



COMMONWEALTH
LAND

BID DATE:

Friday, May 10th, 2024, at 11:00 AM

SEALED BID SALE

Land for sale with merchantable standing timber

On behalf of the Heirs of Paul R. Layfield we solicit sealed bids offers for the purchase of 60± acres located in Charles City County, Virginia, as detailed within this sale notice. The property is located in the Northeastern portion of Charles City County on Horseshoe Road, State Route 624.



This sale is subject, but not limited to the following terms and conditions:

Bid date: Friday, May 10th, 2024, at 11:00 AM

ONLY LUMP-SUM BIDS WILL BE ACCEPTED ON THE PROVIDED BID FORM. Bids are to be submitted in accordance with this sale notice. Please do not submit a bid that includes additional terms and conditions without prior approval. Potential buyers must perform such independent investigations with respect to the property and timber offered herein as they deem necessary to verify information provided by Commonwealth Land and owner. Information provided in this notice is not guaranteed or warranted. No liability for its accuracy, error, completion, or omission is assumed by Commonwealth Land or the owner. Bidder will not rely on any materials or documentation provided in this notice, but solely on the independent study of the bidder and its consultants and by submitting a bid, the bidder hereby waives any cause of action against Commonwealth Land and owner or liability of Commonwealth Land and owner for negligent misrepresentation as to the same, regardless of any inaccuracy or incompleteness of the same.

Announcements made on day of sale take precedence over all prior communications, both verbal and written, concerning the sale. Potential buyers are encouraged to thoroughly inspect the property and timber, however, do so at their own risk to injury, death, or damage to personal property. **Seller reserves the right to reject any and all bids. Property is sold with representation, "AS IS, WHERE IS", and "WITH ALL FAULTS".**



COMMONWEALTH LAND

Bids may be mailed via USPS, FedEx, or UPS to: Commonwealth Land
Attn: Brian Reinhart
4198 Cox Road, Suite 200
Glen Allen, VA 23060

Emailed bids will be accepted up until the time of sale sent to: breinhart@commonwealthland.com

It is the bidder's responsibility to confirm timely bid receipt. Bids will promptly be opened at the designated sale time. Bid amounts will not be disclosed to the public or to other bidders.

There is no known survey of the subject Property. The acreage shown in Deed Book 45, page 60, dated June 20, 1962, is "(76) acres, more or less" less "(4) acres, more or less". Records of the Charles City County Virginia Commissioner of Revenue list the acreage of TMP #43-23 being 76 acres. A recent timber inventory estimated the total acreage as being 60.7± acres using GIS software. The property is being sold "in gross, and not by the acre". Commonwealth Land and owner make no warranty as to the acreage or the amount, kind, or condition of the timber of the Property. Bidder shall satisfy itself on these matters by personal inspection prior to submitting a bid.

Purchaser, at its sole cost and expense, may obtain a boundary survey of the Property which meets the minimum requirements for land surveys made for title purposes and is sufficient to remove the standard survey exception from a title insurance policy.

Commonwealth Land represents the Seller. Cooperating brokers earn a 4% fee. Conveyance shall be by Special Warranty deed.

The successful bidder will be notified by 6:00 PM on Monday, May 13, 2024, and will be required to sign and electronically return the Purchase & Sale Agreement (PSA) within 24 hours of being notified. The successful bidder will be required to submit a deposit of 5% of the purchase price to Commonwealth Land within 3 business days of PSA ratification. Closing shall take place within 45 days of contract ratification. A copy of the PSA is available for review upon request. Any changes to the PSA must be submitted as a part of the bid.

Please feel free to contact the below agents with any questions.

Brian C. Reinhart, Agent
(757) 784-2720
breinhart@commonwealthland.com

Hank Campbell, Agent
(804) 334-3136
hcampbell@commonwealthland.com

Kemp Harper, Agent
(804) 512-3927
kharp@commonwealthland.com



COMMONWEALTH
LAND

SEALED BID FORM

Property: "Pierce" Tract, Tax Map Parcel #43-23, Charles City County, Virginia

Bids Due: Friday, May 10th, 2024 at 11:00 AM

Please mail bids via FedEx, UPS, or USPS to: Commonwealth Land
Attn: Brian Reinhart
4198 Cox Road, Suite 200
Glen Allen, VA 23060

Or send via email to: breinhart@commonwealthland.com

BID (\$USD) \$_____ .00

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

The undersigned hereby submit this bid which shall be deemed an offer to purchase the subject Property under the terms and conditions set forth in this Sealed Bid Sale notice.

SIGNATURE _____ DATE: _____

Disclosure: Commonwealth Land has a fee structure that results in a 2% higher fee to the Seller if a cooperating broker is involved in the transaction representing the buyer.

