United Country – Blue Ridge Land & Auction | 540-745-2005

AUCTION & REAL ESTATE INFORMATION

292 Ridge Rd. NE | Check, Virginia 24072

COUNTRY HOME & ±55.932 ACRES – 2 OFFERINGS

This online auction consists of two offerings totaling ±55.932 acres based on the revised survey. Offering #1 contains the residence and improvements on ±18.064 acres, and Offering #2 contains ±37.868 acres.

Auction Date	Thursday, November 19, 2026 at 3:00 PM (EST)
Buyer's Premium	10% added to the high bid
Deposit Amount	$5,000 PER OFFERING, non-refundable earnest money deposit due within 48 hours
Closing Date	On or before Monday, January 4, 2027

OFFERING INFORMATION

Offering #1	±18.064 acres & improvements | Revised Tax Section 18, Parcel 104 | 218 Ridge Rd. NE, Check, VA 24072
Offering #2	±37.868 acres | Revised Tax Section 18, Parcel 104A | TBD Ridge Rd. NE, Check, VA 24072
Combined Acreage	±55.932 acres
Bidding	Buyers may bid on one or both offerings. A bidder wanting both must be the high bidder on each offering.

OFFERING #1 – HOME & ±18.064 ACRES

- Address: 292 Ridge Rd. NE, Check, VA 24072.
- One-story brick ranch with walkout basement; year built 1975 per Floyd County tax card.
- County tax card reports 4,048 heated sq. ft., consisting of a 2,024 sq. ft. one-story brick-veneer section and a 2,024 sq. ft. walkout basement section.
- 3 bedrooms, 2 full baths; 6 total rooms per county tax card.
- Two-bay garage located in the basement.
- Central air conditioning, electric ceiling heat and one fireplace are listed on the county tax card.
- Approximately 384 sq. ft. wooden deck with railing and approximately 252 sq. ft. raised screened porch.
- Survey depicts a well, approximate drain field, pond and other site improvements in the vicinity of the residence.

OUTBUILDINGS / ADDITIONAL IMPROVEMENTS

- Frame barn: approximately 1,584 sq. ft.; tax card year built 1996.
- Shop / metal building: approximately 2,400 sq. ft.; tax card year built 2002.
- Additional frame building: approximately 80 sq. ft.

AUCTION & REAL ESTATE INFORMATION – CONTINUED

OFFERING #2 – ±37.868 ACRES

• Address: TBD Ridge Rd. NE, Check, VA 24072.

• Revised Tax Section 18, Parcel 104A; revised survey acreage is ±37.868 acres.

• Aerial mapping in the bidder packet shows a combination of open pasture and wooded acreage.

• The survey depicts a tributary / branch crossing the larger tract and identifies recorded and revised boundary/access features.

• No improvements are listed on the county tax card for Tax Section 18, Parcel 104A.

SURVEY / PROPERTY RECORD NOTES

• The revised survey shows a total of ±55.932 acres divided into two offerings: ±18.064 acres and ±37.868 acres.

• Current county tax cards reflect pre-revision parcel acreages. Refer to the revised survey for the auction offering acreages and exact boundaries.

• The aerial and contour maps in the bidder packet show approximate boundaries only; the survey should be used for exact boundaries.

• The survey contains a note stating that the site has not been approved for a private water and/or wastewater system.

AUCTION TERMS – KEY POINTS

• Online-only seller confirmation auction; all bids are subject to Seller approval/reserve.

• Bidding closes Thursday, November 19, 2026 at 3:00 PM (EST).

• Soft Close: if a bid is received within the final 2 minutes, the auction close time automatically extends 2 minutes; each bid during an extension restarts the 2-minute extension.

• Simultaneous Close: each offering will remain open until all bidding is complete, and both offerings will close simultaneously. A bidder wanting more than one offering must be the high bidder on each offering desired.

• 10% buyer's premium is added to the high bid to determine the total contract sales price.

• $5,000 PER OFFERING non-refundable earnest money deposit due within 48 hours following the close of auction.

• No financing contingency. Buyers using financing should have arrangements made in advance.

• Closing on or before January 4, 2027; possession at closing after payment in full and transfer of title.

• Seller will convey by special warranty deed.

• Property is subject to any and all easements of record. Seller will not provide an additional survey; any buyer-requested survey is at buyer expense and is not a contingency.

• Real estate is sold As-Is, Where-Is with no warranties expressed or implied.

• Property is subject to sale prior to auction.

PREVIEW / CONTACT

• 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.

DISCLAIMER

All information is taken from the bidder packet, revised survey and public records included therein and is believed to be accurate but is not guaranteed. Buyers should verify all information, measurements, permitted uses, utilities and property boundaries to their satisfaction prior to bidding.

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 – Donald James Feltner Rev. Trust Estate C/O Janet Murrell, Attorney

AUCTION LOCATION – Online at www.BlueRidgeLandandAuction.HiBid.com

AUCTION DATE – Thursday, November 19th, 2026 at 3 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:

Offering #1 - *+/-18.064 Acres and Improvements; Revised Tax Section 18 Parcel 104; Will 250000039; 260001546 & 260001546A; MIDDLE CREEK*
Address: 292 Ridge Rd. NE, Check, VA 24072

Offering #2 - *+/-37.868 Acres; Revised Tax Section 18 Parcel 104A; Will 250000039; 260001546 & 260001546A; MIDDLE CREEK*
Address: TBD Ridge Rd. NE, Check, VA 24072

- **Online Bidding Open NOW**
- **Online Bidding Closes on Thursday, November 19th, 2026 at 3 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.** 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 **$5,000 PER OFFERING,** 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, January 4th, 2027**. 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 special 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) **Simultaneous Close of Lot Bidding:** Bidders desiring more than one offering will need to be the high bidder on all offerings desired. Each offering will stay open until all bidding is complete, and all offerings will close simultaneously.

18) **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.

19) **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).

20) **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. If these steps have not been completed, a broker referral fee will not be paid.

21) **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.

22) **Power Easement:** A power easement will be recorded at closing granting Offering #2(+/- 37.868 AC) access to electrical service from AEP power pole #558-160, located near the front of Offering #1 (18 AC and Home).

