NICHOLLS Auction Marketing Group
PREMIER SERVICE SINCE 1968

T&T REALTY AND AUCTION

REAL ESTATE AUCTION

162± Acres of Campbell County, VA Land Featuring Merchantable Timber, Potential Homesite, Road Frontage, Open and Wooded Sections, Pond, Wildlife and Agricultural Zoning!

2901 Lewis Ford Road, Brookneal, VA 24528

NOTE: Auction will be conducted OFF SITE at
The Brookneal Community Center, 261 Main St., Brookneal, VA 24528

Wednesday, November 4 @ 11:00AM EST

Property Tour: Thursday, October 22 from 12:00-2:00pm. Please contact Mark Tomlin (434-941-1814) or Mason Thomas (434-665-7344) for more information

Nicholls Auction Marketing Group

Corporate Office: (888) 357-2814
Offices through-out Virginia to meet your needs
VAAF #2908000729 -- VAAF #2908001146

On the web at: www.nichollsauction.com
Contact us by E-mail at: info@nichollsauction.com

Why use Nicholls Auction Marketing Group to sell your property?

Nicholls Auction Marketing Group has set and maintained an overall sales ratio in excess of 95% since 1980. Our standards for conducting an auction are simply higher, and the marketplace has responded, allowing us to be the leader in getting properties sold and closed. For property owners who are serious about selling—who wish to maximize their returns while reducing the time, risk and frustration of trying to sell through a traditional approach—our customized individual owner services are a perfect fit.

Nicholls Auction Marketing Group will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. This results not only in full and current market value, but also preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions of sale, and a known sale and closing date.

Our 57 years experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real, as well as personal property. For more information please go to nichollsauction.com and allow us the privilege to add your name to our growing lists of satisfied clients.

162± Acres of Campbell County, VA Land Featuring Merchantable Timber, Potential Homesite, Road Frontage, Open & Wooded Sections, Pond, Wildlife & Agricultural Zoning!!

Property Location	**2901 Lewis Ford Road, Brookneal, VA 24528** *NOTE: Auction will be conducted OFF SITE at The Brookneal Community Center, 261 Main St., Brookneal, VA 24528*
Date & Time	**Wednesday, November 4 @ 11:00AM EST**
Property Tour	**Property Tour: Thursday, October 22 from 12:00-2:00pm.** **Please contact Mark Tomlin (434-941-1814) or Mason Thomas (434-665-7344) for more information or to schedule a private showing.**
Auction Notes	*Live On-Site Auction w/Live Real-Time Online Simulcast Bidding for Your Convenience!!* **162.48± ACRES • TIMBER VALUE • 1,350'± ROAD FRONTAGE • POND • OPEN & WOODED LAND • AGRICULTURAL ZONING. INVEST • HUNT • FARM • MANAGE THE TIMBER • BUILD YOUR COUNTRY RETREAT!** **Auction conducted in partnership with T&T Realty and Auction (tandtauction.com)**
Description	**162.48± ACRES • TIMBER VALUE • 1,350'± ROAD FRONTAGE • POND • OPEN & WOODED LAND • AGRICULTURAL ZONING** *NOTE: Auction will be conducted OFF SITE at The Brookneal Community Center, 261 Main St., Brookneal, VA 24528* **Property Tour: Thursday, October 22 from 12:00-2:00pm. Please contact Mark Tomlin (434-941-1814) or Mason Thomas (434-665-7344) for more information or to schedule a private showing.** **162.48± acres of Campbell County land -- Merchantable timber -- Pond -- Potential homesite -- Road frontage -- Recreational value -- Wildlife -- Conservation easement -- 30± acres of open land -- Southside Virginia acreage offering the privacy and scale of a rural landholding while remaining convenient to Brookneal and the Route 501 corridor!!** • 162.48± contiguous acres • Approximately 30 acres of open land, 60± acres of approx. 28-year old planted pine, with the balance primarily in approx. 9-year old pine

