

NEW RIVER RETREAT AUCTION

ROGERS
REALTY & AUCTION CO., INC.

12.6± ACRES

LIVE & ONLINE AUCTION

March 22 - 10 am

www.rogersauctiongroup.com

B. Mark Rogers - VAAL#2

336.789.2926

Susan Rogers Holder, Realtor

336.341.7245

10% Buyer's Premium



NEW RIVER RETREAT AUCTION

March 22 - 10 AM

Don't miss your chance to bid on this breathtaking **12.6± acre** property along the New River in **Austinville, Virginia!** With over 750 feet of prime river frontage, this property is perfect for outdoor enthusiasts, offering a mix of cleared fields and wooded privacy on both sides of the road - a property that offers both serenity and adventure in equal measure. Tucked away in the charming community of Austinville, VA, this expansive retreat is a true hidden gem.



With over **750 feet of direct New River frontage**, this land is an open invitation for **fishing, kayaking, and swimming**, all from your own backyard. Whether you seek tranquility or thrill, this property is a gateway to Virginia's great outdoors. Nestled on both sides of Van Lue Road, the land is perfectly balanced between rolling, open fields and secluded, wooded hideaways. The mix of landscapes makes it ideal for a dream home, private getaway, or an investment opportunity in a location that continues to attract nature lovers and outdoor enthusiasts alike.

ADVENTURE IS RIGHT AT YOUR FINGERTIPS

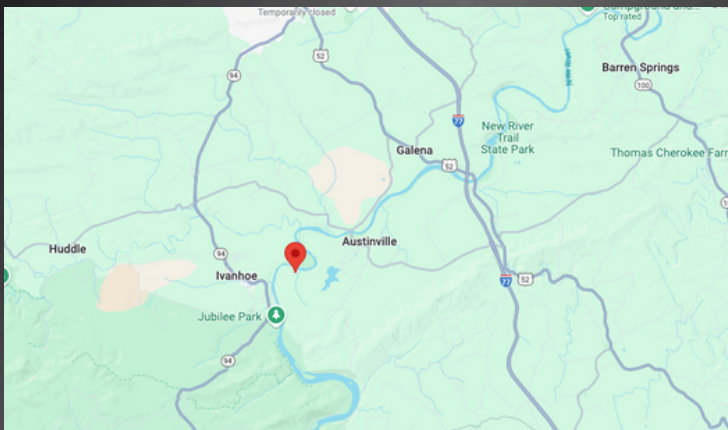


Beyond the property's borders, the New River Trail State Park awaits, offering miles of **hiking, biking, and horseback riding** just minutes away via the Ivanhoe Access. Spend your days exploring, then return to your own personal retreat, where campfires glow and the river hums a lullaby. This is more than land—it's a legacy waiting to be written. Whether you're looking for a **weekend retreat**, an **investment** in prime Virginia real estate, or a forever home surrounded by nature, this auction is your chance to claim a piece of **New River paradise**. Schedule a preview or get more details: 336.789.2926

ROGERS
REALTY & AUCTION CO., INC.