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

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

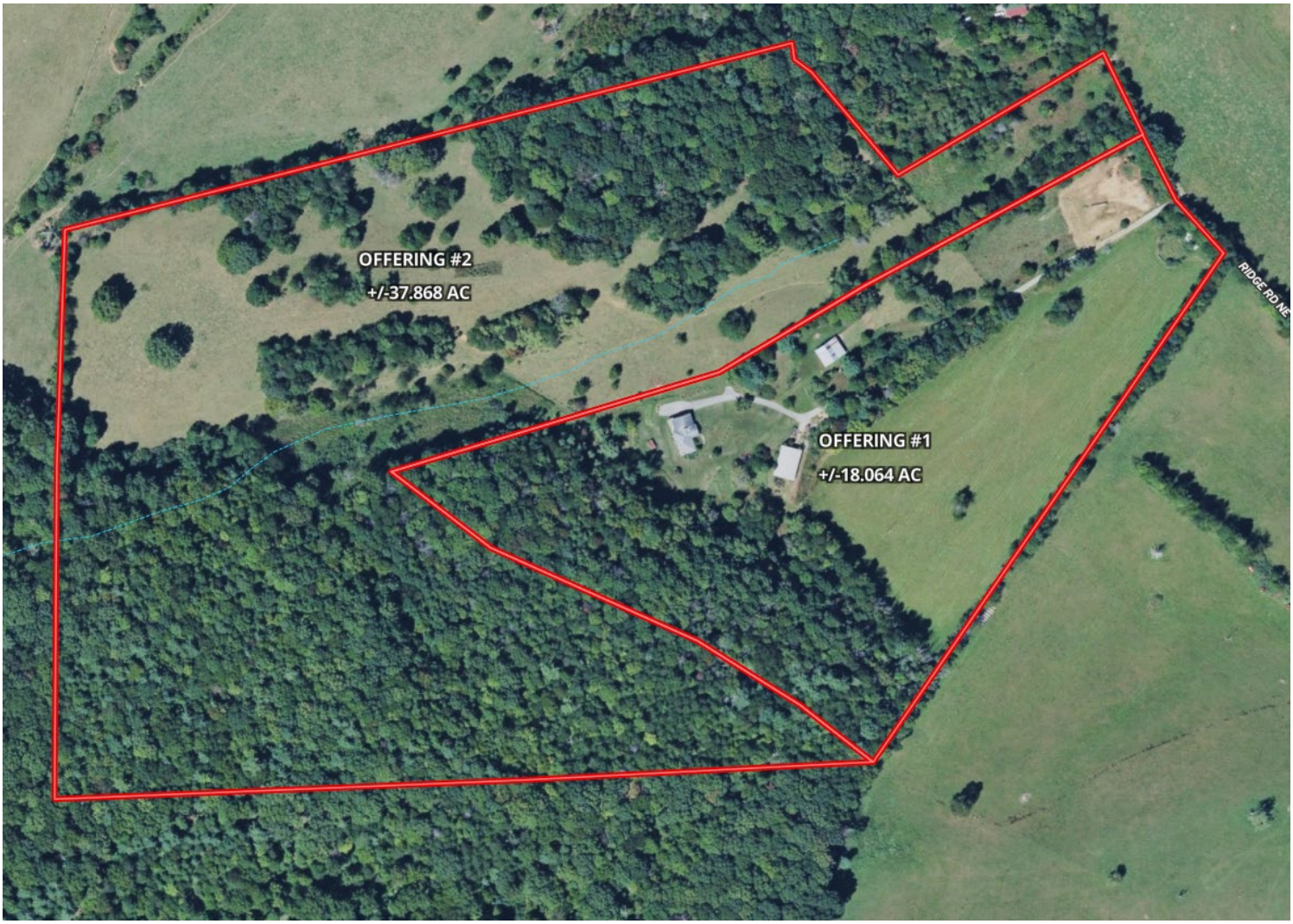
Firm State License #'s

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

United Country Real Estate

Auction Services

Aerial

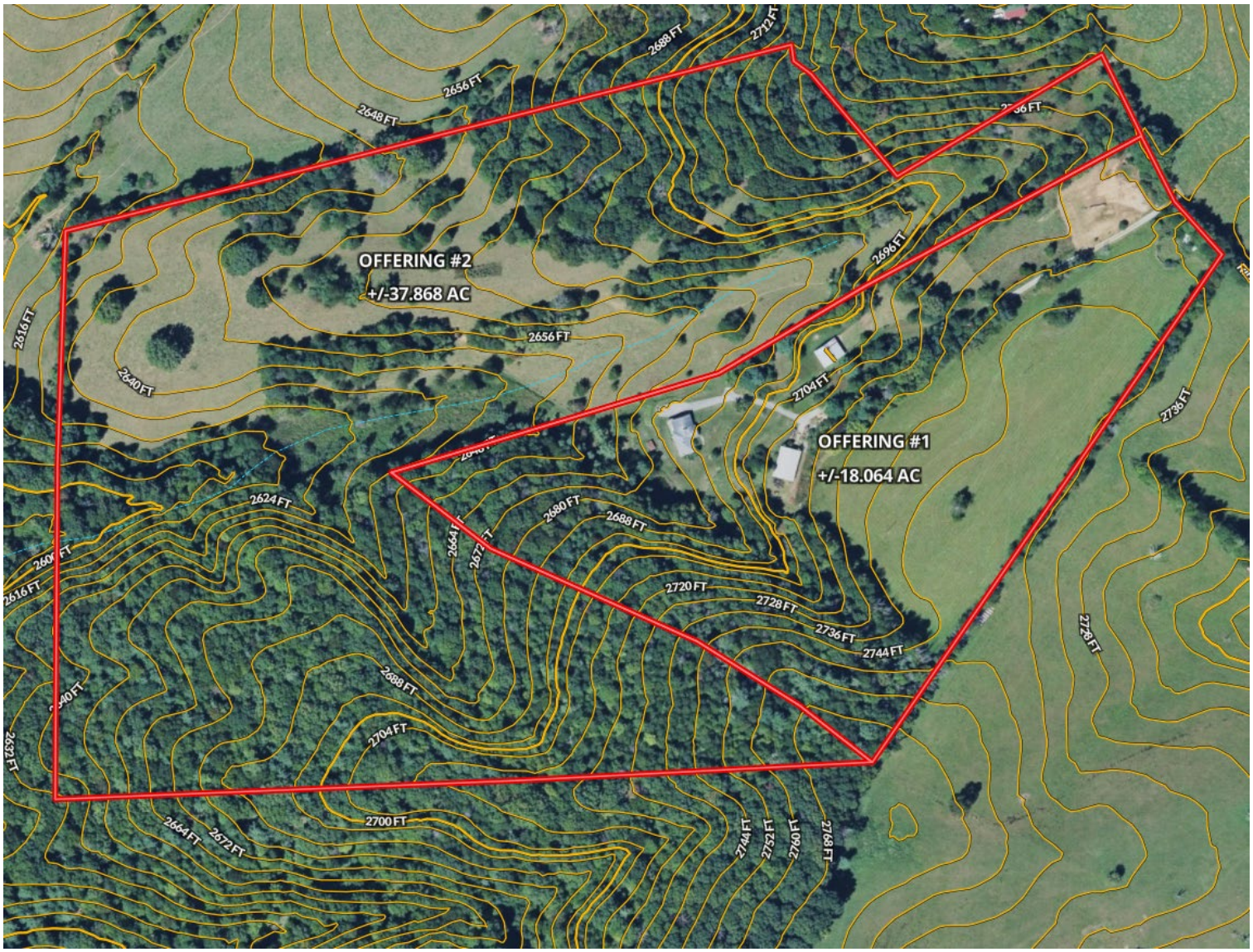


** Aerial and contour map show approximate boundaries. Use for illustration purposes only. Refer to survey for exact boundaries. **

