

# Sealed Bid Invitation

# BLACKWATER TIMBERLANDS



»» +/- 8,320 Acres

»» Virginia

Isle of Wight, Southampton, Surry & Sussex Counties



DEADLINE:  
JUNE 5, 2026  
3:00 PM EDT

# INVITATION TO BID

## BLACKWATER TIMBERLANDS BID SALE

+/- 8,320 Acres in Isle of Wight, Southampton, Surry and Sussex Counties, Virginia

Bid Deadline: June 5, 2026 at 3:00 PM EDT

Compass South, Inc. (d/b/a Compass South Land Sales) (Compass South), on behalf of its client, Blackwater Land & Timber, LLC ("Seller"), is offering by **Lump Sum Sealed Bid** the sale of +/- 8,320 acres, located throughout Southeastern Virginia (the "Property" or "Blackwater Timberlands").

### PROPERTY DESCRIPTION

- Primarily located through Southampton & Sussex Counties
- Institutional quality management with well-stocked merchantable and pre-merchantable pine plantations
- Extensive River Frontages: over 3 miles of Blackwater River, 6 Miles of Nottoway River and 2.5 miles of Meherrin River frontages
- Improved internal road system for access throughout the property
- Conservation Easements on portions of two tracts

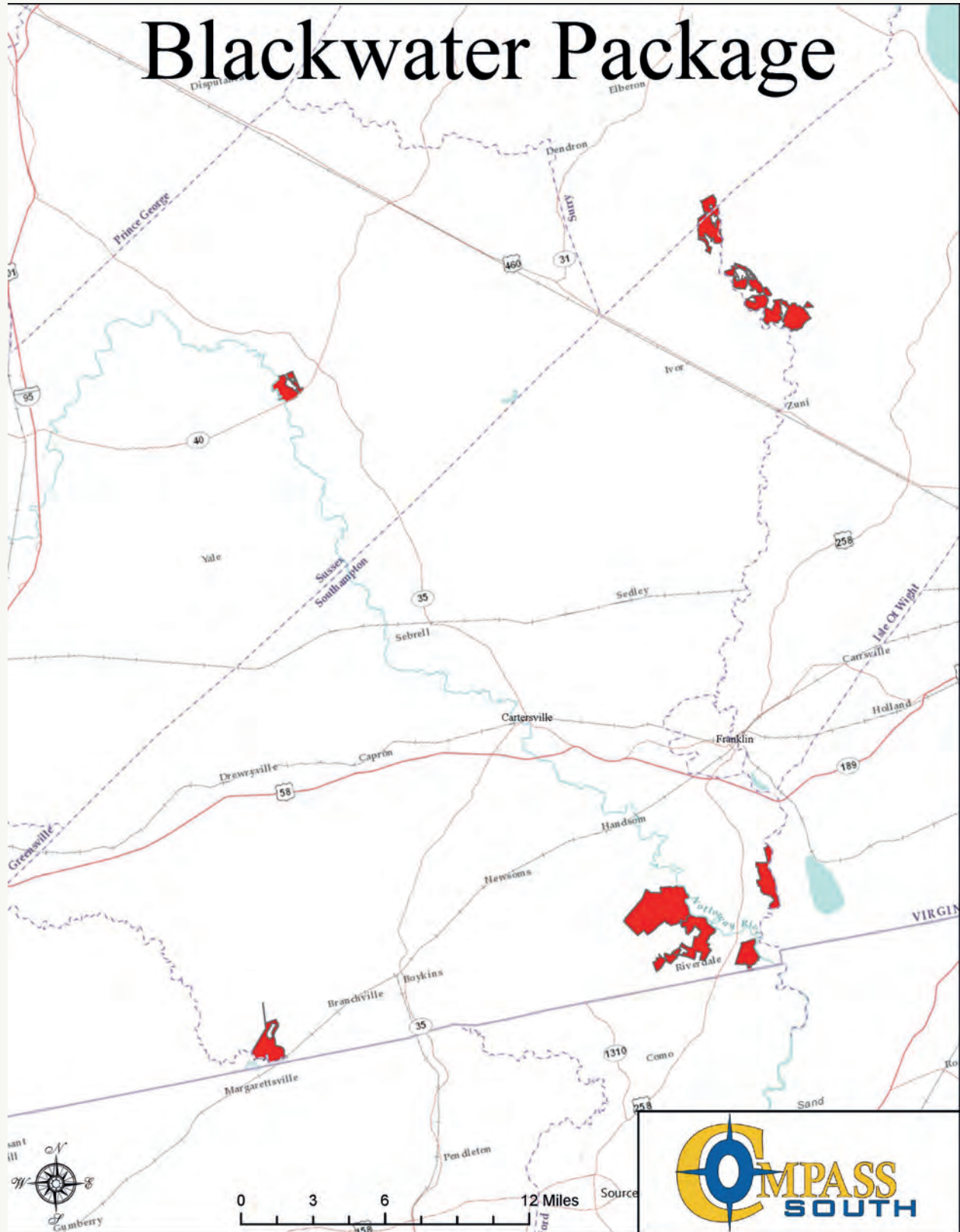
### SALE METHOD

- The sale of the Property will be conducted through a lump sum (not per acre) sealed bid process.
- Bidders must submit their bids on the bid form provided.
- Bids may be submitted by US Mail, email or fax.
  - US Mail: **Compass South Land Sales, 452 Upchurch Lane, Walterboro, SC 29488.** "Blackwater Timberlands Bid Sale" should be clearly marked on the back of the envelope to protect security of the bid.
  - Fax: (843) 538-6112
  - Email: [landsales@CompassSouth.com](mailto:landsales@CompassSouth.com)
- Verbal bids will not be accepted.
- To confirm bid receipt or ask questions about the bid process, contact Jared Walker: (843) 575-7788 or [Jared@CompassSouth.com](mailto:Jared@CompassSouth.com)