I ☐ do or ☐ do not have a buyer's agent (check one).

If you do have a buyer's agent, provide contact information below:

AGENT: _____ BROKERAGE FIRM: _____

ADDRESS: _____

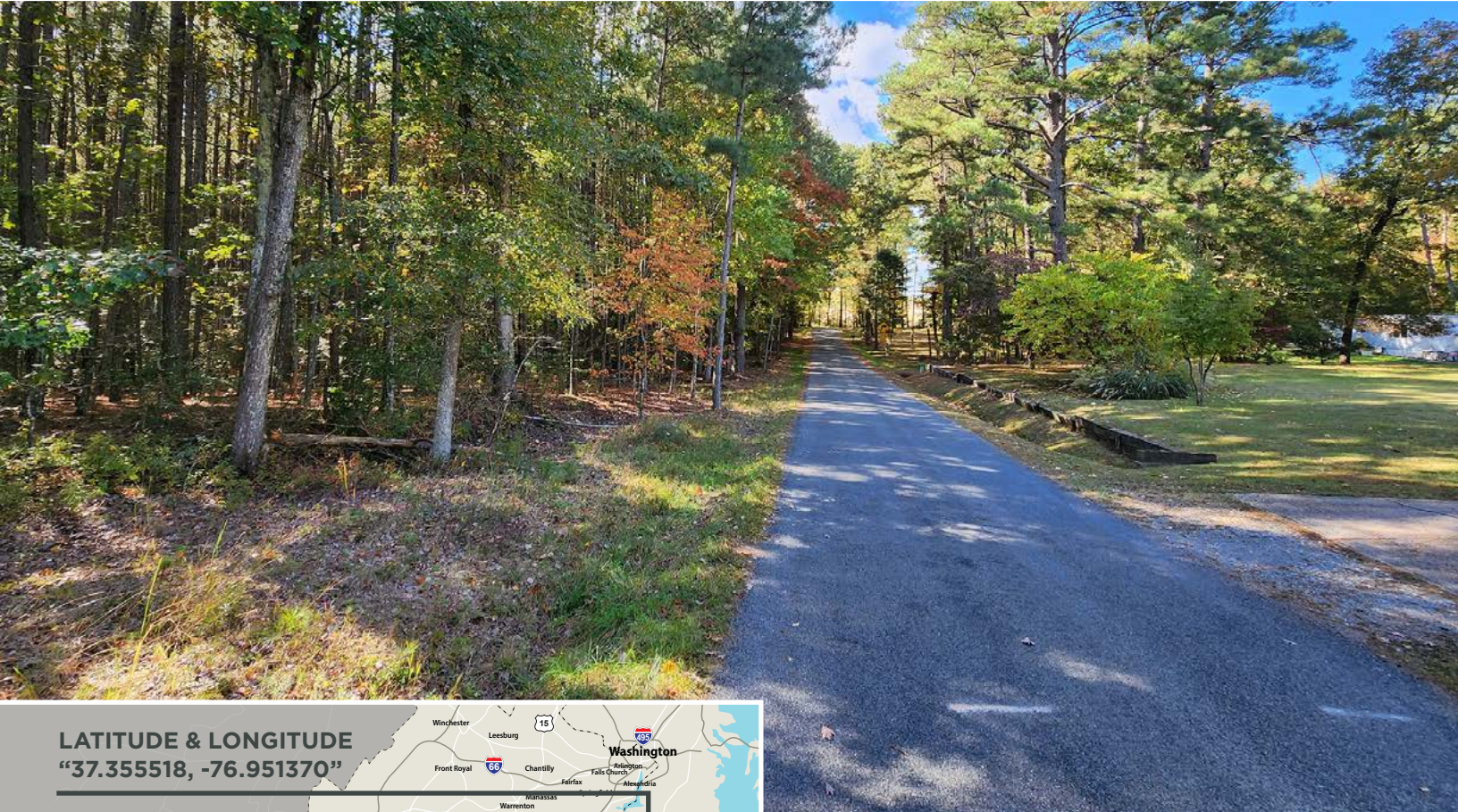
TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