United Country Real Estate

Auction Services

Contour



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

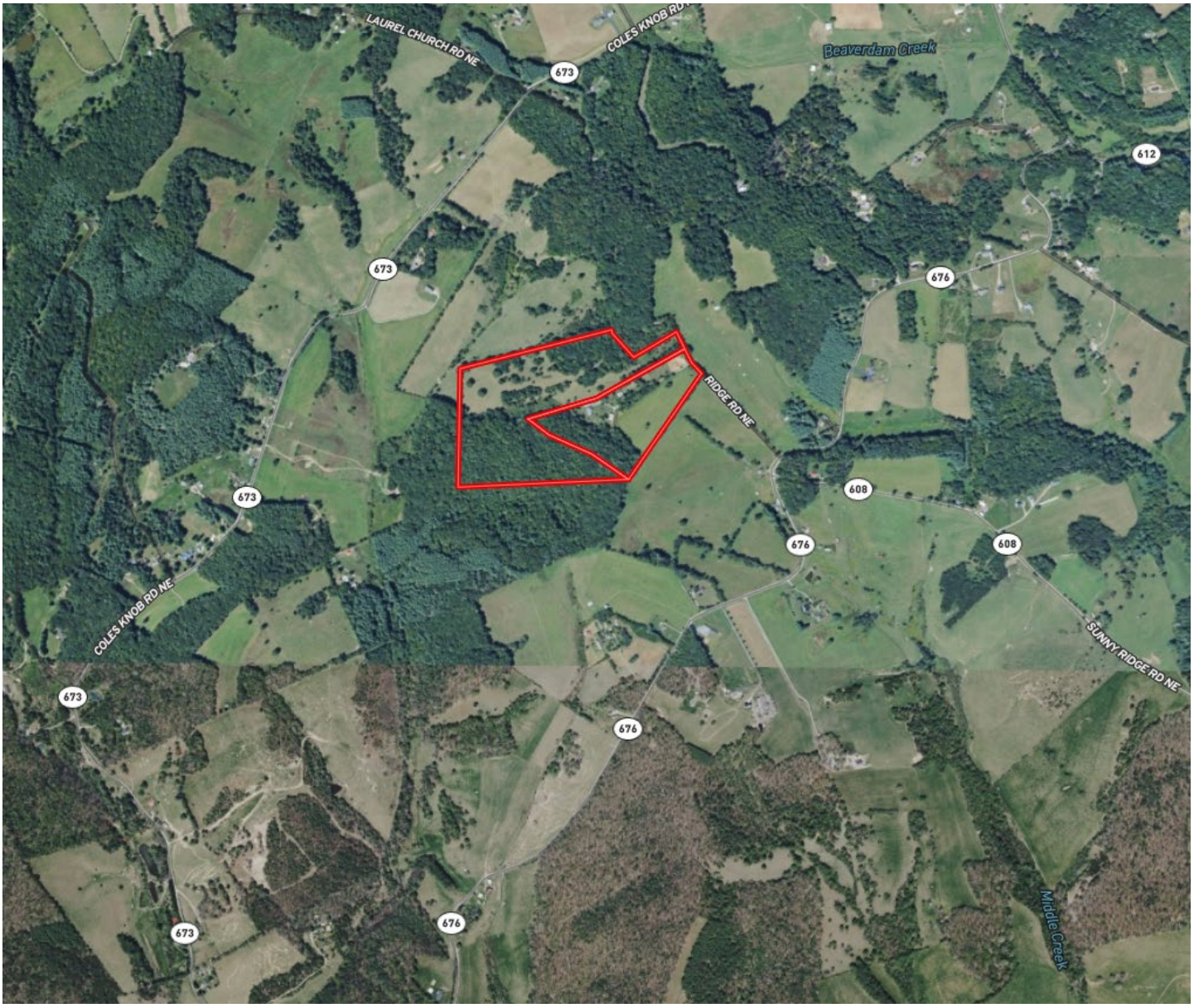
United Country Real Estate

Auction Services

Neighborhood

292 Ridge Rd.

Check, VA 24072



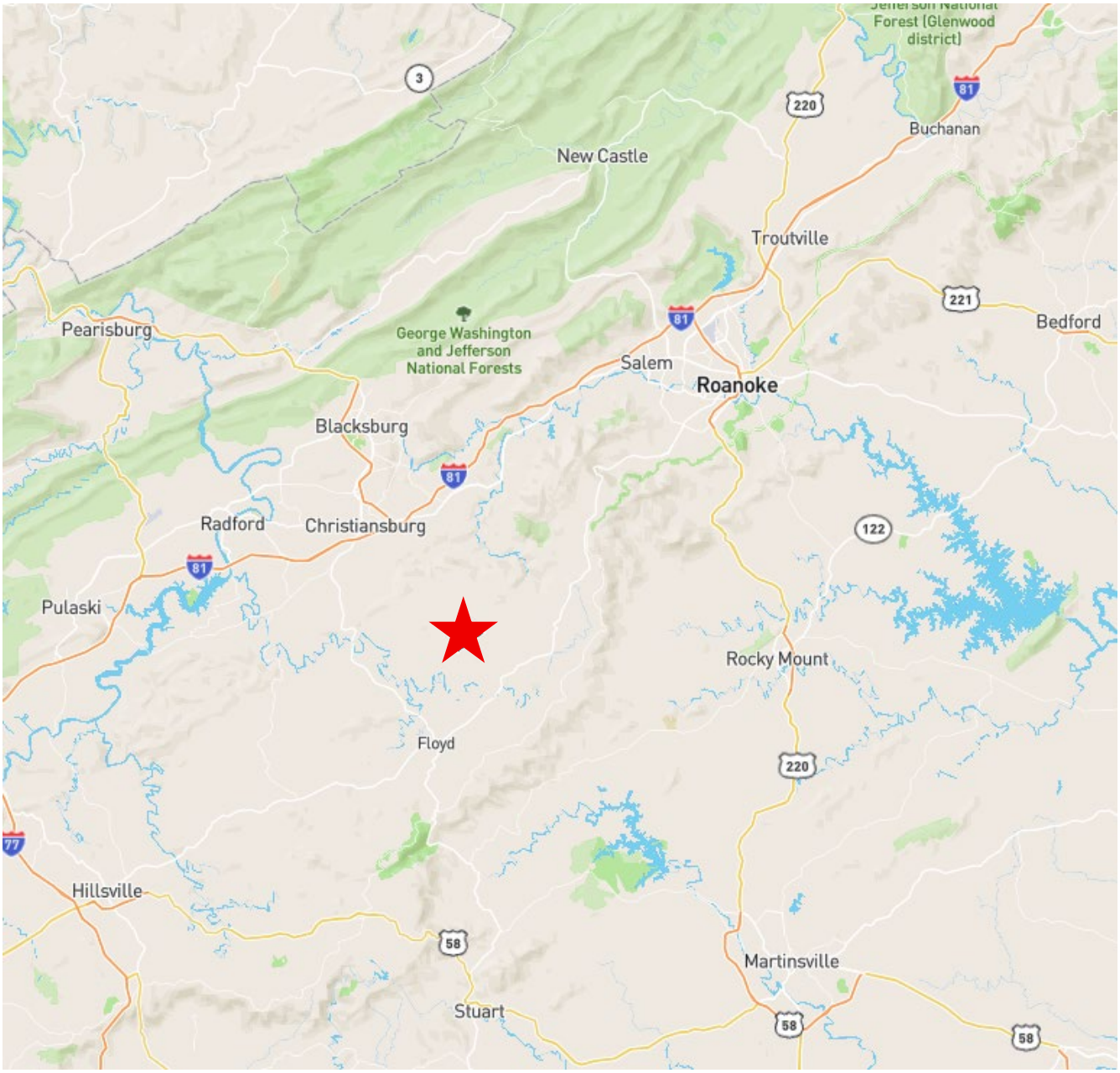
United Country Real Estate

Auction Services

Location

292 Ridge Rd.

Check, VA 24072

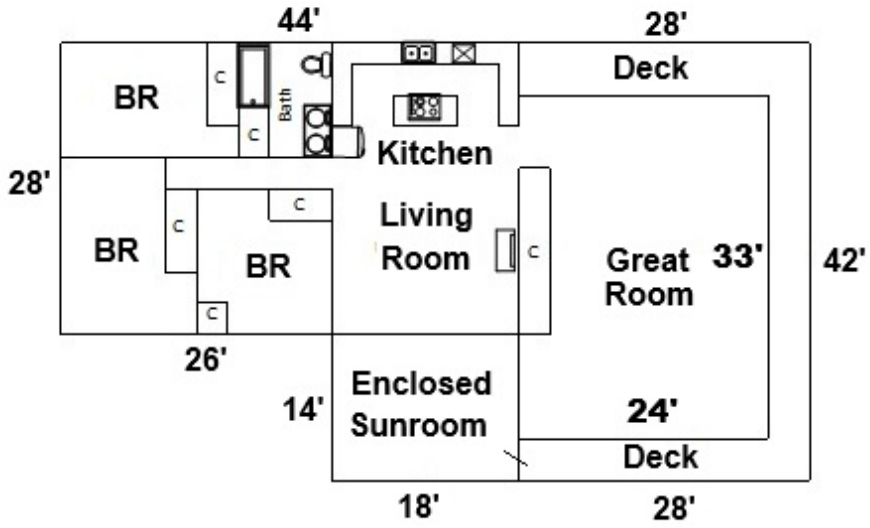


United Country Real Estate

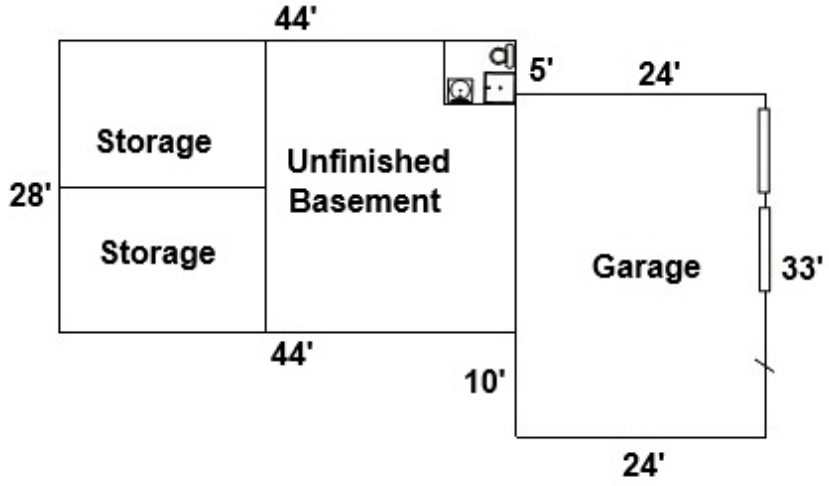
Auction Services

Floor Plan

General Floorplan



Ground Level
2,024 SQ. FT.
3 BR 1 BTH
Sunroom
252 SQ. FT



Basement
1,232 SQ. FT.
Garage
792 SQ. FT.

BEFORE LOTLINE REVISION		
TAX SECTION 18, PARCEL 104	±8.000 AC.	DEED INSTRUMENT NO. 180000249 - PARCEL 2
TAX SECTION 18, PARCEL 104A	±45.253 AC.	DEED INSTRUMENT NO. 180000249 - PARCEL 1
TAX SECTION 18, PARCEL 105A	1.274 AC.	DEED INSTRUMENT NO. 180000249 - PARCEL 3
TAX SECTION 18, PARCEL 105B	1.597 AC.	DEED INSTRUMENT NO. 180000249 - PARCEL 3

BEFORE LOTLINE REVISION	
TAX SECTION 18, PARCEL 104	18.064 AC.
TAX SECTION 18, PARCEL 104A	37.868 AC.
TAX SECTION 18, PARCEL 105A	- -
TAX SECTION 18, PARCEL 105B	- -

30' RIGHT-OF-WAY
"RIDGE ROAD NE"
VIRGINIA SECONDARY ROUTE #608

TAX SECTION 18, PARCEL 81
PROPERTY OF
GRADY C. CROMER
JESSICA A. CROMMER
DEED INSTRUMENT No. 240000380

N 76°50'23" E 1443.05'

Rod Found in Fence

Gate

S 09°31'24" E 31.87'

S 49°20'02" E 29.88'

Point on R\W

Rod Found

S 39°53'23" E 266.65'

TAX SECTION 18, PARCEL 105
PROPERTY OF
W. L. GOAD
DEED INSTRUMENT No. 130000715
SEE JOB No. 3173 BY THIS SURVEYOR
PLAT INSTRUMENT No. 010003067

DEED INSTRUMENT No. 130000715
SEE JOB No. 3173 BY THIS SURVEYOR