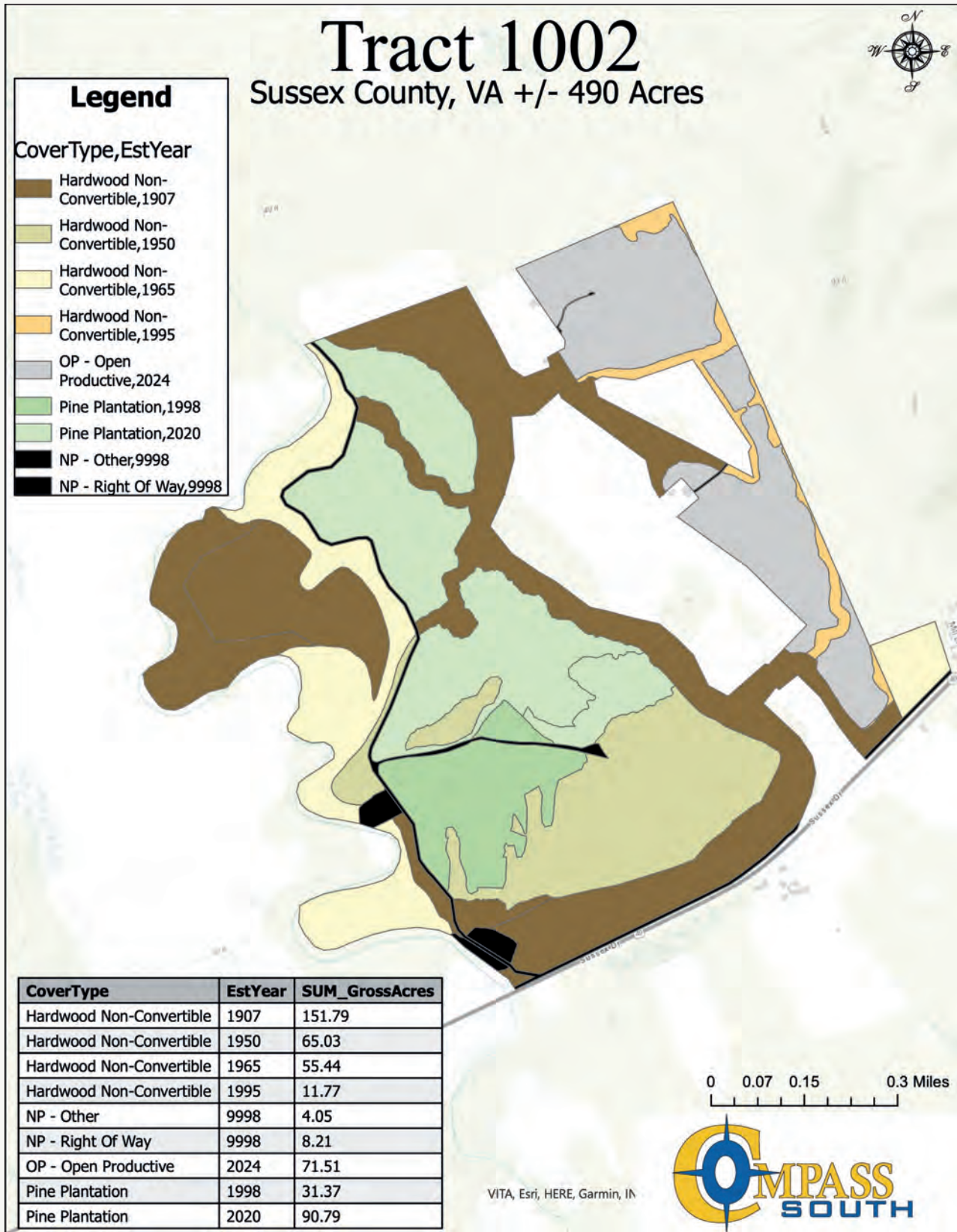


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# TRACT MAPS



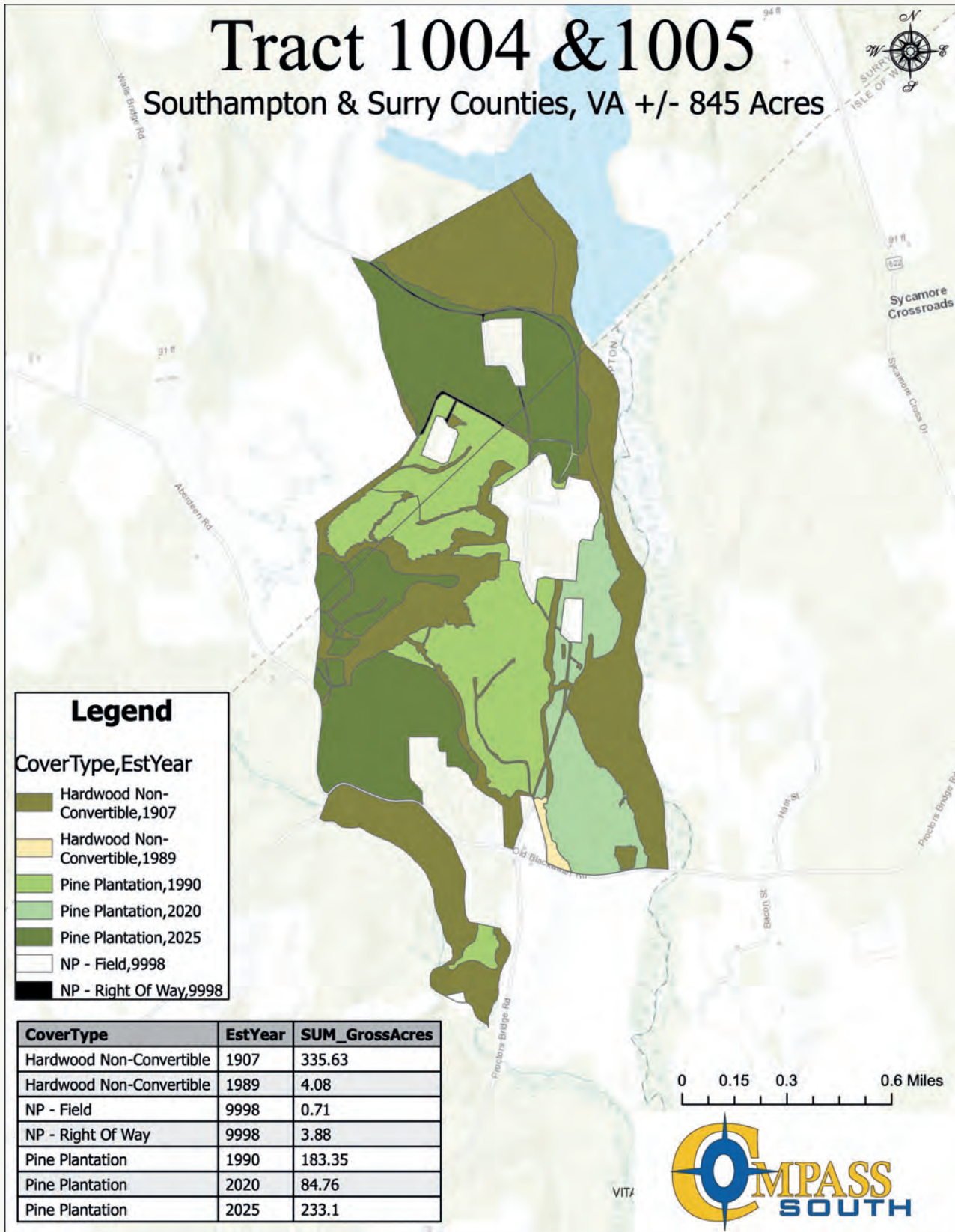