LIVE & ONLINE AUCTION

770 Van Lue Road | Austinville, VA 24312
www.rogersauctiongroup.com



Prime Location - Bid Online at www.rogersauctiongroup.com



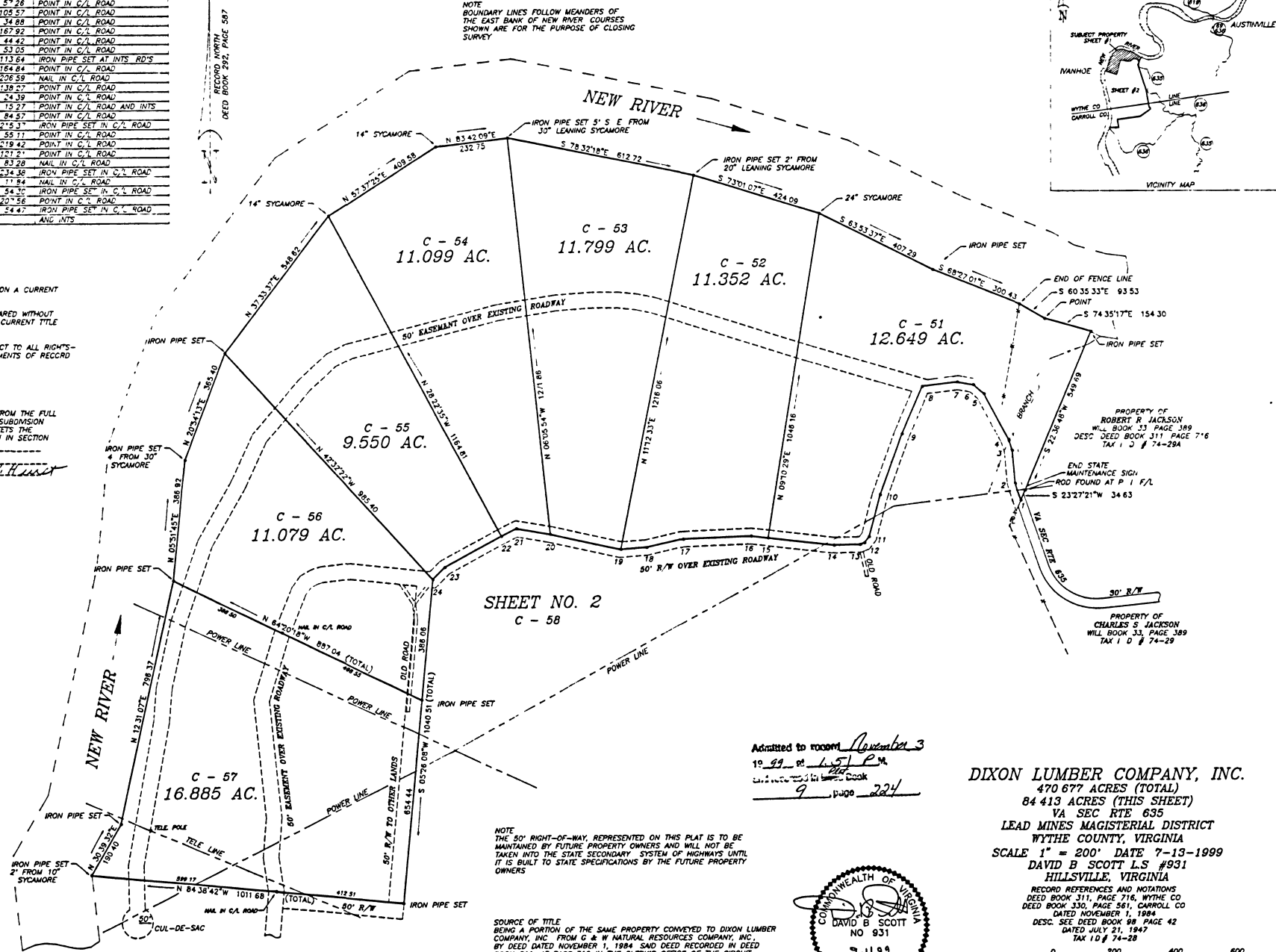
LINE TABLE (C/L 60' R/W ROAD)			
STATION NO	BEARING	DISTANCE	DESCRIPTION
1			IRON PIPE SET IN C/L ROAD
1 - 2	N 5°46'53"W	57.26	POINT IN C/L ROAD
2 - 3	N 05°17'57"W	105.57	POINT IN C/L ROAD
3 - 4	N 18°06'45"W	34.88	POINT IN C/L ROAD
4 - 5	N 28°40'28"W	167.92	POINT IN C/L ROAD
5 - 6	N 49°30'40"W	44.42	POINT IN C/L ROAD
6 - 7	N 79°39'52"W	53.03	POINT IN C/L ROAD
7 - 8	S 83°01'48"W	113.64	IRON PIPE SET AT INTS RD'S
8 - 9	S 23°11'54"W	164.84	POINT IN C/L ROAD
9 - 10	S 19°54'16"W	226.59	NAIL IN C/L ROAD
10 - 11	S 14°56'50"W	138.27	POINT IN C/L ROAD
11 - 12	S 38°08'47"W	24.39	POINT IN C/L ROAD
12 - 13	S 69°57'44"W	15.27	POINT IN C/L ROAD AND INTS
13 - 14	S 98°33'53"W	84.57	POINT IN C/L ROAD
14 - 15	N 83°22'33"W	215.37	IRON PIPE SET IN C/L ROAD
15 - 16	N 83°33'20"W	55.11	POINT IN C/L ROAD
16 - 17	S 87°35'21"W	219.42	POINT IN C/L ROAD
17 - 18	S 7°05'47"W	121.21	POINT IN C/L ROAD
18 - 19	S 85°47'22"W	83.28	NAIL IN C/L ROAD
19 - 20	N 74°13'37"W	234.36	IRON PIPE SET IN C/L ROAD
20 - 21	N 80°07'16"W	11.84	NAIL IN C/L ROAD
21 - 22	S 63°30'14"W	54.32	IRON PIPE SET IN C/L ROAD
22 - 23	S 61°53'56"W	207.56	POINT IN C/L ROAD
23 - 24	S 45°16'11"W	54.47	IRON PIPE SET IN C/L ROAD
24			ANG INTS

NOTES

- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
- THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

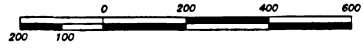
THIS PLAT IS EXCEPTED FROM THE FULL TERMS OF THE PRESENT SUBDIVISION ORDINANCE IN THAT IT MEETS THE REQUIREMENTS SET FORTH IN SECTION 14.2-6.