- Recent timber appraisal (coming soon)
- Approximately 1,350'± of Lewis Ford Rd. frontage
- Pond
- Rolling Southside Virginia topography
- Agricultural zoning
- 20% prime farmland soils & 75% farmland of statewide importance soils
- Livestock potential
- Hunting and recreational opportunities
- Wildlife habitat
- Forestry/timber-management potential
- Private country-estate/retreat potential, subject to the conservation easement
- Combination of open and wooded acreage rather than a single-use tract
- **The entire property is subject to a perpetual Open-Space Conservation Easement held by the Virginia Department of Forestry.** The easement allows one main dwelling (3,000 sf. above ground footprint).
- Southside Virginia acreage offering the privacy and scale of a rural landholding while remaining convenient to Brookneal and the Route 501 corridor!!
- Tax Map: 77-A-5C; Zoned: A-1 (Agriculture); Annual real estate taxes: $335; **$15,000 deposit (certified check made payable to yourself ONLY)** is due immediately after confirmation of final bid, must be shown at registration and the balance due at closing within 45 days; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only $175,000 Starting Bid!!**

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Terms and Conditions

Auction Terms and Conditions: In addition to the "General Terms and Conditions" referenced below, which apply to all of our services, the following Auction Terms and Conditions ("Auction Terms") apply to the auction described above. Please review these Auction Terms and the **General Terms and Conditions** prior to participating or registering to participate in the auction, as they form a legally binding agreement between you and Nicholls Auction Marketing Group, Inc. ("Nicholls Auction"). Capitalized terms used but not defined in these Auction Terms will have the meanings ascribed to them in the **General Terms and Conditions**.

Approval to Bid: Approval to bid is subject to completing an on-site or on-line bidder registration form and verification of the required earnest money deposit by auction personnel. The approval of online bidders is subject to confirmation by the auction coordinator.

Earnest Money: A **$15,000** deposit is due immediately after confirmation of Final Bid, must be presented at registration before the auction begins, and the balance is due at closing within 45 days or as soon thereafter as seller's closing documents are available (unless prior written arrangements have been made by contacting **Mark Tomlin @ 434-941-1814 or Mason Thomas @ 434-665-7344**). Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself, which you will endorse over to Nicholls Auction if you are the successful bidder. The deposit is non-refundable. The deposit will be held in a non-interest bearing escrow account until settlement. Subject to Nicholls Auction's sole discretion, there is a possibility of a lesser deposit if proof of pre-approved financing is presented prior to auction.

Closing: If you are the successful Buyer (as defined in the **General Terms**), you must sign all documents and contracts immediately after the acceptance of the Final Bid. Buyer will also be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. Closing is to take place on or before 45 days from date of auction (unless prior arrangements have been made with and agreed to in writing by Nicholls Auction). Buyer acknowledges and agrees that time is of the essence. Buyer will pay for all of their closing costs associated with the transaction (please see the **General Terms**).

Real Estate Salesperson/Broker Acknowledgment: Although having a real estate salesperson/broker is not required, if you are working with a real estate salesperson/broker, the real estate salesperson/broker must complete the Auction Bidder Representation Form available here: **"Auction Bidder Representation Form"**. In order for your real estate salesperson/broker to be compensated, the Auction Bidder Representation Form must be completed and properly submitted no later than 6 a.m. on the day of the auction, which is **11/4/2026** (no exceptions). A registered real estate salesperson/broker can only represent one buyer at each auction event. If the auction at which you wish to bid has a live bidding component, your real estate salesperson/broker must attend the auction event in person regardless of whether you are bidding live in person on site or bidding on line off site, and real estate salesperson/broker must adhere to all terms.

Auction Premium: A 10% auction premium will be added to the Final Bid and will become a part of the purchase price (10% Auction Premium Example: Bid Price: $100,000, Plus 10% Auction Premium of $10,000; Total Contract Price = $110,000). The auction premium is non-negotiable.

Information is not Guaranteed; Sale is "AS IS" with all Faults: Please refer to the "Property Information Packet" (found within the "Documents" section for this auction at www.nichollsauction.com) for more details about this auction. All information and dimensions made available by Nicholls Auction

concerning the property was derived from sources believed to be correct, but are not guaranteed to be correct. You agree to conduct your own investigation and inspection prior to bidding, and you agree to rely on your own information, judgment, and inspection of the property. Any reliance on any of the information or dimensions made available by Nicholls Auction concerning the property is solely at your risk. The property is being sold 'AS IS' with any and all faults. Please review all information supplied and seek appropriate assistance prior to bidding. All announcements made on the day of the auction will take precedence over all previously provided material and any other oral statements made.