# TRACT MAPS



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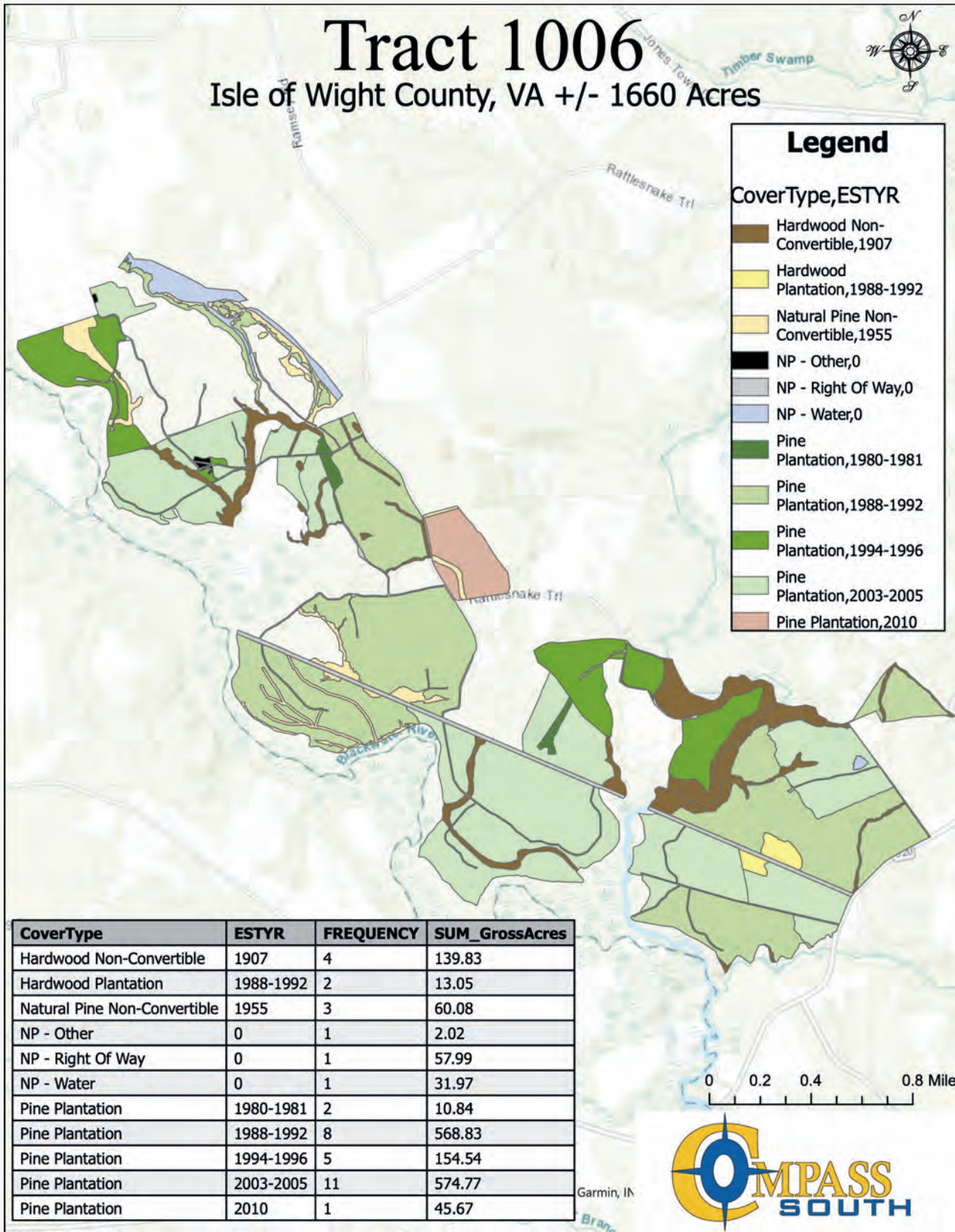
## Tract 1004 & 1005