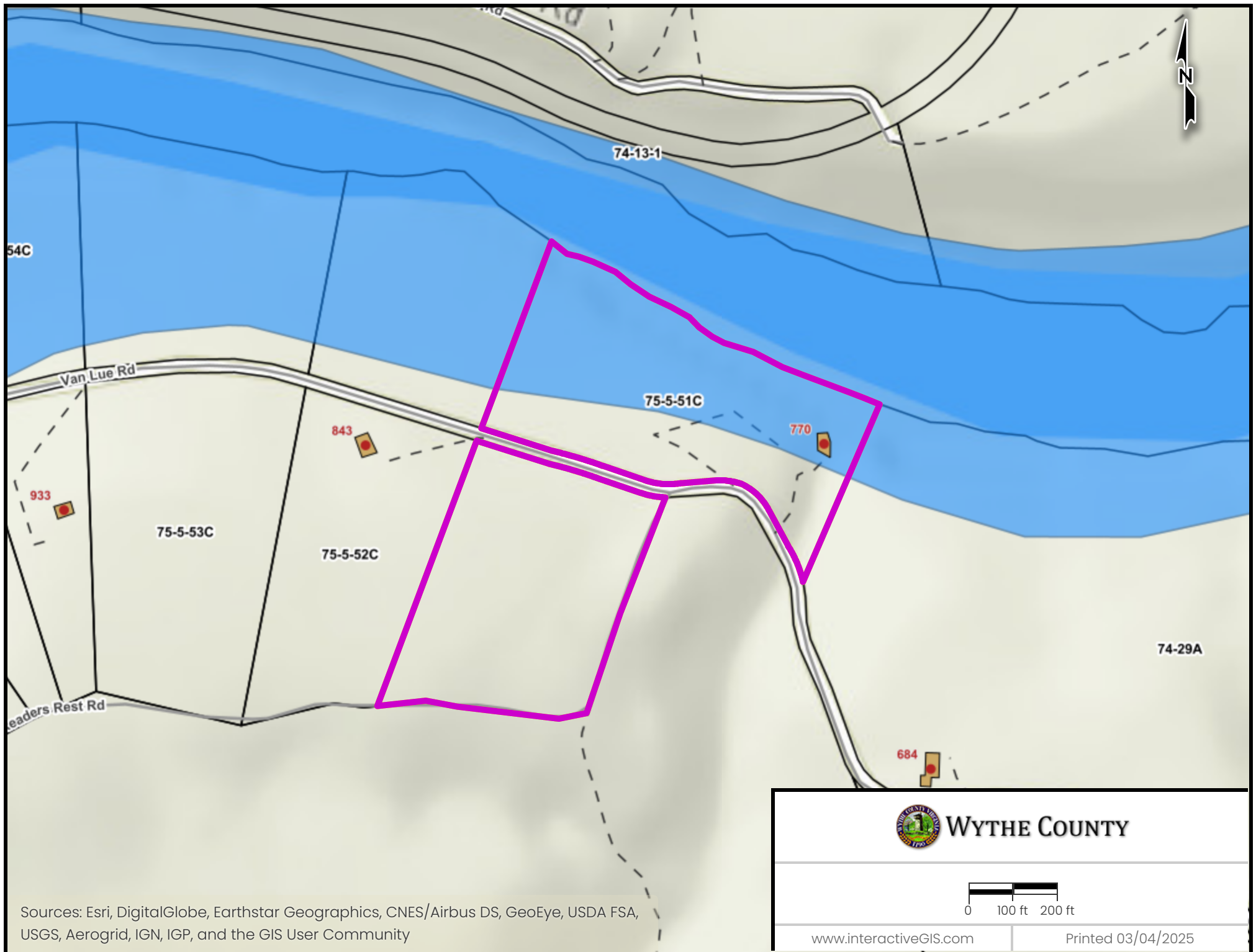
DATE: 7-13-99
David B. Scott
 BUILDING INSPECTOR

