

**PID** 17189

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$113,700	\$113,700

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$0	\$113,700	\$113,700

## Owner of Record

**Owner** PINE LOG CO, INC.

**Sale Price** \$4,000

**Co-Owner**

**Certificate** 0

**Address** PO BOX 858  
ELKIN, NC 28621

**Book & Page** 652/793

**Sale Date** 06/06/2022

## Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PINE LOG CO, INC.	\$4,000	0	652/793	06/06/2022
MYERS, GILBERT W JR & CONSTANCE E	\$130,000	0	465/731	08/14/2006
SPROUSE, HARRY DEAN	\$95,000	0	434/641	12/08/2004
BYRD, JERRY A & BOBBY L	\$43,337	0	432/203	10/18/2004


## Building Information

**Building 1 : Section 1**

**Year Built:**

**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

### Building Photo

 Building Photo

<https://images.vgsi.com/photos/graysoncountyvaPhotos/default.jpg>

### Building Layout

[\(ParcelSketch.ashx?pid=17189&bid=17189\)](#)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	
Foundation	
Exterior Wall 1	
Exterior Wall 2	
Roof Type	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Num Cars - Carport	
Garage Type	
Carport Type	
Heat System	
AC Type	
Bedroom(s)	
Full Bath(s)	
Half Bath(s)	
Extra Fixture(s)	
Total Room(s)	
SEW/WTR/LND	
Kitchen Style	
Extra Kitchen(s)	
Interior Floor 3	
FBM Quality	
Interior Floor 1	
Interior Floor 2	
Garage Type 2	
Heat Fuel	
Num Cars - Garage	
Fireplace(s)	
Grade Adjust	
Legacy Area	
Num Cars - Built In	

Num Units	
Stacked Fireplace(s)	
Flue(s)	
Gas Fireplace(s)	
Inop Flue/FPL	
Interior Wall 3	
Basement	
Fin Bsmt Area	
Num Cars - Garage 2	
Split Foyer	
Split Level	
Metal Flue(s)	

**Extra Features**

<b>Extra Features</b>	<b><u>Legend</u></b>
No Data for Extra Features	

**Land**

**Land Use**

**Use Code** 500V  
**Description** AGR/UNDDEV 20-99 ACR - VAC  
**Zone**  
**Neighborhood**  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 28.42  
**Frontage** 0  
**Depth** 0  
**Land** \$113,700  
**Appraised Value** \$113,700

**Outbuildings**

<b>Outbuildings</b>	<b><u>Legend</u></b>
No Data for Outbuildings	

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$0	\$113,700	\$113,700
2025	\$0	\$113,700	\$113,700
2024	\$0	\$113,700	\$113,700
2023	\$0	\$113,700	\$113,700

**Assessment**

<b>Valuation Year</b>	<b>Improvements</b>	<b>Land</b>	<b>Total</b>
2025	\$0	\$113,700	\$113,700
2025	\$0	\$113,700	\$113,700
2024	\$0	\$113,700	\$113,700
2023	\$0	\$113,700	\$113,700

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## CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of May 13<sup>th</sup> 2026, between Pine Log Co., Inc. 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 Grayson, Virginia, and described as:

+/- 28.419 Acres & Improvements; Tax Map # 38-A-132; DB 652 PG 793;  
Instrument # 220001247; Plat Book M-1557

**Address:** TBD Carsonville Rd., Independence, VA 24348

**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 will make a deposit with the Attorney or Title Company of Purchasers Choice, of \$10,000 (hereinafter referred to as the "Deposit"). The Deposit shall be held by the Attorney or Title 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 29<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.

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

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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 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

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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.

**(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

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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, 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

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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.

(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.

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(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.

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

