



DOUBLE A
AUCTION & REALTY

REAL ESTATE AUCTION

November 18, 2021; 11AM

Bid LIVE or ONLINE

3361 Buckingham Springs Road

Dillwyn, VA; Buckingham County

126.44 acres

Mature Timber

Private 20+-acre Lake Access

Expansive Road Frontage

Contact Andy Austin

434-294-6093; Andy@DoubleA.Auction





Table of Contents

Introduction 1

Property Location 2

Plat..... 3

Zoning..... 4

Assessment 4

Timber Information 5

Auction Format and Location 6

Auction Terms 7

Closing 7

Addenda 8

INTRODUCTION

Please join us on November 18, 2021 at 11am for a Special Commissioner's Sale of Real Estate. We will sell at public auction the property located at 3661 Buckingham Springs Road; Dillwyn, VA; Buckingham County.

The property is 126.44 acres of agricultural land bounded by extensive road frontage along Buckingham Springs and Bishop Creek Roads, as well as being bordered by a 20+ acre private lake. The property has just over 90 acres of mature upland hardwood and nearly 17 acres of open fields with a homesite, as well as around six acres of lower grade hardwood and pine pulpwood.

There are endless possibilities with this property. It has potential for subdivision, conservation and recreation, hunting and fishing, or bring the livestock and start farming. Opportunities like this are few and far between, especially in today's market, and you can make it yours on November 18 at 11am via a fair and transparent public auction.

The auction will take place at the Buckingham County and community center at 16266 N. James Madison Highway; Dillwyn, VA 23936. Bidders can participate in the live auction, via our hotline on the day of the sale, or remotely online. We encourage *ALL* bidders to register *PRIOR* to sale day! Live bidders can register on-site between 9am and 10am on sale day. If you would like to take advantage of the hotline bidding, please register *PRIOR TO SALE DAY* and we will create your bidder registration and bidder number for you. If you would like to bid online, simply visit our website and click *BID ONLINE NOW* and create a bidder account. You will receive an e-mail with the online form to complete your registration and your status will say *pending* until it is complete.

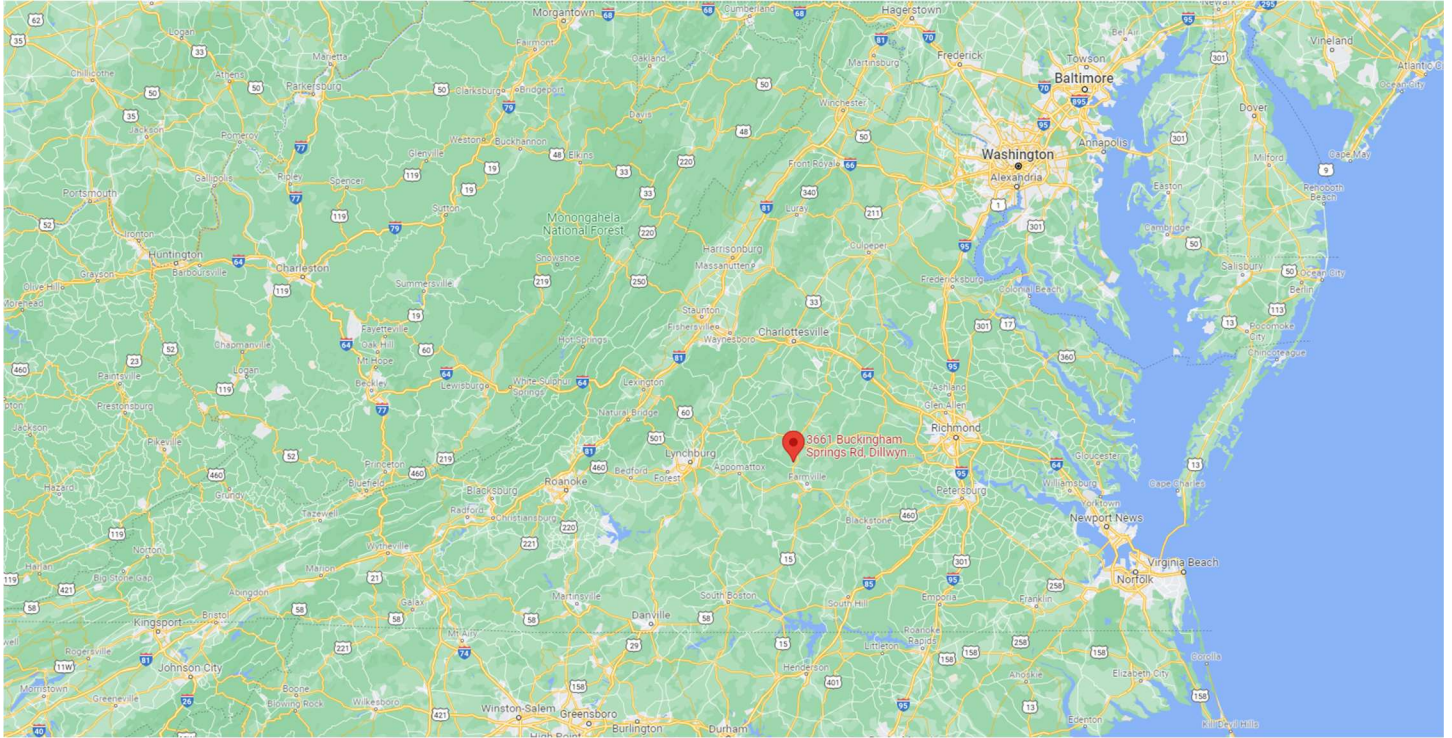
In any case, please contact the auction, Andy Austin, at 434-294-6093 or Andy@DoubleA.auction with any questions!