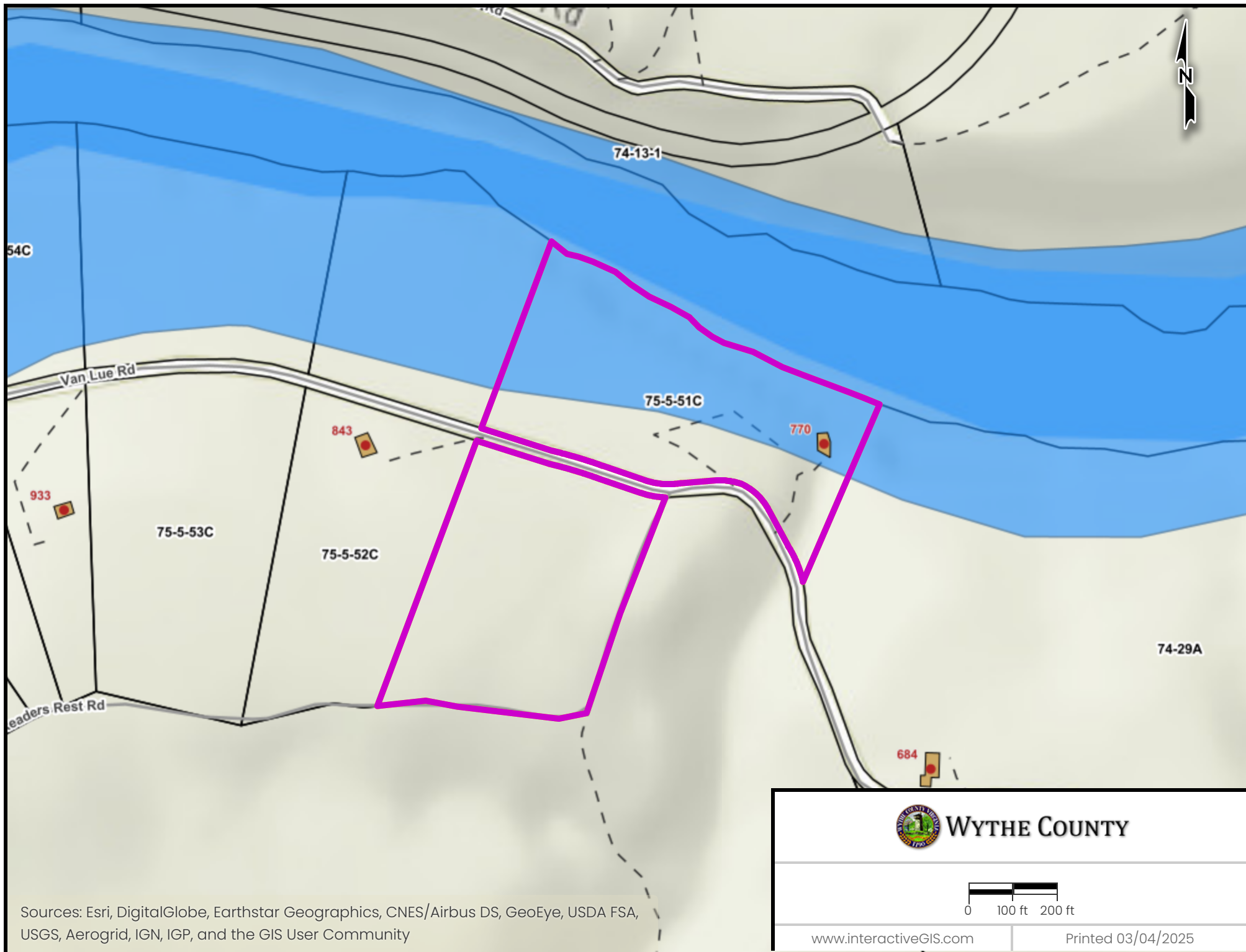


Admitted to room November 3
 10:00 AM to 1:00 PM
 9 page 224

DIXON LUMBER COMPANY, INC.
 470 677 ACRES (TOTAL)
 84 413 ACRES (THIS SHEET)
 VA SEC RTE 635
 LEAD MINES MAGISTERIAL DISTRICT
 WYTHE COUNTY, VIRGINIA
 SCALE 1" = 200' DATE 7-13-1999
 DAVID B SCOTT L.S. #931
 HILLSVILLE, VIRGINIA
 RECORD REFERENCES AND NOTATIONS
 DEED BOOK 311, PAGE 716, WYTHE CO
 DEED BOOK 330, PAGE 561, CARROLL CO
 DATED NOVEMBER 1, 1984
 DESC. SEE DEED BOOK 98, PAGE 42
 DATED JULY 21, 1947
 TAX ID # 74-28







Sewage System Construction Inspection Report

Property Owner

Pierson, Steven S.
401 Pine Grove Dr.
High Point, North Carolina 27265
Phone: (336) 882-7303

Health Dept. ID: **06-198-116**

Tax Map: **74-28-(C-51)-46**

Locality: Wythe County

Property Location

Property Address: Van Lue Rd.
Subdivision: Dixon Lumber Company , Lot C-51
Directions: I-77 South to Poplar Camp Exit #24, go 3.1 miles west on Hwy 69; (L) on 636 (Loafer's Rest Rd.); go 1.4 miles (R) 635 (Van Lue Rd.); 1.6 miles and property begins on right; over branch.

Sewer Line

Diameter: 4", Material: Sch 40 Plastic, Grade: 1 1/4"/10' minimum
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes

Septic Tank(s)

Tank Identifier	Tank Size (gallons)	Tank Material
1	1000	Concrete (pre-cast)

Total # Tanks: 1 1000 Gallons Total Septic Tank Volume
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes

Effluent Conveyance System

Method: Gravity
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory:

Conveyance Line

Diameter: 4" Material: Sch 40 Plastic
Grade: 6"/100' minimum
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes

Distribution System

Method: Gravity Distribution Box
Material: Concrete Box
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes

Header Lines

Diameter: 4", Material: Sch 40 plastic
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes

Dispersal Area

Dispersal Method: Gravel-less System
Make and Model: See Comments
Number of Trenches: 2, Trench Length: 80', Trench Width: 3'
Number of Units Installed per Trench: 16
Trench Bottom Depth: 30", Center to Center Spacing: 9'
Was the installed system a reduction from the original permitted design? No
Inspected on August 16, 2006 by James W Nidiffer
Satisfactory: Yes Biodiffuser ARC 36 Chambers installed, 920 Sq. Ft. Total

Constructed by: Mick Hylton Excavating

Documentation Received:

Completion Statement Received By: James W Nidiffer on August 16, 2006

As-Built Sketch Received By: James W Nidiffer on August 16, 2006

Notice of Substitution Received By: on

Overall Result

Satisfactory Construction: Yes
Approved for Operation Permit: Yes on August 16, 2006

I hereby certify that this system was installed substantially in accordance with the Sewage Handling and Disposal Regulations, relevant VDH policies, and manufacturer recommendations. All deviations from these standards of practice were determined to be minor variations, are noted above, and in my opinion will not materially affect the safe and sanitary operation of the system.