Southampton & Surry Counties, VA +/- 845 Acres

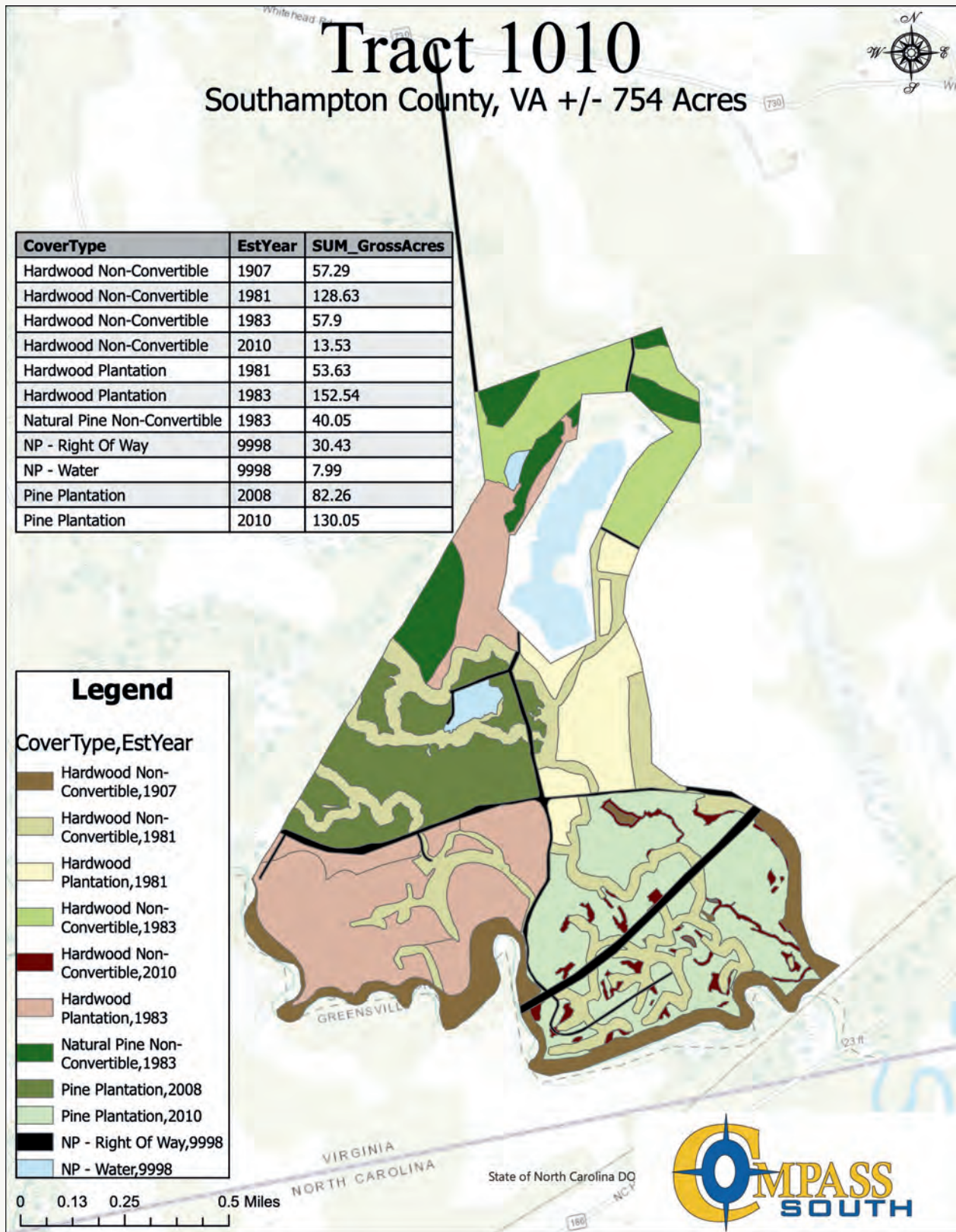


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