This property view shows the lake and the expansive hardwood timber on this property. Bid on November 18!

PROPERTY LOCATION

The property is located at 3661 Buckingham Springs Road; Dillwyn, VA in Buckingham County, Virginia. It is centrally located north of Farmville, VA and south of the intersection of U.S. Routes 15 and 60 at Spouses Corner and Dillwyn. The central location offers easy access to Richmond, Charlottesville, Northern VA/D.C., and the Tidewater Regions of Virginia.



ZONING

The property is zoned A-1, Agricultural District under the Buckingham County zoning ordinance. A number of uses are allowed, as well as a potential for multiple lots under the subdivision ordinance. The purpose from the zoning ordinance is shown below.

This district is established for the purpose of preserving and promoting rural land uses. These include forestal lands, areas significant for the environment such as lakes, reservoirs, streams, parks, and less intensive farming operations that are more traditional in character. This district is established for the purpose of facilitating existing and future farm operations traditionally found in Buckingham County; preserving farm and forest lands; conserving water and other natural resources; reducing soil erosion; preventing water pollution; protecting watersheds; and reducing hazards from flood and fire. This district includes the unincorporated portions of the County. It is expected that certain rural areas of this district may develop with residential land-uses of a low density. It is the intent, however, to discourage the random scattering of residential, commercial, or industrial uses in this district. Special use permits will be utilized to seek the appropriate locations and compatibility between uses.