James W Nidiffer, EHS Sr

August 16, 2006

ADDENDUM TO C.H.S. 202B

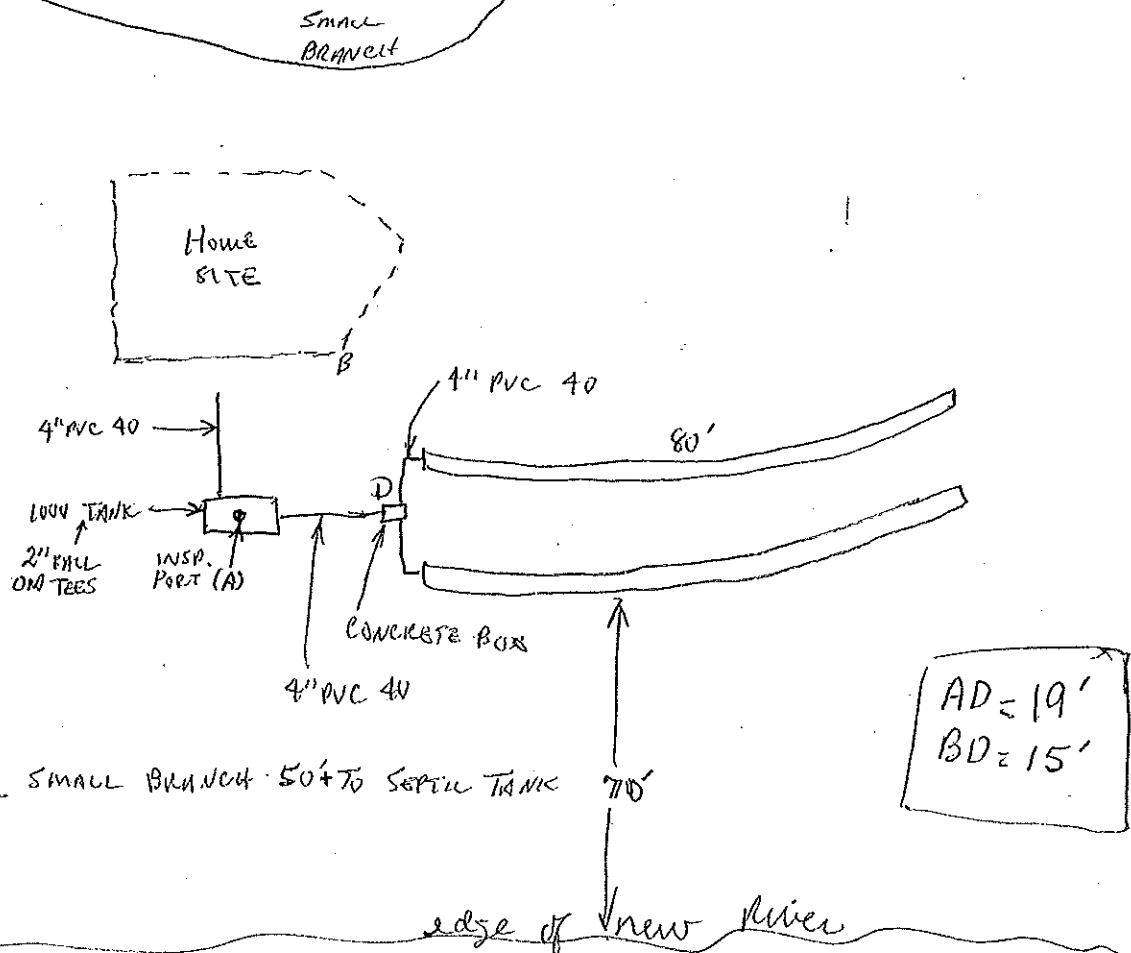
Health Department

Identification Number 06-198-116

Owner Steven S. Pierson

Supplement to Page 2 of 2

Schematic drawing of Sewage Disposal System to reflect actual installation. This does not change conditions as noted on original permit. The purpose is to provide a more factual representation of the system, as installed, for future reference.



J.W. Nidiffer
Environmental Health Specialist

8-16-06
Date

MICK HYLTON
Septic Tank Contractor

920 FT²

5' Bio diffuser Chambers
16 per Trunk
32 total

19'
15'