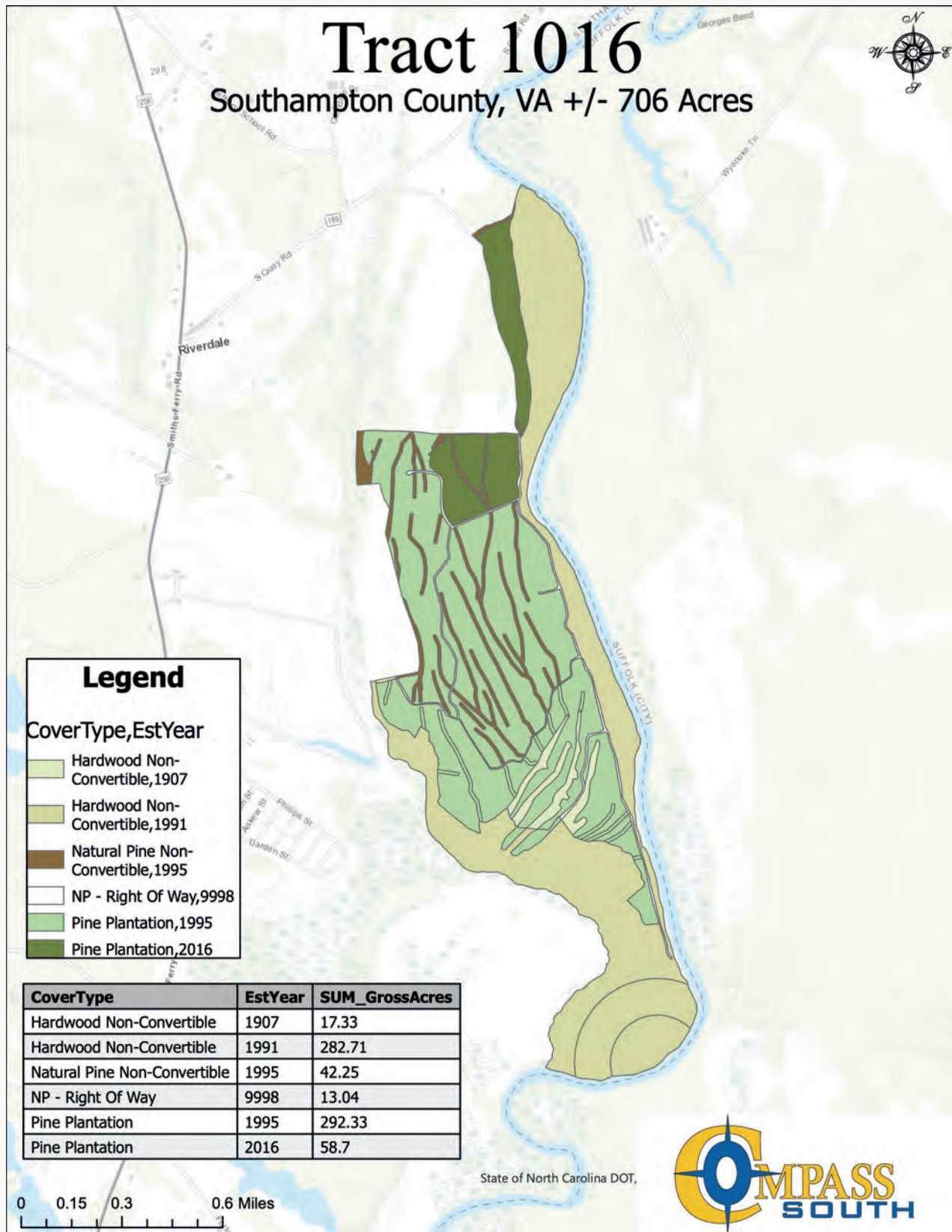
## Tract 1006 Isle of Wight County, VA +/- 1660 Acres