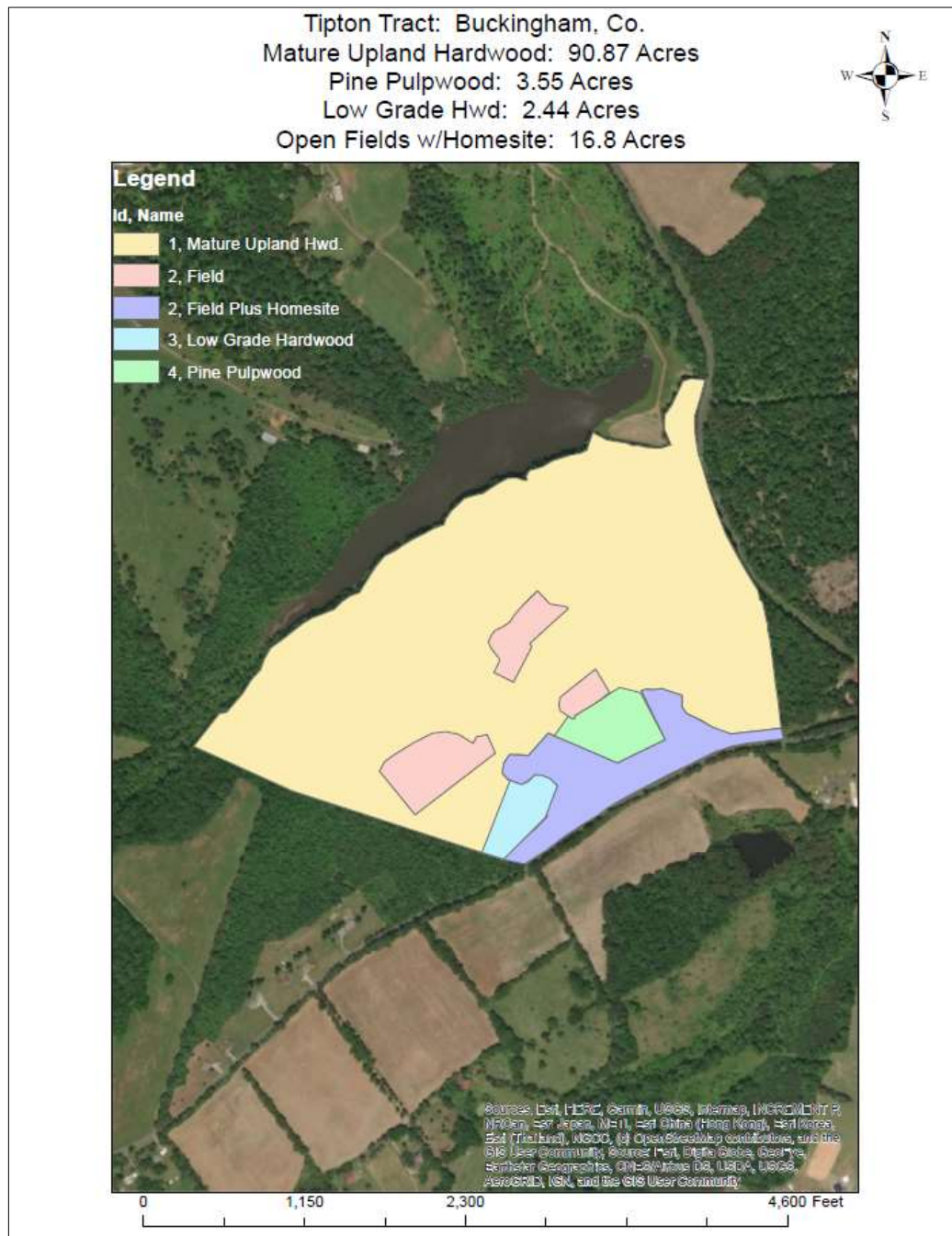
The zoning ordinance is included in the addenda of this packet and shows the allowed uses and the uses that would require a special permit. For further details or specific information, please contact the Buckingham County Administration office at 434-969-4242 during business hours for assistance.

ASSESSMENT

The property is subject to tax liabilities to Buckingham County. Currently the property is assessed at \$295,500. It is not known to be in any land use program. The tax assessment cards are included in the addenda of this packet for review. The current county real estate tax rate is \$0.52 per \$100 value, suggesting an annual tax liability of just over \$1,500 per year.

TIMBER INFORMATION

The timber inventory has been provided in the following image from a local forester. It shows almost 91 acres of Mature Upland Hardwood, about three and a half acres of pine pulpwood, two and half acres of low-grade hardwood, and just under 17 acres of open fields with the homesite. More detailed analysis of the inventory is included in the addenda



AUCTION FORMAT AND LOCATION

Bidders have a number of options to participate in this public auction. This live auction will be simulcast on our website, app, and a hotline for phone bidding.

The live auction will take place at the Buckingham County Library & Community Center located at 16266 N. James Madison Highway; Dillwyn, VA. The sale venue is located along U.S. Route 15 at the intersection of SR 20 in Dillwyn, VA. Attendants at the live sale can park in the rear of the building and look for signage directing to the assembly area.



The live sale will be broadcast on our website and mobile bidding app. Bidders who would like to participate remotely will need to sign up for a bidding account. You will receive a follow-up email with directions to the second step of registration form, and the account will show pending until this is complete. Once approved, remote bidders will be able to watch and participate in the auction in real time on sale day. Remote bidders may download our mobile bidding app for Apple and Android devices.

The sale will be broadcast via a hotline where bidders may call into a phone line and listen and participate during the sale. We will have a member of our staff monitoring and relaying bids on the hotline.

If the winning bidder is live, then they will be able to provide payment and sign the contract on site. Remote bidders will be expected to deliver or wire funds to the Special Commissioner's office by close of business on November 19, 2021, and winning bidders will receive the contract electronically for digital signature.