PLAT INSTRUMENT No. 010003067

TAX SECTION 18, PARCEL 105C
PROPERTY OF
W. L. GOAD
DEED INSTRUMENT No. 130000715
SEE JOB No. 3173 BY THIS SURVEYOR
PLAT INSTRUMENT No. 010003067

N 60°34'25" E 458.19'

Rod Found on R\W
S 24°41'51" E 50.17'

S 24°41'51" E 36.30'

S 23°30'30" E 69.44' Rod Set

S 23°30'30" E 13.81'

S 24°39'32" E 56.34'

S 24°45'15" E 55.16'

Rod Found by Post on R\W
S 40°20'23" E 15.58'

to 41°34'11" E 138.83'

175' Along 25' MBSL

29' Along 25' MBSL

OHU

Line Hereby Vacated

18-105B

18-105A

NEW LINE
N 62°37'27" E 606.32'

There is to be an Easement from this AEP Pole #558-168 for use of 37.868 AC. Tract

SEE JOB No. 3173 BY THIS SURVEYOR
PLAT INSTRUMENT No. 010003067
PLAT CABINET 1, SLIDE 761B
18-104A

PLAT CABINET 1, SLIDE 761B
PLAT CABINET 1, SLIDE 762B

Rod Found on R\W

±0.2 Mile to "Hale Road NE"

REVISED TAX SECTION 18 PARCEL 104A

37.868 AC.

THIS SITE HAS NOT BEEN APPROVED FOR PRIVATE WATER AND/OR WASTEWATER SYSTEM

Metal T-Post Set in 60" Large White Oak, Now a Rotten Stump

N 02°51'57" E 363.00'

Rod Found by T-Post

N 03°33'22" E 90.65'

Rod Found at Fence Corner

Tributary to "Terry's Creek"

114.16'

Rod found by t-post off line by 2.4' at 529.67'

See Plat Instrument No. 120002302A for Agreed Upon Line from (A) to (B)

TAX SECTION 18, PARCEL 108A
PROPERTY OF
THOMAS S. COX
DEED INSTRUMENT No. 200002142
PLAT INSTRUMENT No. 120002302A

N 01°32'38" E 643.83' (Total)

Rod Found by T-Post on Line @ 195.35'

S 02°02'02" W 108.70' Tie-line

Rod Found

Rod Found by T-Post

S 88°42'32" W 894.35'

TAX SECTION 18, PARCEL 107B
PROPERTY OF
LAUREL CREEK FARMS, LTD
DEED INSTRUMENT No. 200001852
PLAT INSTRUMENT No. 210000706
PLAT INSTRUMENT No. 120002302A