No Contingencies: The sale of the property and Buyer's obligation to purchase of the property is NOT contingent upon Buyer's financing, the condition of property, an appraisal, an inspection, or any other condition (except to the extent provided in the applicable contract documents or required by applicable law).

Online Simulcast Bidding: Subject to the "Online Simulcast Terms" below, we are happy to offer online/simulcast bidding for bidders who cannot physically attend the live auction event. Please understand (and you hereby agree) that online bidding will only be allowed if you are physically NOT on site at the live auction. Online bidding will NOT be allowed if you are physically in attendance at the live auction event. If compatible with your mobile or computer device, you can download our app in the Apple App Store or Google Play Store or use your web browser to register for and then bid during the live auction. Please see the next section for "Online Simulcast Terms."

Online Simulcast Terms: *The following additional terms form a part of the Auction Terms and apply to you if you are registered for or participating in LIVE ONLINE SIMULCAST BIDDING. If there is a conflict between any provision in these Online Simulcast Terms and the Auction Terms, the conflicting provision in these Online Simulcast Terms will control:*

- **Contact the Auction Coordinator with Questions:** Please contact the auction coordinator **(his or her name and contact number is on the** NichollsAuction.com site under the auction you are bidding on) immediately if you need additional information.
- **Bidder Verification:** The identity of all bidders will be and must be verified (via phone, email or text). Bidding rights are provisional, and if complete verification is not possible, Nicholls Auction Marketing Group, Inc. will reject your registration, and your ability to bid will be terminated.
- **Deposit Payment:** If you are declared the successful bidder (or Buyer), the credit card that you provided at registration will be charged (and you agree Nichols Auction is authorized to charge your credit card) $500 toward your deposit. The remaining earnest money deposit of **$14,500** must be in the form of cashier's or certified check (United States Bank) or wire transfer to Nicholls Auction Marketing Group, Inc. and is due immediately. The entirety of the remaining balance of the final Purchase Price is due at closing. Buyer shall be responsible for all wire transfer fees.
- **Contract Package:** At the close of the auction, and after seller confirmation, if you are the Buyer, Nicholls Auction will provide to you the contract package with all required contract documents for you to execute and return to Nicholls Auction. Contract packages will be sent by e-mail or hand delivered to Buyer, who must execute and hand deliver, email, fax or overnight mail the documents back to Nicholls Auction within 24 hours of receipt. If you are the Buyer and you do not execute and return all required contract documents with the

remaining earnest money deposit within 24 hours of receipt, you will be in default and subject to legal action. This is a legally binding contract.

- **Administrative Fee:** In the event you are the Buyer and you fail to submit the signed "Real Estate Contract of Purchase" and other contract documents and deposit earnest money as provided in these Auction Terms, you agree to pay Nicholls Auction (and you agree that Nicholls Auction is authorized to charge the credit card provided at registration) an administrative fee of **$15,000**. Additional default remedies are reserved by Nicholls Auction, and the seller, as provided in these Auction Terms, the General Terms and Conditions, and the "Real Estate Contract of Purchase" and related contract documents. All administrative fees are non-refundable.
- **Technical Issues:** Neither Nicholls Auction nor any of its affiliates or vendors, shall be held responsible or liable for a missed bid or any failure of the software or other computer systems or technology used for online bidding to function properly for any reason. In the unfortunate event of a DDOS attack, server attack, shut down, internet disruption, or technological problem, Nicholls Auction reserves the right, but is not required, to extend the bidding time. To minimize the chance of being affected by internet or software issues, please use the "Max Bid" feature.

General Terms and Conditions also Apply: Please review our General Terms and Conditions (the "General Terms") found here: **"General Terms and Conditions"** which form a part of your agreement with us and govern your access to or use of any of our products or services, including, without limitation, our auctions, our website and our mobile applications.