ALL BIDDERS ARE ENCOURAGED TO REGISTER PRIOR TO SALE DAY, EVEN LIVE BIDDERS! WE WILL BE TRAVELING TO AND SETTING UP THE LIVE AUCTION AND WILL BE UNABLE TO PROVIDE INDIVIDUAL ATTENTION ON THE DAY OF THE AUCTION.

AUCTION TERMS

Per the legal notice of sale, the terms are cash subject to 10% buyer's commission. A non-refundable deposit of 10% of the total purchase price is due on the day of the sale, and the balance is due 15 days after the Circuit Court of Buckingham County, Virginia. A hearing date should be available on the day of sale and will be announced during opening statements at the live sale. The total purchase price shall be calculated as follows:

$$\text{Final Bid} + 10\% \text{ Buyer's Premium} = \text{Total Sales Price}$$

For example, if the final sale price is \$1,000,000, the buyer's premium is \$100,000 for a total sale price of \$1,100,000. The deposit would be 10% of the total price and would be \$110,000.

The deposit may be made with a good personal check, certified funds, or by wire to the Special Commissioner's escrow account. The deposit will be applied to the purchase price at closing.

Please note that any announcements made on the day of sale will take precedence over any written material.

CLOSING

The closing is to occur within 15 days of the Court's approval of the sale. The buyer may elect to utilize any closing agent.

Hawthorne & Hawthorne has completed preliminary title report and will handle the seller's side of the transaction. This firm will be able to provide closing services should the bidder so choose.

ADDENDA

AUCTION

NOVEMBER 18, 2021 AT 11:00 A.M.

16266 N. JAMES MADISON HIGHWAY; DILLWYN, VA 23936
128 ACRES, MORE OR LESS, CURDSVILLE MAGISTERIAL DISTRICT, BUCKINGHAM COUNTY

SPECIAL COMMISSIONERS' SALE OF REAL ESTATE

Pursuant to the provisions of an order to partition real property by sale and appoint special commissioners, entered in the Buckingham County, Virginia Circuit Court on March 15, 2021, in the matter styled Inez T. Jones, et alia, v. Mary R. Bailey, et alia, Case Number CL18000323-00, the undersigned Special Commissioners will offer for sale at public auction the Buckingham County Public Library and Community Center, at 16266 N. James Madison Highway; Dillwyn, VA 23936, on the 18th of November, 2021, at 11:00 a.m., the following real estate:

All that certain tract or parcel of land lying and being in Curdsville Magisterial District of Buckingham County, Virginia containing one hundred and twenty-eight acres (128), more or less, situated on State Route 635 and State Route 633 and bounded by the land now or formerly owned by J. E. Marks and Bishop Creek.

TERMS OF SALE: CASH (BIDDER'S DEPOSIT OF 10% OF PURCHASE PRICE REQUIRED). SUBJECT TO A 10% BUYER'S COMMISSION. BALANCE DUE AT CLOSING WHICH WILL BE HELD FIFTEEN (15) DAYS AFTER SALE IS CONFIRMED BY THE CIRCUIT COURT OF BUCKINGHAM COUNTY, VIRGINIA.

THIS SALE IS SUBJECT TO CONFIRMATION BY THE CIRCUIT COURT OF BUCKINGHAM COUNTY, VIRGINIA.

GIVEN under my hand this 13th day of October, 2021.


Robert E. Hawthorne, Jr.
Special Commissioner


F. Acie Allen,
Special Commissioner

FOR INFORMATION CONTACT:

Robert E. Hawthorne, Jr.
Hawthorne & Hawthorne, P.C.
115 S. Main Street
P. O. Box 219
Blackstone Virginia 23824
Telephone: 434-292-7676
Email: robert@hawthorne.law

F. Acie Allen
Attorney at Law
1024 Main Street
P.O. Box 502
Dillwyn, VA 23936
Telephone: 434-983-3969
Email: acieallen@embarqmail.com

William Austin, MAI, AARE, AMM
621 Main Street
Kenbridge, Virginia 23944
Telephone: 434-294-6093
Email: andy@doublea.auction

HAWTHORNE & HAWTHORNE, P.C.
ATTORNEYS AT LAW

PUBLISHED IN THE FARMVILLE HERALD ON _____, _____, _____, 2021

Virginia," which together with all explanatory matter is hereby adopted by reference and declared to be part of this ordinance. The zoning map shall be identified by the signature of the Chairman of the Board of Supervisors together with the date of adoption of the ordinance

The Zoning Administrator shall be responsible for maintaining the zoning map which shall be located in that office together with the current status of land areas, buildings and other structures of the County.