TAX SECTION 18, PARCEL 106A
PROPERTY OF
ROBERT C. EICH
DEED BOOK 183, PAGE 526

Rod Found @ Fence Intersection

S 88°14'05" W 680.73'

TAX SECTION 18, PARCEL 121
PROPERTY OF
EDWARD A. BOARD
MARY L. BOARD
DEED INSTRUMENT No. 210002511

Rod Found in Fence Line

N 51°03'37" W 178.23'

Rod Set on Ridge

N 56°58'54" W 232.81'

Line Runs Along Crest of Ridge

Rod Set on Ridge

N 64°26'34" W 436.20'

Line Runs Along Crest of Ridge

Rod Set on Ridge

N 51°40'29" W 239.55'

Rod Set in Fence Line

NEW LINE

Rod Set @ Corner Post

N 60°25'08" E 326.29'

New Line Follows Existing Fence

Corner Gate Post

Approximate Branch Location

New Line Follows Existing Fence

N 74°20'10" E 658.92'

Water Spigots in Concrete Cylinder

#218 1-Story Brick Dwelling with 2-bay Garage in Basement

Barn

18-104A
18-104

LINE HERE BY VACATED

Existing 50' R\W

Existing 50' R\W hereby Vacated

Approximate Drain Field taken from PC1-762B

Underground Service to Dwelling #218

Metal Building

Pond

Well

PLAT CABINET 1, SLIDE 762B
PLAT CABINET 1, SLIDE 761B

LINE HERE BY VACATED

Pipe Found by Fallen Post 615.79'

S 35°49'27" W 1386.54' (Total)

(572.75')

TAX SECTION 18 PARCEL 122
PROPERTY OF
EDWARD A. BOARD
MARY L. BOARD
DEED INSTRUMENT No. 210002511

REVISED TAX SECTION 18, PARCEL 104

18.064 AC.

THIS SITE HAS NOT BEEN APPROVED FOR PRIVATE WATER AND/OR WASTEWATER SYSTEM

COMMONWEALTH OF VIRGINIA
DEBORAH L. QUESENBERRY
(LICENSE) No. 3634
LAND SURVEYOR

STATE PLANE COORDINATE SYSTEM
VIRGINIA SOUTH ZONE - NAD83

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN FLOYD COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.

PLAT SHOWING
"LOT LINE REVISION"

55.932 AC. TOTAL

FOR THE ESTATE OF

DONALD JAMES FELTNER

LOCATED ON VIRGINIA SECONDARY ROUTE #608
"RIDGE ROAD NE"
LITTLE RIVER MAGISTERIAL DISTRICT
FLOYD COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 31 JULY 2026

L. J. QUESENBERRY, LICENSED LAND SURVEYOR
521 SOUTH MAIN STREET HILLSVILLE VIRGINIA 24343
*PHONE & FAX: (276)-728-7471 * E-MAIL: quesenberrysurveying@gmail.com*

LEGEND

- X—X— Fence
- P—P— Adjoiner
- OHU Overhead Utility Line
- Utility Pole
- Creek\Branch

0 100 200 300

JOB No. 5474
SHEET 1 OF 2

PROPERTY

Parcel Information

Parcel Record Number (PRN)	**3451**	Town/District	**LITTLE RIVER**
Account Name	**DONALD JAMES FELTNER**		
Account Name 2	**REV TRUST ESTATE**		
Care Of	**C/O JANET MURRELL ATTY**		
Address1	**108 S LOCUST ST**		
Address2			
City, State Zip	**FLOYD, VA 24091**		
Business Name			

Location Address(es)				
	OFF 608		VA	
	292 RIDGE RD		VA	

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
018 104	**018**				**104**	

Total Acres	**8.0**
Deed	**DG-18-0000249**
Will	**WILL-25-0000039**
Plat	**NONE**
Route	
Legal Desc 1	MIDDLE CREEK PC1-762B
Legal Desc 2	
Zoning	
State Class	SFR SUBURBAN
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2026)	Previous Value (2025)
Land	**$82,000**	**$82,000**
Main Structures	**$302,800**	**$302,800**
Other Structures	**$63,800**	**$63,800**
TOTALS	**$448,600**	**$448,600**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
DONALD JAMES FELTNER REV TRUST	$0	WILL-25-0000039	4	02/21/2025
FELTNER D JAMES OR VIRGINIA	$0	DEED OF GIFT-18-0000249	1	02/15/2018
	$78,000	UNKNOWN--	1	12/11/1995

Land Segments

Seg	Description	Size	AdjRate	Value
1	HOMESITE WD	1.00	$40,000	$40,000
2	RURAL LAND	7.00	$6,000	$42,000

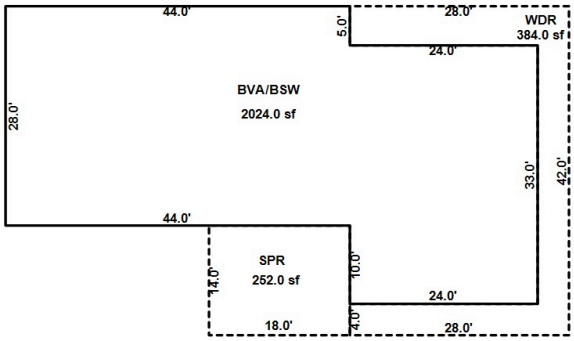
Main Structures

Main Structure 1	Rooms	6	Deprec Schedule	DEPR BY ADJUSTMENT
	Bedrooms	3	Heated Sq Ft	4,048
	Cost/Heated SqFt	$51.63	Constr Style	RANCH

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of	Base Rate	Value
AIR COND	CENTRAL AIRCOND	4,048	$4	$17,002
ARCH STYLE	RANCH	4,048	$0	$0
BATHROOMS	FULL BATHS	2	$5,250	$10,500
BATHROOMS	HALF BATHS	1	$4,200	$4,200
BUILDING TYPE	SFR	4,048	$0	$0
CONDITION	FAIR	4,048	$0	$0
EXT FINISH	BRICK	4,048	$5	$21,805
EXT FINISH 2	-	4,048	$0	$0
FIREPLACES	1 S FP BR	1	$7,875	$7,875
FOUNDATION	CINDER BLK	4,048	$0	$0
FRAME	WOOD	4,048	$0	$0
GARAGE IN BSMT	BASEMNT_GAR0304	1	$2,730	$2,730
HEAT	ELEC CEIL	4,048	($1)	($4,250)
ROOF MATERIAL	COMP SHG	4,048	$0	$0
STORIES	STORIES	1	$0	$0
SWL	SWL PRIVTE	1	$26,250	$26,250

Main Structure Sections

Sec	% Cmpl	Class	Description	Grade	Area	Story Hgt	Wall Hgt	Repl Cost	Yr Built	Eff Yr	Value
1-0	100	BSW	BASEMENT WALKOUT STUCCO	C+5	2,024	1.00	0.00	$51,005	1975	1975	$30,603
2-0	100	BVA	BRICK VENEER ONE STORY	C+5	2,024	1.00	0.00	$174,160	1975	1975	$104,496
4-0	100	WDR	WOODEN DECK W/RAILING	C+5	384	1.00	0.00	$8,870	1975	1975	$5,322

5-0	100	BVA	BRICK VENEER ONE STORY	C+5	2,024	1.00	0.00	$174,160	1975	1975	$104,496
6-0	100	SPR	SCREEN PORCH (RAISED)	C+5	252	1.00	1.00	$10,319	1975	1975	$6,192