Construction Drawing

HD ID #: 06-198-116

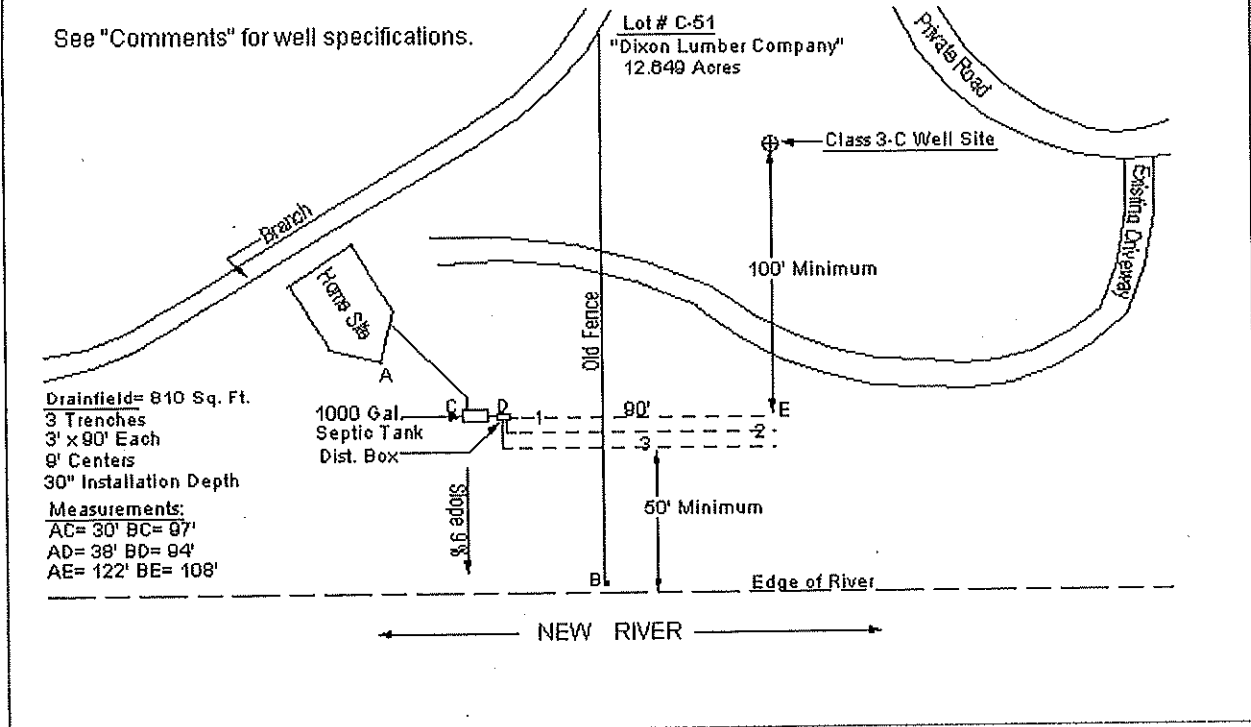
Owner Information

Pierson, Steven S.
401 Pine Grove Dr.
High Point, North Carolina 27265

Phone: (336) 882-7303

Construction Drawing

Schematic drawing of sewage disposal system and topographic features.



This sewage disposal system construction permit is null and void if conditions are changed from those shown on the application or construction permit. No part of any installation may be covered or used until inspected, corrections made if necessary and the system is approved. The inspection will normally be made by the system designer, who may be an AOSE, PE, or EHS. Any part of any installation which has been covered prior to approval shall be uncovered, if necessary, upon direction of the Department or the system designer.

System Design By: James W Nidiffer ; Site Evaluation By: James W Nidiffer

James W Nidiffer
James W Nidiffer

May 4, 2006
Issue Date

November 4, 2007
Expiration Date

PERMIT NOT TRANSFERABLE

Well Construction Permit -- Drawing

HD ID #: 06-198-116

Owner Information

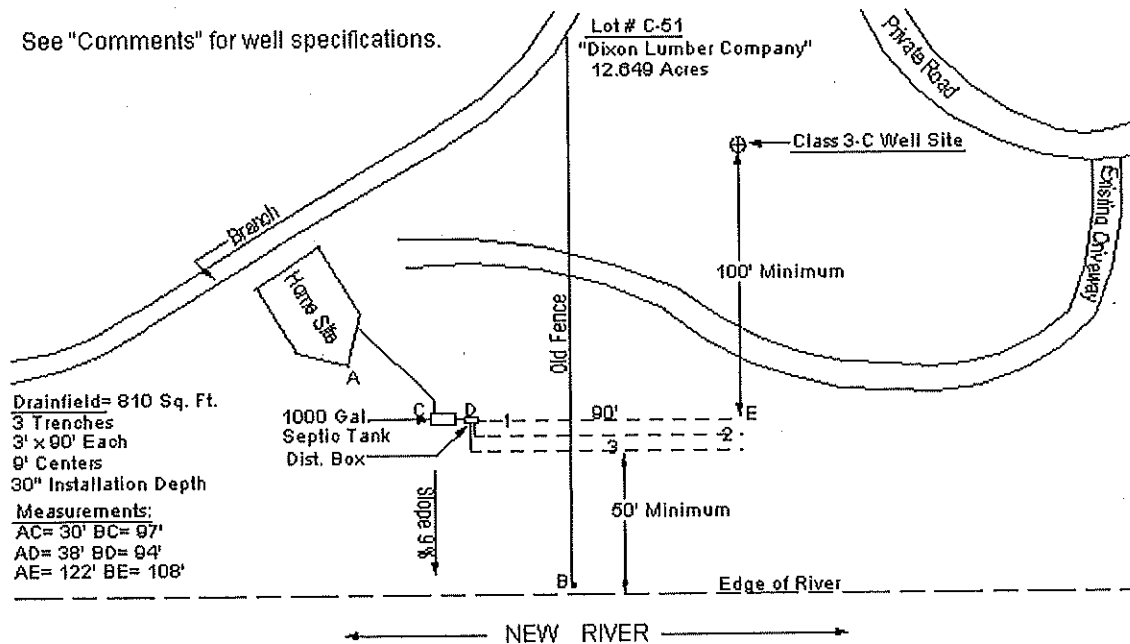
Pierson, Steven S.
401 Pine Grove Dr.
High Point, North Carolina 27265

Phone: (336) 882-7303

Construction Drawing

Scale drawing of the well site and related features.

See "Comments" for well specifications.



Show the property lines, all existing and proposed structures, existing and proposed sewage systems and water supplies, slope, and any topographic features which may impact the design of the well.