The Zoning Administrator shall be authorized to interpret the current zoning status of land areas, buildings, and other structures in the County.

No changes of any nature shall be made on the zoning map or any matter shown thereon except in conformity with the procedures and requirements of this ordinance. It shall be unlawful for any person to make unauthorized changes on the official zoning map.

ARTICLE 2: DISTRICTS

The regulations set by this ordinance within each district shall be minimum or maximum limitations as appropriate to the case and shall apply uniformly to each class or kind of structure or land.

DISTRICT 1 - AGRICULTURAL DISTRICT (A-1)

Purpose

This district is established for the purpose of preserving and promoting rural land uses. These include forestal lands, areas significant for the environment such as lakes, reservoirs, streams, parks, and less intensive farming operations that are more traditional in character. This district is established for the purpose of facilitating existing and future farm operations traditionally found in Buckingham County; preserving farm and forest lands; conserving water and other natural resources; reducing soil erosion; preventing water pollution; protecting watersheds; and reducing hazards from flood and fire.

This district includes the unincorporated portions of the County. It is expected that certain rural areas of this district may develop with residential land-uses of a low density. It is the intent, however, to discourage the random scattering of residential, commercial, or industrial uses in this district. Special use permits will be utilized to seek the appropriate locations and compatibility between uses.

Permitted Uses - Within the Agricultural District (A-1) the following uses are permitted by right:

Major subdivisions are permitted where authorized in the Buckingham County Subdivision Ordinance.
Minor subdivisions are permitted where authorized in the Buckingham County Subdivision Ordinance.

Dwellings located on a recorded lot or parcel that complies with area regulations.

. For the purpose of this article, a dwelling is:

One Family Dwelling

Manufactured and Mobile Homes as per the Mobile Home Ordinance

Accessory Buildings: Personal Use Garages, Pole Sheds, Utility Buildings Agricultural uses and all

buildings necessary to such use and the repair, storage, and operation of any vehicle or

machinery necessary to such use excluding the intensive farming activities and related uses found
in the A-C Comprehensive District

Cemeteries, family only for currently existing, upon additional interments, an affidavit signed by the owner
of the land which shall be recorded in the Circuit Court Clerk's Office, indicating the existence of the
cemetery and its approximate location.

Cemeteries – newly established – a plat indicating the specific location of the grave will accompany the
affidavit

Churches, and Other Places of Worship Including Parish Houses and Sunday School

Conservation Areas, Private

Adult/Child Day Care Facilities – not medical

Greenhouses ,Garden shop, Nurseries

Home-base service business

Non-Intensive Dairying, and Raising of and Breeding of Livestock, Poultry and Other Livestock as
Defined in this Ordinance

Off-Street Parking for Permitted Uses (Includes Adjacent Zoning Districts)

Hunting Preserves, Kennels

Public Forests, Public Wildlife Preserves and Public Conservation Areas

Public Schools, Colleges, Libraries, Museum and Administration Buildings

Public and Private Roads and Streets

Public-Operated Parks, Playgrounds and Athletic Fields, Including Customary, Accessory Buildings
and Facilities

Residential Group Homes

Residential Swimming Pools

Signs – non-illuminated and less than 8 x 8

Silvicultural Activities

Solid Waste Facilities, County-Owned Such as Convenience and Recycling Centers

Stable, Private

Subdivision, Minor

Timber Harvesting Which May Include Temporary Chipping/Sawmills used only for Cutting Timber
Onsite

WaterSystems, Publicly-Owned and Operated

Wayside Stands selling Items Produced or Grown on the Premises

Special Use Permits

Within the A-I Agricultural District, the following uses may be permitted by the
Buckingham County Board of Supervisors by a Special Use Permit following
recommendation by the Planning Commission in accordance with this ordinance and the
Code of Virginia. The Planning Commission may recommend and the Board may impose
conditions to ensure protection of the district if the Special Use Permit is approved.