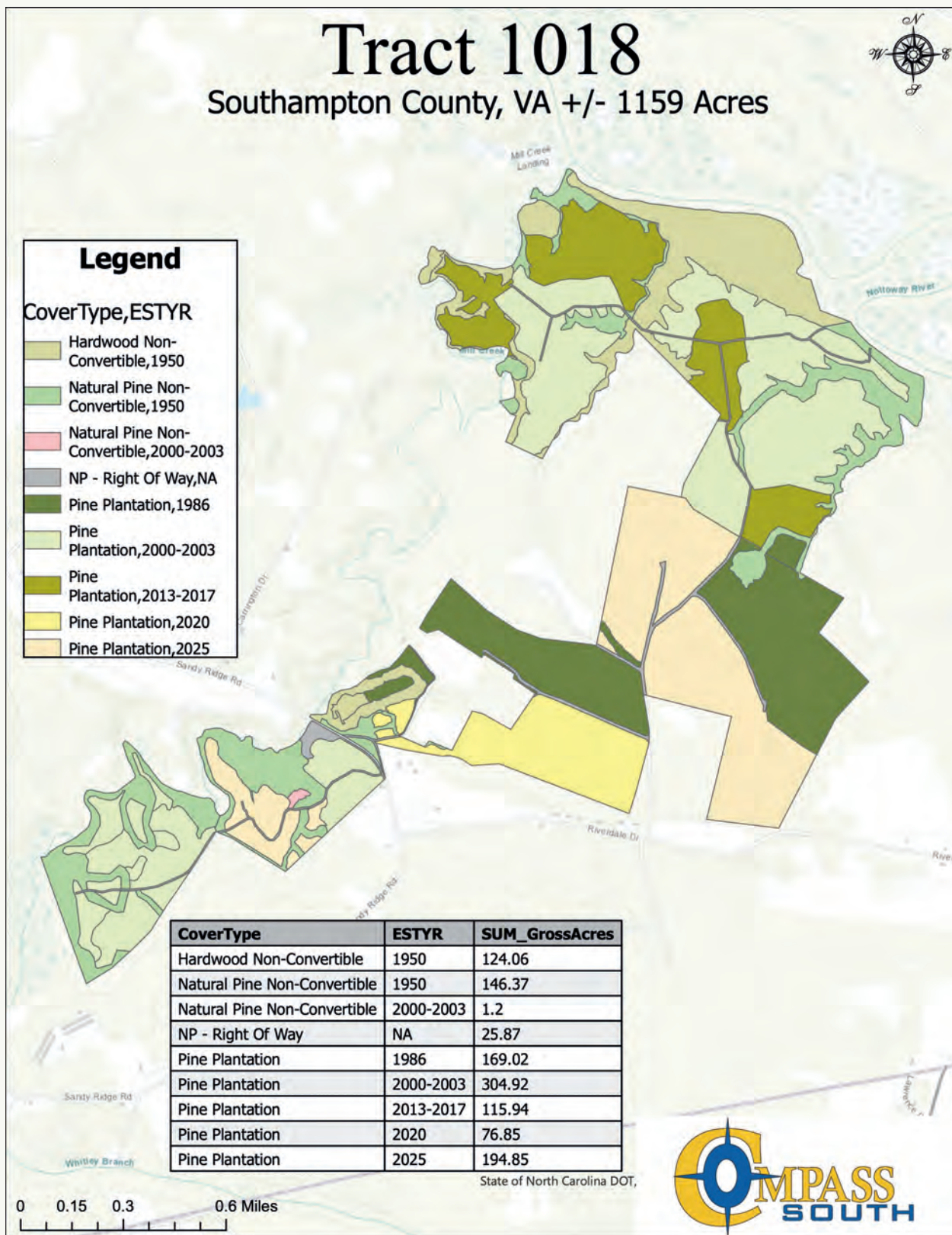
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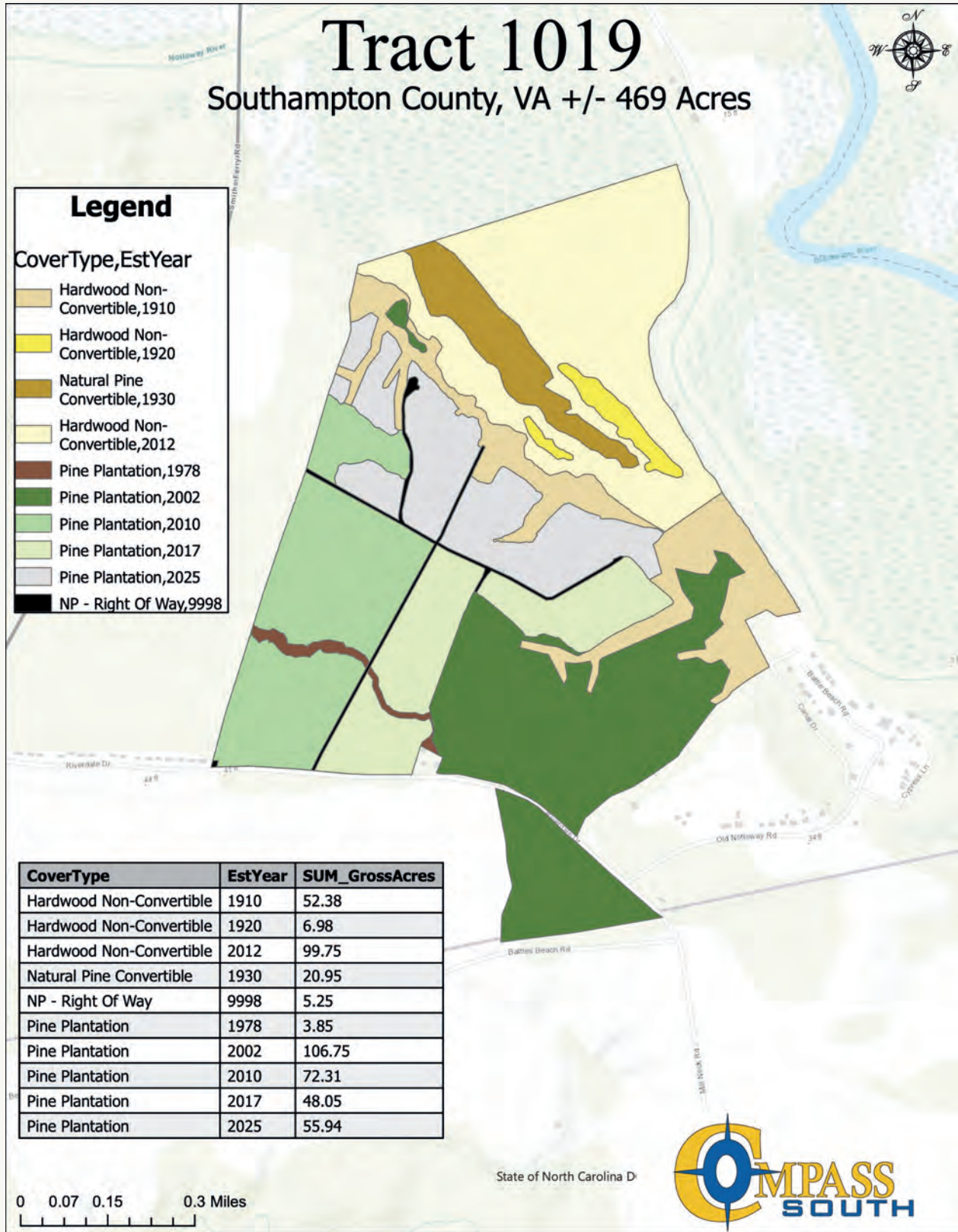