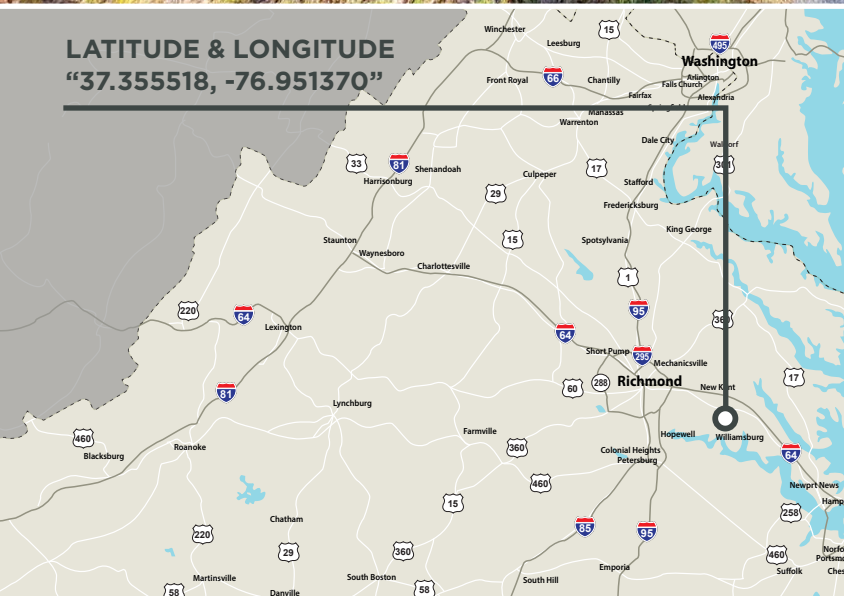
PIERCE TRACT

HORSE SHOE ROAD (VSR624)
CHARLES CITY, VA 23030

SEALED BID SALE | 60± ACRES
CHARLES CITY COUNTY



LATITUDE & LONGITUDE
"37.355518, -76.951370"



Features

NICE SMALL-ACREAGE TIMBERLAND/ RECREATIONAL INVESTMENT OPPORTUNITY

located along the south side of Horse Shoe Rd
(VSR624) in Charles City County

TIMBER COMPRISED of merchantable Loblolly
pine established circa 1994

RELATIVELY flat topography offering good
wildlife habitat

CONVENIENT to the Williamsburg area

TAX PARCEL: #43-23



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255


T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

*Property is sold with representation, "AS IS, WHERE IS", and "WITH ALL FAULTS".
Acreage shown is acreage of record. Actual acreage may be more or less.*





 Boundary



Property is sold without representation, "AS IS", "WHERE IS", and "WITH ALL FAULTS".

This map was made using GIS and is not intended to be survey quality. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Information contained on this map is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, Commonwealth Land, its members, employees, or agents, representatives, nor the owner, be liable for damage or other pecuniary loss that may arise from the use of this information.

Legend

-  Pierce Tract Boundary
-  Road

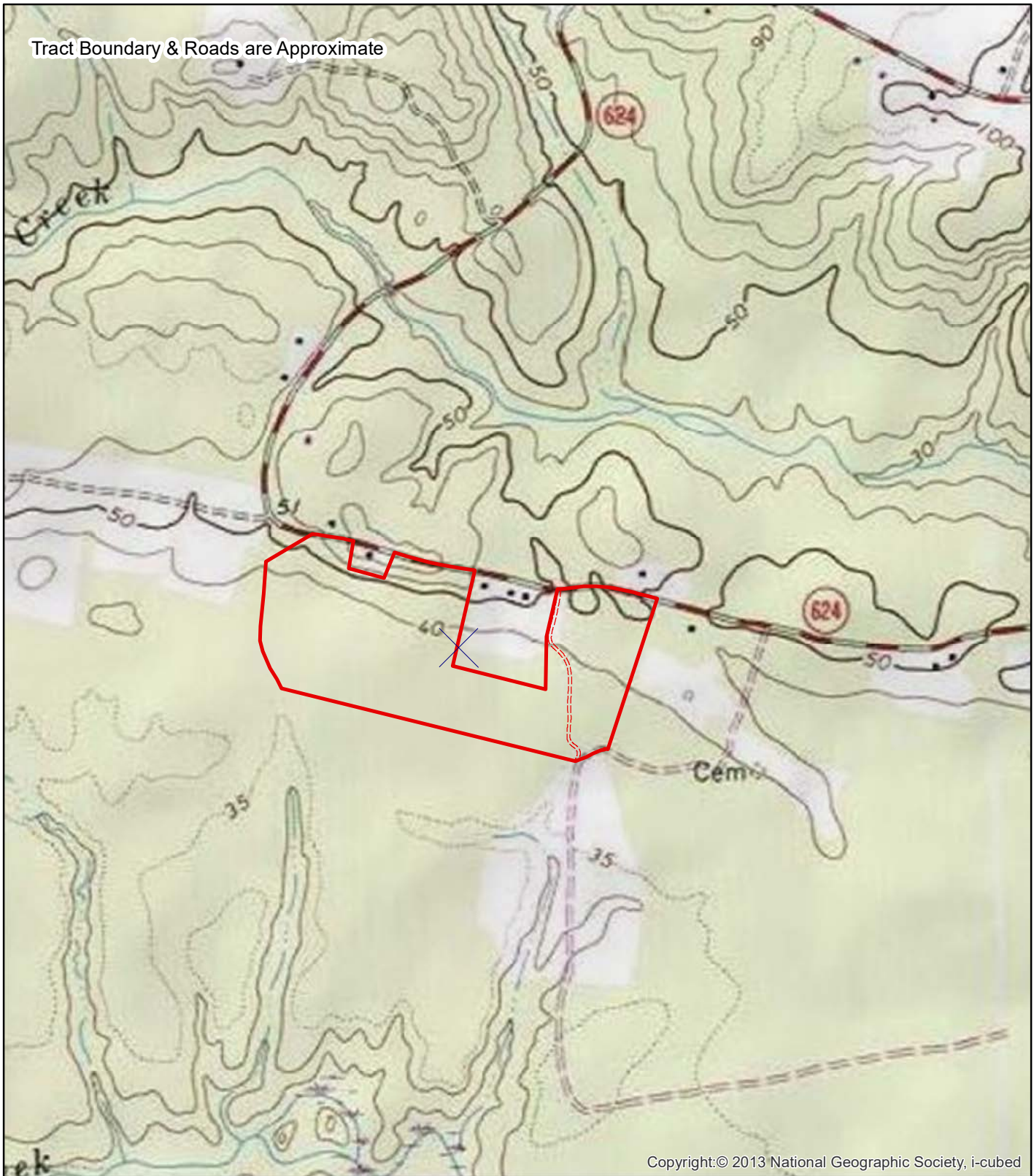
Tract Boundary Map
2021 VBMP IR Imagery (VGIN)