James W. Nidiffer

Issued by: James W Nidiffer

May 4, 2006
Issue Date

November 4, 2007
Expiration Date

990013 NOV 24 '99

DOCUMENT PREPARED BY:
David C. Helscher, Esquire
Jolly, Place, Fralin & Prillaman, P.C.
3912 Electric Road, S.W.
P. O. Box 20487
Roanoke, VA 24018

990004737

TAX MAP NO.: 74-28 (portion)

THIS DEED HAS BEEN PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION
BY ITS PREPARER

THIS DEED, made and entered into on October 18, 1999, by and between DIXON LUMBER COMPANY, INCORPORATED, a Virginia corporation (hereinafter "Grantor"), and STEVEN S. PIERSON (hereinafter "Grantee").

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars cash in hand paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, Steven S. Pierson, with Special Warranty of Title, all of the following lot or parcel of land situated in the County of Wythe, State of Virginia, and described as follows:

Tract C-51, containing 12.649 acres, more or less, as shown on plat of survey made by David B. Scott, L.S., dated July 13, 1999, recorded in the Clerk's Office of the Circuit Court for the County of Wythe, State of Virginia, in Plat Book 9, page 224/225; and

BEING a portion of the same property conveyed to the Grantor herein from G & W Natural Resources Company, Inc., by deed dated November 1, 1984, and recorded in the Clerk's Office of the Circuit Court for the County of Wythe, Virginia, in Deed Book 311, page 717, and

890014 NOV 24 '99

recorded in the Clerk's Office of the Circuit Court for the County of Carroll, Virginia, in Deed Book 330, page 561.

THERE IS ALSO HEREBY CONVEYED ingress and egress over the fifty (50') foot wide roadway providing access to Virginia State Secondary Route 635, the exact location of said fifty (50') foot wide roadway being more particularly shown on the aforesaid David B. Scott plat.

IT IS EXPRESSLY UNDERSTAND AND AGREED that there is reserved across the herein conveyed tract the right of ingress and egress over the same fifty (50') foot wide roadway as herein referenced for purposes of access by the adjoining tracts shown on the David B. Scott plat as herein above referred to for purposes of ingress and egress to Virginia State Secondary Route 635.

The easement for ingress and egress over the aforesaid private road shall be construed to include the right of access onto the herein conveyed property as well as any other property crossed by the road for the purpose of maintaining and repairing the road as well as any ditches or drainage facilities that may be part of the road.

The grantee acknowledges that he takes this property subject to the following terms dealing with road maintenance of the aforesaid private road:

1. In order to maintain the private road in a good and passable condition, he agrees that he will share equally in the cost of maintaining said private road, including all tasks necessary to keep it in a good state of repair, free of potholes and ruts. Maintenance shall be construed to include all those tasks necessary to maintain a gravel road in open and passable condition for reasonable and safe access by passenger vehicles.

2. An annual fee of \$250.00 per lot or parcel served by the road will be collected from the grantee, and all other owners

990015 NOV 24 '99

served by the road, once a year, in order to provide for road maintenance.

3. In the event additional money is needed to maintain or improve the road (in excess of the \$250.00 annual fee) all owners served by the road must agree in writing before they will be obligated to pay more than the \$250.00 annual fee.

4. In the event that it is necessary to take legal action to enforce this road maintenance obligation, Grantee agrees to be responsible for reasonable attorney's fees incurred for enforcement of this agreement. It is specifically covenanted and agreed that these covenants related to road maintenance are an appurtenant obligation and binding on any future owner of this property.

This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property.

WITNESS the following signatures and seals:

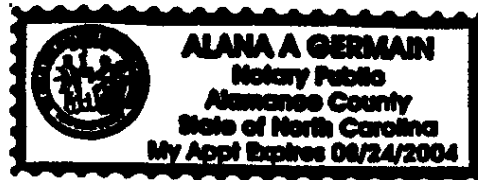
DIXON LUMBER COMPANY, INCORPORATED
a Virginia corporation

By: *H. L. Lerner* (SEAL)
Chairman of the Board

ATTEST:

Susie Dixon Garner
Susie Dixon Garner
Its Secretary

Steven S. Pierson (SEAL)
Steven S. Pierson



3

Alana A. German

STATE OF VIRGINIA)

CITY/COUNTY OF Galax)

The foregoing instrument was acknowledged before me on October 28, 1999, by H. Frances Dixon, Chairman of the Board of Directors of DIXON LUMBER COMPANY, INCORPORATED, a Virginia corporation, on behalf of the corporation, and attested by Susie D. Garner, its corporate secretary.

My commission expires November 30, 2000.

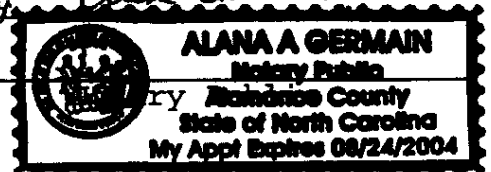
Betty Jean Harper
Notary Public

STATE OF VIRGINIA North Carolina)

CITY/COUNTY OF High Point, Guilford)

The foregoing instrument was acknowledged before me on November 4, 1999, by Steven S. Pierson.

My commission expires 08/24/2004 Alana A. Germain



990017 NOV 24 '99

RESOLUTION OF BOARD OF DIRECTORS

DIXON LUMBER CO., INC.