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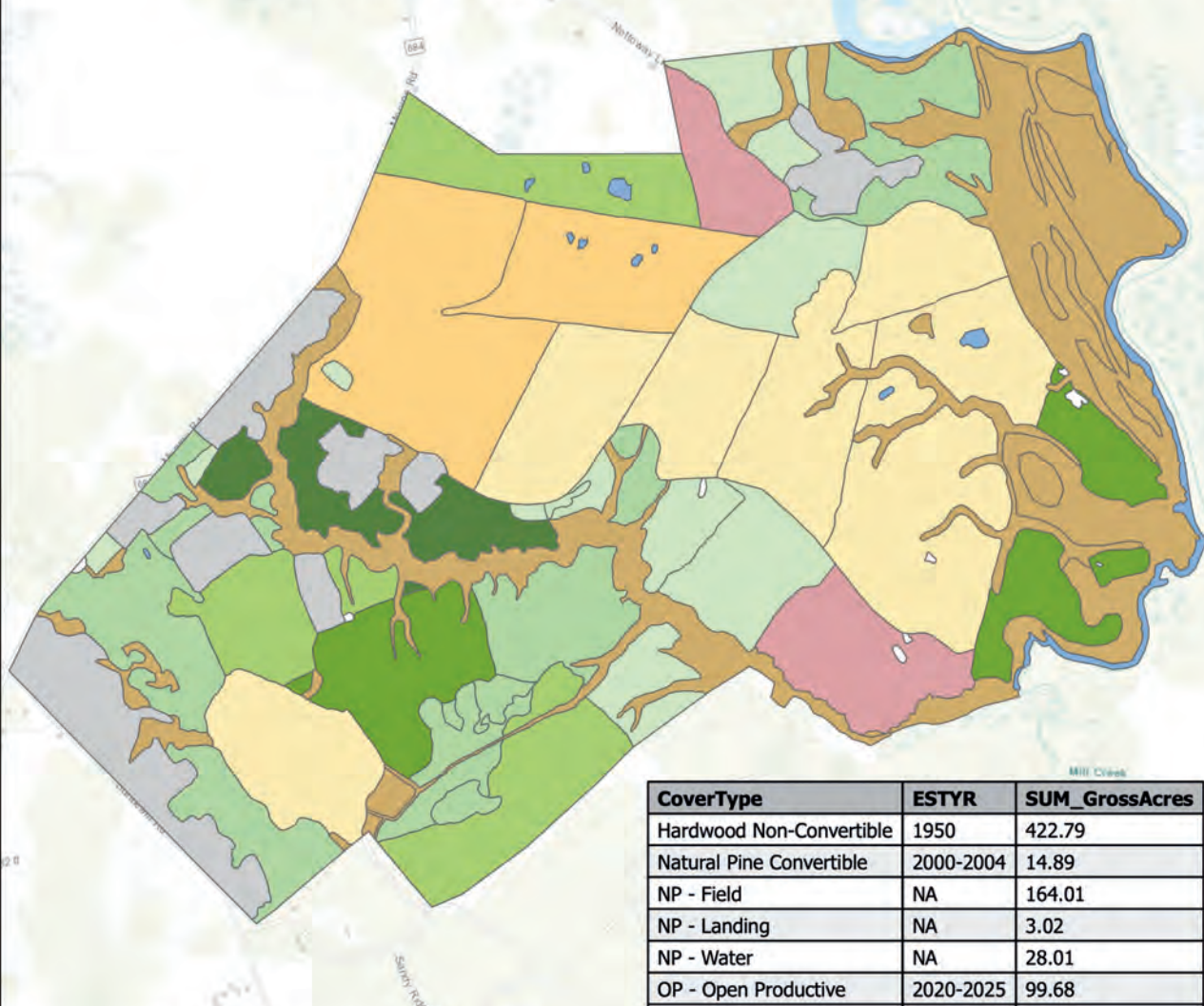