TMP 43-23

"Pierce" Tract
P. R. Layfield Jr. Estate
Charles City County, VA

November 12, 2023







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Legend

-  Pierce Tract Boundary
-  Road

Tract Boundary Map
USA Topo Maps (ESRI)

TMP 43-23

"Pierce" Tract
P. R. Layfield Jr. Estate
Charles City County, VA

November 12, 2023



Tract-Level Timber Information

Tract: Pierce

TMP(s): 43-23

Location: Charles City County, VA

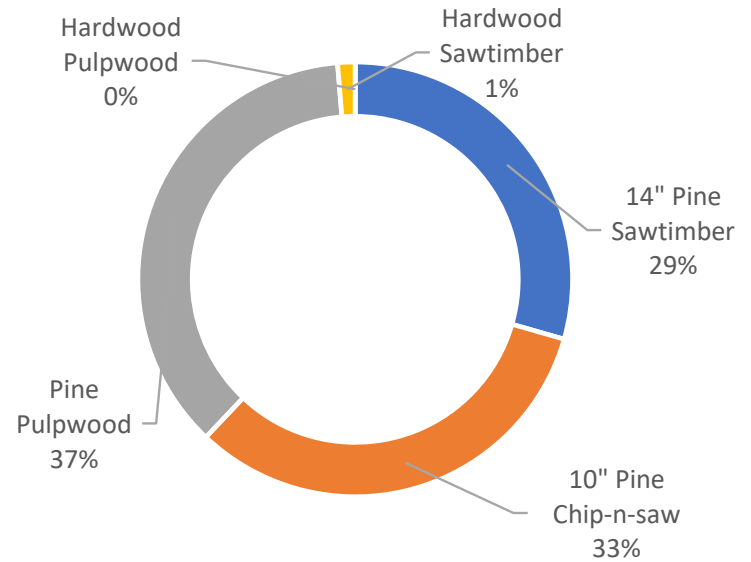
MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	2,373
10" Pine Chip-n-saw	2,629
Pine Pulpwood	2,953
Hardwood Sawtimber	105
Hardwood Pulpwood	-
Total	8,060

Inventory date: 8/16/2023

Inventory type: 0.1-acre fixed-radius-plot

Number inventory points/plots: 15



PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
-	-	-

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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/12/2023
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2A	Augusta sandy loam, 0 to 2 percent slopes	20.7	34.0%
9A	Chickahominy loam, 0 to 2 percent slopes	0.9	1.5%
18B	Dogue silt loam, 2 to 6 percent slopes	14.3	23.6%
36A	Newflat silt loam, 0 to 2 percent slopes	2.3	3.8%
39B	Peawick silt loam, 2 to 6 percent slopes	5.0	8.2%
40A	Roanoke silt loam, 0 to 2 percent slopes	17.6	29.0%
Totals for Area of Interest		60.7	100.0%