Other Structures

Sec	Description	Class	Grade	Area	BaseRate	Deprec	Story Height	YearBlt	Value
1	FR BARN	FR BARN	NO GRADE	1,584	$10.00	MANUAL	1.00	1996	$15,800
2	SHOP	SHOP	NO GRADE	2,400	$20.00	MANUAL	1.00	2002	$48,000
3	FRAME BUILDING	FR BLGDZZ	SOUND VALUE	80	$0.00	MANUAL	1.00	0	$0

Data last updated: 06/20/2026

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PROPERTY

Parcel Information

Parcel Record Number (PRN)	**12961**
Town/District	**LITTLE RIVER**
Account Name	**DONALD JAMES FELTNER**
Account Name 2	**REV TRUST ESTATE**
Care Of	**C/O JANET MURRELL ATTY**
Address1	**108 S LOCUST ST**
Address2	
City, State Zip	**FLOYD, VA 24091**
Business Name	
Location Address(es)	No data to display

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
018 104A	**018**				**104**	**A**

Total Acres	**45.25**
Deed	**DG-18-0000249**
Will	**WILL-25-0000039**
Plat	**NONE**
Route	
Legal Desc 1	MIDDLE CREEK (SEE PC1-761B & PC1-762B)
Legal Desc 2	
Zoning	
State Class	AG / UNDEVELOPED 20-99 ACRES
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2026)	Previous Value (2025)
Land	**$196,300**	**$196,300**
Main Structures	**$0**	**$0**
Other Structures	**$0**	**$0**
TOTALS	**$196,300**	**$196,300**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
DONALD JAMES FELTNER REV TRUST	$0	WILL-25-0000039	4	02/21/2025
FELTNER DONALD J OR VIRGINIA	$0	DEED OF GIFT-18-0000249	1	02/15/2018
	$77,000	UNKNOWN--	1	12/11/1995

Land Segments

Seg	Description	Size	AdjRate	Value
1	PASTURELAND	15.25	$5,000	$76,300
2	WOODLAND	30.00	$4,000	$120,000

PROPERTY

Parcel Information

Parcel Record Number (PRN)	**14307**
Town/District	**LITTLE RIVER**
Account Name	**DONALD JAMES FELTNER**
Account Name 2	**REV TRUST ESTATE**
Care Of	**C/O JANET MURRELL ATTY**
Address1	**108 S LOCUST ST**
Address2	
City, State Zip	**FLOYD, VA 24091**
Business Name	
Location Address(es)	No data to display

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
018 105B	**018**				**105**	**B**

Total Acres	**1.6**
Deed	**DG-18-0000249**
Will	**WILL-25-0000039**
Plat	**NONE**
Route	
Legal Desc 1	MIDDLE CREEK PC2-360 A TR3
Legal Desc 2	
Zoning	
State Class	SFR SUBURBAN
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2026)	Previous Value (2025)
Land	**$20,000**	**$20,000**
Main Structures	**$0**	**$0**
Other Structures	**$0**	**$0**
TOTALS	**$20,000**	**$20,000**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
DONALD JAMES FELTNER REV TRUST	$0	WILL-25-0000039	4	02/21/2025
FELTNER D JAMES OR VIRGINIA	$0	DEED OF GIFT-18-0000249	1	02/15/2018
	$18,200	DEED BARGAIN SALE-04-0001467	1	05/28/2004
	$0	UNKNOWN-01-0003066	1	12/05/2001

Land Segments

Seg	Description	Size	AdjRate	Value
1	SITE VAL ND	1.60	$0	$20,000

PROPERTY

Parcel Information

Parcel Record Number (PRN)	**14308**	Town/District	**LITTLE RIVER**
Account Name	**DONALD JAMES FELTNER**		
Account Name 2	**REV TRUST ESTATE**		
Care Of	**C/O JANET MURRELL ATTY**		
Address1	**108 S LOCUST ST**		
Address2			
City, State Zip	**FLOYD, VA 24091**		
Business Name			
Location Address(es)	No data to display		

Map Number

Map Number	Sheet	Insert	DoubleCircle	Block	Lot	SubLot
018 105A	**018**				**105**	**A**

Total Acres	**1.27**
Deed	**DG-18-0000249**
Will	**WILL-25-0000039**
Plat	**NONE**
Route	
Legal Desc 1	MIDDLE CREEK PC2-360A TR4
Legal Desc 2	
Zoning	
State Class	SFR SUBURBAN
Topology	
Utilities	NONE

Assessed Values

Type	Current Value (2026)	Previous Value (2025)
Land	**$25,000**	**$25,000**
Main Structures	**$0**	**$0**
Other Structures	**$0**	**$0**
TOTALS	**$25,000**	**$25,000**

Sales History

Grantor	Sale Price	Instrument	Number of Tracts	Sale Date
DONALD JAMES FELTNER REV TRUST	$0	WILL-25-0000039	4	02/21/2025
FELTNER D JAMES OR VIRGINIA	$0	DEED OF GIFT-18-0000249	1	02/15/2018
	$18,200	DEED BARGAIN SALE-04-0001467	1	05/28/2004
	$0	UNKNOWN-01-0003066	1	12/05/2001

Land Segments

Seg	Description	Size	AdjRate	Value
1	SITE VAL ND	1.27	$0	$25,000

CONTRACT OF PURCHASE

THIS CONTRACT OF PURCHASE (hereinafter "Contract") is made as of **October 22nd 2026**, between **Donald James Feltner Rev. Trust Estate C/O Janet Murrell, Attorney** owners 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 Floyd, Virginia, and described as:

2. **Legal Description** –
   Offering #1 - +/-18.064 Acres and Improvements; Revised Tax Section 18 Parcel 104; Will 250000039; 260001546 & 260001546A; MIDDLE CREEK
   Address: 218 Ridge Rd. NE, Check, VA 24072

   Offering #2 - +/-37.868 Acres; Revised Tax Section 18 Parcel 104A; Will 250000039; 260001546 & 260001546A; MIDDLE CREEK
   Address: TBD Ridge Rd. NE, Check, VA 24072

3. **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.

4. **Deposit.** Purchaser will make a deposit with the Attorney or Title Company of Purchasers Choice, of **$5,000 per offering** (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.

5. **Settlement Agent and Possession.** Settlement shall be made at **Attorney or Title Company of Purchasers Choice** on or before **January 8th, 2027** ("Settlement Date"). Possession shall be given at Settlement.

6. **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 attached.

(c) **Virginia Condominium Act.** Pursuant to Virginia Code § 55-79.97, Seller represents that the Property is <u>not</u> 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 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.

MECHANIC'S LIEN AFFIDAVIT: Sellers shall furnish at settlement an affidavit, in form satisfactory to Purchaser, showing that all labor and materials, if any, furnished to the property within 123 days prior to settlement have been paid, or affidavit, in the form satisfactory to Purchaser, certifying that no labor or materials have been furnished to the property within such period which would permit the filing of a mechanic’s lien against the property.

(e) **Notice of Principal Residence.** Purchaser does ____ or does not _____ intend to occupy the Property as Purchaser's principal residence.

(f) **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.

(g) **Lead-Based Paint Disclosure.** The certification, required pursuant to the Lead-Based Paint Hazard Reduction Act of 1992, signed by Seller on any residence built prior to 1978. Home was built in 1975 and lead base paint disclosures do not apply because property is an estate.