Adult or Juvenile Jails, Detention Facilities, or Correctional Facilities Operated or Owned by Local

or Regional Governmental Entities

Agricultural Based Businesses – not classified as Intensive or manufacturing in nature by the definition of this Ordinance such as: feed mills, livestock markets, tack, feed and supplies
Airport, Airstrip, Heliport
Antique Shops/ Thrift Stores/ Flea Markets
Adult Retirement Community/Assisted Living
Auto and Truck Sales and Agricultural/Industrial Equipment - 3/22/99
Automobile Junkyard or Graveyard
Bed & Breakfast
Bulk Storage Tanks
Commercial Garage or Shop – housing a business not classified as Industrial or manufacturing in nature by the definition of this Ordinance
Convenience/General Store – Maximum 2000s.f. and no more than 4 petroleum pumps
Fairgrounds, Country Clubs, Golf Courses, Athletic Fields, Swimming Pools,
Equine Facility/Activities, Commercial
Dog Businesses – Kennels, Grooming, Boarding, Training, Trials
Community Centers, Lodge Halls
Lumberyard, Sawmill, Planing, or Chipping Facility
Mining and Quarrying with Federal and /or State License
Motorsports – raceways, car shows
Music Festivals or Similar Large Events - 4/23/01
Private Recreational Facilities/Clubs/Events – archery, shooting, pools, day & summer camps, campgrounds
Private Schools and Colleges,
Public utility generating plants, public utility booster or relay stations, transformer substations, meters and other facilities, including railroads and facilities, and water and sewage facilities.
Radio stations, Television Station and cable TV facilities, communication station and/or tower or related facilities in accordance with Article 9 of this Ordinance
Reservoir
Restaurants
Shooting Ranges, including all firearms
Sewage Treatment Plants, Private
Veterinary Hospitals and Clinics
Water Systems, Privately Owned Serving the Public
Wayside Stand with Food Preparations - No Indoor Seating

Area Regulations

Minimum lot size: Lots in this district shall have a minimum area of two acres.

Setback requirements: The minimum distance from the nearest point of the house or other structure to the edge of the front yard property line shall be fifty (50) feet. The minimum side yard and rear setback shall be the distance from the side or rear property line or a lot to the nearest point on the house or principal structure shall be twenty- five (25) feet.

Setbacks for the Land Application of Manure and Animal Waste from Intensive Livestock Facilities

Waste from lagoons or other liquid waste: the greater of the distance set forth in the Nutrient Management Plan or:

Dwellings or commercial establishments.....	300 feet
Property Lines	50 feet
Surface waters	200 feet
Drinking Water Sources	200 feet

Chicken litter or other dry waste:

Dwellings or commercial establishments.....	100 feet
Property lines	10 feet
Surface waters.....	100 feet
Drinking water sources	100 feet

Inspection

The Zoning Administrator or designees for the County shall have the right to visit and inspect any facility on-site at any time, without prior announcement, with due consideration for bio-security practices.

A-C AGRICULTURAL-COMPREHENSIVE DISTRICT

Purpose

The purpose of the Agricultural Comprehensive District is to provide a district for all forms of agricultural, forestal and rural activities and to preserve, protect, and promote the more intensive forms of agricultural, forestal, and other rural land uses. In doing so, the intent is to protect the public health, welfare, and environment of Buckingham County and its citizens, while providing for the harmonious, orderly, and responsible growth of the agricultural industries.

Permitted Uses

Within the Agricultural District (A-C) the following uses are permitted by right:

Dwellings located on a recorded lot or parcel that complies with area regulations.

Major subdivisions are not permitted. For the purpose of this article, a dwelling is:

One Family Dwelling

Manufactured and Mobile Homes as per the Mobile Home Ordinance

Accessory Buildings: Personal Use Garages, Pole Sheds, Utility Buildings

Agricultural Uses and all Buildings Necessary to Such Use and the Repair, Storage, and Operation

Will Bk/Pg: 05/ 24/

Acreage:	130.000
Land Use:	
Total Mineral:	
Total Land:	268500
Total Imp:	27000
Total Value:	295500

Exterior	Interior	Site
EXTERIOR-CINDERBLO	NO. ROOMS - 9	SITE-PAVED
EXTERIOR-MASONITE	NO. BEDROOMS - 6	SITE-LEVEL
EXTERIOR-WOOD	NO. BATHS - 1	SITE-SEPTIC
EXTERIOR-METAL	INTERIOR-WOOD	SITE-WELL
CONSTRUCTION-FRAME	INTERIOR-PLASTER	