# TRACT MAPS



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## Tract 1020 Southampton County, VA +/- 2123 Acres



CoverType	ESTYR	SUM_GrossAcres
Hardwood Non-Convertible	1950	422.79
Natural Pine Convertible	2000-2004	14.89
NP - Field	NA	164.01
NP - Landing	NA	3.02
NP - Water	NA	28.01
OP - Open Productive	2020-2025	99.68
Pine Plantation	1989-1993	61.57
Pine Plantation	1995-1999	183.99
Pine Plantation	2000-2004	247.03
Pine Plantation	2005-2009	179.69
Pine Plantation	2010-2014	460.36
Pine Plantation	2015-2019	234.47
Pine Plantation	2020-2025	132.54

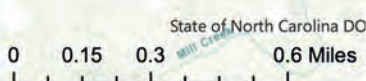
**Legend**

**Stands\_1020**

- Pine Plantation, 1989-1993
- Pine Plantation, 1995-1999
- Pine Plantation, 2000-2004
- Pine Plantation, 2005-2009
- Pine Plantation, 2010-2014
- Pine Plantation, 2015-2019
- Pine Plantation, 2020-2025

**CoverType, Merch**

- Hardwood Non-Convertible, 1950
- Natural Pine Convertible, 2000-2004
- NP - Field, NA
- NP - Landing, NA
- NP - Water, NA
- OP - Open Productive, 2020-2025



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# TERMS AND CONDITIONS OF LAND SALE

1. Seller reserves the right to accept or reject any or all offers. The bid must be for the entire **Blackwater Timberlands Offering** and the bid amount must be a lump sum amount.
2. Offers/bids may be sent by mail, fax or email, but must be received by Compass South prior to bid closing on **June 5, 2026 at 3:00 PM EDT**.
3. Offers/bids will remain valid through **3:00 PM EDT on June 8, 2026** to allow Seller time to review all offers/bids. If Seller accepts an offer/bid, the successful bidder will be notified by **3:00 PM EDT on June 8, 2026**, by telephone, email or fax.
4. A successful offer/bid will be followed with a formal Real Estate Contract and earnest money in readily available funds (certified or cashier's check made payable to Seller's selected Closing/Escrow Agent), held by escrow agent, in the amount of **2%**, held by escrow agent, of purchase price.
5. Closing of sale is to be held within **forty-five (45) days** of the full execution of the Real Estate Contract.
6. Advertised acreage is considered to be correct, but is not guaranteed. Provided maps are believed to be accurate, but not to be considered as surveyed. Any information provided by Compass South or Seller is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by Compass or Seller. The Property is offered AS IS, WHERE IS.
7. Conveyance will be by Special Warranty Deed, subject to all matters of record and all matters that would be revealed by a survey of the Property, including, but not limited to, any and all previous mineral conveyances, reservations and exceptions, valid right of way, easements, leaseholds and to any protective covenants and restrictions. Title assurances will be made through a Title Insurance Policy at the successful bidder's expense.
8. Taxes will be prorated through date of closing. Seller will pay for deed preparation and one half (1/2) of the deed transfer tax.
9. Seller will select a nationally recognized title company to conduct the closing and will pay one half (1/2) of all documentary stamps and one half (1/2) of Escrow Closing Agency Fees.
10. Property inspections may be done during daylight hours prior to Bid Date. Compass South and Seller in no way warrants the condition of the Property and all persons entering the Property assumes all risk and assumes all liability. All persons visiting the Property shall indemnify Seller and Compass South from any and all damages, claims, demands or causes of action of every kind related to the periods visiting and inspecting the Property.
11. Compass South and Seller expressly disclaim any and all liability for representations, warranties or statements contained in this document or any other written material furnished or information orally transmitted to a prospective bidder. The only representations or warranties with respect to the transaction will be those set forth in the Contract of Sale when, as and if, such Contract of Sale is executed and subject to any limitations and restrictions as may be contained therein.
12. Compass South is expressly engaged in an agency relationship with Seller and represents the sale of the Property on their behalf.



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My offer will remain valid through **3:00 PM EDT on June 8, 2026**. If Seller accepts an offer/bid, the successful bidder(s) will be notified at or before that time by telephone, fax or email. If my offer is accepted, I am ready, willing and able to execute the Seller's form Real Estate Contract (unaltered except to reflect the terms of the successful bid) within seven (7) business days with earnest money in the amount of **two percent (2%)**, to be held by the escrow agent, of the purchase price set forth in the Real Estate Contract in readily available funds (certified or cashier's check made payable to Seller). Closing is expected to be held within **forty-five (45) days** after execution of the Real Estate Contract.

**TOTAL BID AMOUNT:** \_\_\_\_\_  
(Lump Sum amount, not per acre)

Bidder Name: \_\_\_\_\_

Bidder Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## BIDDER CONTACT INFORMATION

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

E-mail Address: \_\_\_\_\_



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