(h) **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.

7. Standard Provisions.

(a) **Deposit.** If Purchaser fails to complete settlement on or before the Settlement Date, 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.

Seller's Initials _____ Purchaser's Initials _____

(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 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 Special 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.

(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) **Power Easement.** A power easement will be recorded at closing granting Offering #2(+/- 37.868 AC) access to electrical service from AEP power pole #558-160, located near the front of Offering #1 (18 AC and Home).

IN WITNESS WHEREOF, the Purchaser and the Seller have duly executed this Contract as of the day and year first above written.

_____

Seller Signature Date

_____

Purchaser Name

_____

Address

_____

Phone # Email

_____

(Purchaser signature) Date

_____

Purchaser Name

_____

Address

_____

Phone # Email

_____

(Purchaser signature) Date

REALTOR®

SUMMARY OF RIGHTS AND OBLIGATIONS OF SELLERS AND PURCHASERS UNDER THE VIRGINIA RESIDENTIAL PROPERTY DISCLOSURE ACT

EQUAL HOUSING OPPORTUNITY

Virginia's Residential Property Disclosure Act (the "Act") (Virginia Code § 55.1-700 et seq.) requires real estate licensees to inform the parties to a transaction with whom they deal of their rights and obligations under the Act. The licensee providing this information to you is prepared to answer any questions you may have about what the Act means to you, and to furnish you with a copy of the Act at your request.

The Act applies to sales, exchanges, installment sales, or leases with option to purchase of residential real property improved with one to four dwelling units. The Act does not apply to: transfers pursuant to court order (estate administration, pursuant to writ execution, foreclosure, bankruptcy, condemnation, or by decree for specific performance); transfers among co-owners; transfers among spouses; transfers among parents or grandparents and their children or grandchildren; tax sales; transfers involving a government or housing authority; or (subject to certain exceptions discussed below) sales of new homes.

The Act requires sellers to furnish purchasers with a disclosure statement developed by the Virginia Real Estate Board. The statement must be furnished to the purchaser before final ratification of the purchase contract or the purchaser may terminate the contract or sue later for damages. The disclosures will be current as of the date of delivery. The seller will not be required to provide updated or additional disclosures if a transaction pursuant to a ratified real estate contract proceeds to settlement after the effective date of legislation amending any of the disclosures under § 55.1-700, provided that the correct disclosures were delivered under the law in effect at the time of delivery. The statement will direct purchasers to the RESIDENTIAL PROPERTY DISCLOSURES web page (https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/) for important information about the real property. Purchasers are advised to consult the webpage.

A seller, in furnishing a disclosure statement, makes no representations or warranties as to the condition of the property or any improvements located thereon nor with respect to the matters set forth and described at the RESIDENTIAL PROPERTY DISCLOSURES web page (https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/). Purchaser is advised to exercise whatever due diligence purchaser deems necessary, including a home inspection, as defined in Virginia Code § 54.1-500, in accordance with the terms and condition of the purchase contract, but in any event prior to settlement.

A builder of a new home must disclose to a purchaser in writing all known material defects which would constitute a violation of any applicable building code. In addition, for property located wholly or partially in any locality comprising Planning District 15 (the City of Richmond, the Town of Ashland, and the counties of Charles City, Chesterfield, Goochland, Hanover, Henrico, New Kent, and Powhatan), the builder (or seller, if the owner is not the builder) shall disclose in writing whether mining operations have previously been conducted on the property or the presence of any abandoned mines, shafts or pits. This disclosure does not abrogate any warranty or other obligations the builder may have to the purchaser, and must be made (i) when selling a completed home, before acceptance of the purchase contract, or (ii) when selling a home before or during construction, after issuance of a certificate of occupancy. No disclosure or statement of any kind is required if there is no such information to disclose. Any required disclosure may be, but need not be, contained in the disclosure statement described in this summary.

A purchaser must be furnished with a disclosure statement signed by the seller prior to final ratification of the purchase contract. If such statement is received after final ratification, the purchaser's sole remedy shall be to terminate the purchase contract by sending written notice to the seller either by hand delivery or U.S. Mail, postage prepaid, at or prior to the earliest of (i) three days after receiving the statement (if delivered in person); (ii) five days after postmark (if sent by U.S. Mail, postage prepaid); (iii) settlement; (iv) occupancy by purchaser; (v) purchaser's making written application for a mortgage loan if such application discloses that the termination right ends upon application; (vi) purchaser's execution of a written waiver of the right to terminate (such waiver may not be in the purchaser contract).

If the seller fails to provide the required disclosure statement, the contract may be terminated as set forth above. If the seller fails to provide the required disclosure statement, or the seller misrepresents, willfully or otherwise, the information required in such disclosure, except as a result of information provided by the locality in which the property is located, the purchaser may bring an action to recover actual damages suffered as a result of such violation. No purchaser of property located in a noise zone designated on the official zoning map of the locality as having a day-night average sound level of less than 65 decibels shall have a right to maintain an action for such damages. Any such action must be brought within one year of the date the purchaser received the disclosure statement. If no disclosure statement was provided to the purchaser, the action must be brought within one year of the date of settlement, or purchaser's occupancy of the property by lease with option to purchase.

Purchasers should be aware that neither a seller nor a real estate licensee is obligated to disclose facts or

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Matt Gallimore
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occurrences which have no effect on the physical structure of the property, its physical environment, or the improvements located thereon, or the fact that the property was the site of a homicide, felony, or suicide. Furthermore, it is a violation of federal law to disclose whether a previous occupant of the property was afflicted with the HIV virus or has AIDS. Purchasers should be aware that in providing a disclosure statement:

1. The owner is making no representations or warranties as to the condition of the real property or any improvements thereon, or with regard to any covenants and restrictions, or any conveyance of mineral rights, as may be recorded among the land records affecting the real property or any improvements thereon. Purchasers should exercise whatever due diligence they deem necessary, including obtaining a home inspection, as defined in § 54.1-500, a mold assessment conducted by a business that follows the guidelines provided by the U.S. Environmental Protection Agency, and a residential building energy analysis as defined in §54.1-1144, in accordance with the terms and conditions as may be contained in the real estate purchase contract.
2. The owner makes no representation with respect to current lot lines or the ability to expand, improve, or add any structures on the property, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary, including obtaining a property survey and contacting the locality to determine zoning ordinances or lot coverage, height, or setback requirements on the property.
3. The owner is making no representations with respect to any matters that may pertain to parcels adjacent to the subject property, including zoning classification or permitted uses of adjacent parcels. Purchasers should exercise whatever due diligence they deem necessary with respect to adjacent parcels in accordance with the terms and conditions of the purchase contract, but in any event prior to settlement on the subject property.
4. The owner makes no representations as to any matters that pertain to whether the provisions of any historic district ordinance affect the property. Purchasers are advised to exercise whatever due diligence they deem necessary with respect to any historic district designated by the locality pursuant to Virginia Code § 15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, any materials available from the locality that explain any requirements to alter, reconstruct, renovate, restore, or demolish buildings or signs in the local historic district and the necessity of any local review board or governing body approvals prior to doing any work on a property located in a local historic district, in accordance with terms and conditions as may be contained in the purchase contract, but in any event prior to settlement on the property.
5. The owner makes no representations with respect to whether the property contains any resource protection areas established in an ordinance implementing the Virginia Chesapeake Bay Preservation Act (§ 62.1-44.15:67 et seq.) adopted by the locality where the property is located pursuant to Virginia Code § 62.1-44.15:74. Purchasers should exercise whatever due diligence they deem necessary to determine whether the provisions of any such ordinance affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the purchase contract, but in any event prior to settlement on the property.
6. The owner makes no representations with respect to information on any sexual offenders registered under Chapter 23 (§ 19.2-387 et seq.) of Title 19.2. Purchasers are advised to exercise whatever due diligence they deem necessary with respect to such information, in accordance with the terms and conditions of the purchase contract, but in any event prior to settlement. Such information may be obtained by contacting the local police department or the Department of State Police, Central Criminal Records Exchange, at (804) 674-2000, or on the Internet at http://sex-offender.vsp.virginia.gov/sor/.
7. The owner makes no representations with respect to whether the property is within a dam break inundation zone. Purchaser is advised to exercise whatever due diligence the purchaser deems necessary with respect to whether the property resides within a dam break inundation zone, including a review of any map adopted by the locality depicting dam break inundation zones.
8. The owner makes no representations with respect to the presence of any wastewater system, including the type or size thereof or associated maintenance responsibilities related thereto, located on the property and the purchaser is advised to exercise whatever due diligence the purchaser deems necessary to determine the presence of any wastewater system on the property and the costs associated with maintaining, repairing, or inspecting any wastewater system, including any costs or requirements related to the pump-out of septic tanks, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to that contract.
9. The owner makes no representations with respect to any right to install or use solar energy collection devices on the property.
10. The owner makes no representations with respect to whether the property is located in one or more special flood hazard areas and purchasers are advised to exercise whatever due diligence they deem necessary, including (i) obtaining a flood certification or mortgage lender determination of whether the property is located in one or more special flood hazard areas, (ii) reviewing any map depicting special flood hazard areas, (iii) contacting the Federal Emergency Management Agency (FEMA) or visiting the website for FEMA's National Flood Insurance Program or the Virginia Flood Risk Information Website operated by the Department of Conservation and Recreation, and (iv) determining whether flood insurance is required, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract. A flood risk information form that provides additional information on flood risk and flood insurance is available for download by the Real Estate Board on its website.
11. The owner makes no representations with respect to whether the property is subject to one or more conservation or other easements and that purchasers are advised to exercise whatever due diligence a particular purchaser deems

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necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement pursuant to such contract; and

12. The owner makes no representations with respect to whether the property is subject to a community development authority approved by a local governing body pursuant to Article 6 (§ 15.2-5152 et seq.) of Chapter 51 of Title 15.2 of the Virginia Code and that purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with terms and conditions as may be contained in the real estate purchase contract, including determining whether a copy of the resolution or ordinance has been recorded in the land records of the circuit court for the locality in which the community development authority district is located for each tax parcel included in the district pursuant to Virginia Code § 15.2-5157, but in any event, prior to settlement pursuant to such contract.
13. The seller represents that there are no pending enforcement actions pursuant to the Virginia Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent and sanitary living conditions of the property of which the seller has been notified in writing by the locality, nor any pending violation of the local zoning ordinance that the seller has not abated or remedied within the time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as set out in the disclosure statement.
14. The seller makes no representations with respect to whether the property is located on or near deposits of marine clays (marumsco soils), and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary in accordance with the terms and conditions as may be contained in the real estate purchase contract, including consulting public resources regarding local soil conditions and having the soil and structural conditions of the property analyzed by a qualified professional.
15. The seller makes no representations with respect to whether the property is located in a locality classified as Zone 1 or Zone 2 by the U.S. Environmental Protection Agency's (EPA) Map of Radon Zones, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether the property is located in such a zone, including (i) reviewing the EPA's Map of Radon Zones or visiting the EPA's radon information website; (ii) visiting the Virginia Department of Health's Indoor Radon Program website; (iii) visiting the National Radon Proficiency Program's website; (iv) visiting the National Radon Safety Board's website that lists the Board's certified contractors; and (v) ordering a radon inspection, in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.
16. The seller makes no representations with respect to whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free" pursuant to 42 U.S.C. § 300g-6, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether the property contains any pipe, pipe or plumbing fitting, fixture, solder, or flux that does not meet the federal Safe Drinking Water Act definition of "lead free", in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract.
17 The seller makes no representations with respect to the existence of defective drywall on the property, and purchasers are advised to exercise whatever due diligence they deem necessary to determine whether there is defective drywall on the property, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event prior to settlement pursuant to such contract. For purposes of this paragraph, "defective drywall" means the same as that term is defined in Virginia Code § 36-156.1.
18. The seller makes no representation with respect to the condition or regulatory status of any impounding structure or dam on the property or under the ownership of the common interest community that the owner of the property is required to join, and purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary to determine the condition, regulatory status, cost of required maintenance and operation, or other relevant information pertaining to the impounding structure or dam, including contacting the Department of Conservation and Recreation or a licensed professional engineer.

If the property is located in a locality in which a military air installation is located, the seller must provide purchasers with a disclosure statement setting forth whether the property is located in a noise zone or accident potential zone, or both, if so designated on the official zoning map of the locality. Such disclosure shall state the specific noise or accident potential zone, or both, in which the property is located.

Please acknowledge receiving a copy of this summary by signing below.

Janet Murrell, Trustee _____ 6/25/26 (Date)

_____ (Date)

_____ (Date)

_____ (Date)

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Department of Professional and Occupational Regulation

Virginia Real Estate Board
https://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 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 provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/ LEGAL DESCRIPTION: 292 Ridge Rd., Creek, VA 24072

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:
https://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

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The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

Janet Murrell, Truste
Owner

Owner

10/25/26
Date

Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

DPOR rev 07/2021

REALTOR®

VIRGINIA REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)

EQUAL HOUSING OPPORTUNITY

This disclosure applies to the property(ies) in the City or County of Floyd and is described as follows: 292 Ridge Rd., Check, VA 24072

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Sellers' Disclosures (each Seller initial in each space and check the appropriate box after each space)

_____ (a) Presence of lead-based paint hazards (check one below):

☑ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing: (Explain): _____

_____ (b) Records and reports available to the seller (check one below):

☑ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents): _____

Purchasers' Acknowledgments (each purchaser initial in each space and check the appropriate box after space (e))

_____ (c) Purchaser has received copies of all available information listed above.

_____ (d) Purchaser has received the pamphlet *"Protect Your Family From Lead in Your Home."*, available at https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf

_____ (e) Purchaser has (check one below):

☐ Received a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Agents' Acknowledgments (each agent involved in this transaction receiving compensation from the seller must initial in the appropriate space)

MG (f) Seller's agent (listing agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852d and Agent is aware of his/her responsibility to ensure compliance.

_____ (g) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has been assured the seller is aware of the seller's obligations under 42 U.S.C. 4852d, or the Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d, and Agent is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify that, to the best of their knowledge, the information provided by the signatory is true and accurate.

10/7/26 Date	Janet Munsey, Trustee Seller	_____ Date	_____ Purchaser
_____ Date	_____ Seller	_____ Date	_____ Purchaser
10/7/26 Date	_____ Agent	_____ Date	_____ Agent

For informational purposes only:

Firm: _____ Firm: _____

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