Item	Size	Rate	Value	21	2	18	22	6
DWELLING	1600	78.01						SCP:
BATH FULL	1	4000.00						:
WELL	1	5000.00			18			:
SEPTIC	1	5000.00						:
SPACE HEAT	1840	1.00				DWL		:
CANOPY	252	11.00					40	6
PORCH MSRY	180	20.00		6				DWL 6
PORCH WCL	220	30.00				40		
PORCH SCRE	120	22.00						OPF :
DWELLING	240	75.26			8			8
PORCH FRM	320	18.00				40		
Total Bldg. Value — Fair Valued			25000					

Desc	Length	Width	Size	Grade	Rate	FV/Pct
STOR CB	14.0	12.0	168		5.00	
MTL CAR S	18.0	20.0	360			
STOR MTL						
BLDG			3			
Total Imp Value						

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value	Sec	Type	Str	Description	Area			
STOR CB	14.0	12.0	168		5.00		800	DWL	DWELLING	2.00	N18N2E18E22S20W40	1600			
MTL CAR S	18.0	20.0	360				500	CPY	CANOPY	1.00	W21N12E21S10C2	252			
STOR MTL							100	OPM	POUCH MSRY	1.00	N10E18S10W18	180			
BLDG				3			600	END	POUCH ENCL	1.00	N10E22S10W22	120			
Total Imp Value							2000	SCP	POUCH SCRE	1.00	E6S20W6W20	220			
											E6SW40W20	120			
											OPF	POUCH FHM	1.00	SSW40NSE40	320
											Total Square Feet	2932			
M CIs	Desc	C	Size	Dpth	Rate	FV/Pct	Value								
A	1 B/S PAVED C		1.000		13500.00		13500								
A	4 OPEN PAVED I		15.000		1800.00		27000								
											Cur. Value	Prev. Value	%Chg		

Property Identification Run Dt: 10/05/2021 Owner Name/Address Legal Description002 of 02
 Map #: 189 66 TIPTON MAGGIE C LIFE EST ET AL RT 633 - 1 MI W OF
 Acct #: 000010220-001 3661 BUCKINGHAM SPRINGS RD CURDSVILLE 130 AC
 Address: 003661 BUCKINGHAM SPRINGS RD DILLWYN VA 23936
 City/St:

Bk/Pg: 05/ 24/

A	7	WOOD PAVED I	114.000	1300.00	148200	Land	268500	261800	3%
A	98	TIMBER I	114.000	700.00	79800	Improvements	27000	27000	%
		Total Land Value	130.000		268500	Total	295500	288800	2%
						Average Price Per Acre	1452		

----- Comments -----
 4/05 ORLA WHITT TIPTON DEC 02/13/05
 07 CHC BY BOA
 14 BOA FAIR-VALUED DWLG @ \$25K
 14 BOA ADDED \$100 TO STC MTL
 BP16919-17 ELEC INSTL SVC FOR CENTURYLINK
 LATTIE B TIPTON DEC 12/12/16

 Total Property Value 295500

Directions- Land Management and Consulting
Brandon Martin
2123 Robertsons Road
Blackstone, VA 23824
(434) 292-7040

TIMBER APPRAISAL
TIPTON TRACT
BUCKINGHAM, CO. VA.
BAF 20- PRISM POINT CRUISE
CRUISED OCTOBER 2018; UPDATED SEPT. 2021

BOARD FOOT VOLUME INTERNATIONAL RULE, FORM CLASS 78
TON= 2000/LBS.
MBF= 1000 BD. FT.

Current Estimated Stumpage Volume and Value: 96.8 ACRES

Red Oak Sawtimber- 179 MBF
Red Oak Grade Sawtimber- 62 MBF
White Oak Sawtimber- 267.6 MBF
White Oak Grade Sawtimber- 48.5 MBF
Poplar Sawtimber- 214.5 MBF
Poplar Grade Sawtimber- 144.2 MBF
Sweetgum Sawtimber- 7.7 MBF
Maple Sawtimber- 13.6 MBF
Misc. Sawtimber- 12.5 MBF
Hickory Sawtimber- 166.8 MBF
Walnut Sawtimber- 5.9 MBF
Pine Pulpwood- 270 TONS
Hardwood Pulpwood- 3263 TONS