SEPTEMBER 22, 1999

Whereas the stockholders have agreed to liquidate substantial assets of the Company, Frances Dixon, Chairman of the Board and Susie Dixon Garner, Secretary-Treasurer, are hereby authorized to execute sales contracts, deeds, and other agreements and documents required to effect the sale and transfer of assets of the Company.

Resolved this date by the Board of Directors at their meeting.

Signed

H. Frances Dixon, CHB

Susie Dixon Garner
Sec. - Treas.

INSTRUMENT #990004737
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
NOVEMBER 12, 1999 AT 09:19AM
\$84.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$42.00 LOCAL: \$42.00
HAYDEN H. HORNEY, CLERK
BY: James A. Coyle (DC)

0013 AUG 25 11

110002167

DOCUMENT PREPARED BY & RETURN TO:

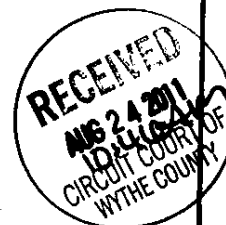
David C. Helscher
3140 Chaparral Dr., Suite 200-C
P. O. Box 20487
Roanoke, VA 24018

TITLE INSURANCE UNDERWRITER: none

TAX MAP NO.: 75-5-51C

This deed is exempt from recordation tax pursuant to §58.1-811(D), Code of Virginia (1950), as amended.

THIS DEED HAS BEEN PREPARED
WITHOUT BENEFIT OF TITLE EXAMINATION
BY ITS PREPARER



THIS DEED OF GIFT, made and entered into on August 9, 2011, by and between STEVEN S. PIERSON, (hereinafter "Grantor"), and STEVEN SCOTT PIERSON and ELLEN SARKISSIAN PIERSON, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE STEVEN SCOTT PIERSON LIVING TRUST, DATED AUGUST 9, 2011, AND ANY AMENDMENTS THERETO (hereinafter "Grantees"). Grantees' Address: 401 Pine Grove Road, High Point, NC 27265.

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of One Dollar cash in hand paid by the Grantees to the Grantor, the receipt of which is hereby acknowledged, the Grantor does hereby give, grant and convey, with General Warranty and English Covenants of Title, unto the Grantees, Steven Scott Pierson and Ellen Sarkissian Pierson, Trustees, or their successors in trust,

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FRILLAMAN,
NATT, HELSCHER,
YOST, MAXWELL,
&
FERGUSON, PLC

Examined 08-24, 20 11
David Helscher for Steven S. Pierson
401 Pine Grove Rd, High Point NC 27265
Tested D. E. Oosterhout Dep. Clerk

under the Steven Scott Pierson Living Trust, dated August 9, 2011, and any amendments thereto, all of the following lot or parcel of land situated in the County of Wythe, State of Virginia, and described as follows:

Tract C-51, containing 12.649 acres, more or less, as shown on plat of survey made by David B. Scott, L.S., dated July 13, 1999, recorded in the Clerk's Office of the Circuit Court for the County of Wythe, State of Virginia, in Plat Book 9, page 224-225; and

THERE IS ALSO HEREBY CONVEYED ingress and egress over the fifty (50') foot wide roadway providing access to Virginia State Secondary Route 635, the exact location of said fifty (50') foot wide roadway being more particularly shown on the aforesaid David B. Scott plat.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that there is reserved across the herein conveyed tract the right of ingress and egress over the same fifty (50') foot wide roadway as herein referenced for purposes of access by the adjoining tracts shown on the David B. Scott plat as herein above referred to for the purposes of ingress and egress to Virginia State Secondary Route 635.

The easement for ingress and egress over the aforesaid private road shall be construed to include the right of access onto the herein conveyed property as well as any other property crossed by the road for the purpose of maintaining and repairing the road as well as any ditches or drainage facilities that may be part of the road.

BEING the same property conveyed to the Grantor herein from Dixon Lumber Company, Incorporated, a Virginia corporation, by deed dated October 18, 1999, and recorded in the Clerk's Office of the Circuit Court for the County of Wythe, Virginia, as Instrument No. 990004737.

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This Deed is made subject to all easements, restrictions, and conditions of record affecting the hereinabove-described property, and is specifically subject to the provisions regarding road maintenance as more particularly set out in deed dated October 18, 1999, from Dixon Lumber Company, Incorporated, a Virginia corporation, to Steven S. Pierson, recorded in the aforesaid Clerk's Office as Instrument No. 990004737.

Full power and authority is hereby granted to the Trustees and their successors to protect and conserve the Property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right,

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&
FERGUSON, PLC

0016 AUG 25 11

title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustees in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, shall be obligated (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b) to see that the terms of the trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustees, or (d) be privileged to inquire into any of the terms of the Trust Agreement creating said trust. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof the said trust was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof as it may have been amended from time to time and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every

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such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The Trustees shall have no individual liability or obligation whatsoever arising from Trustees' ownership as Trustees of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustees in dealing with said Property, or in otherwise acting as Trustees, except only so far as said Property and any trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof. The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

This Deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, 1950, as amended, and in force.

WITNESS the following signature and seal:

Steven S. Pierson (SEAL)
STEVEN S. PIERSON

STATE OF NORTH CAROLINA,

CITY COUNTY OF DAVIDSON, TO-WIT:

The foregoing instrument was acknowledged before me on Aug. 15, 2011, 2011, by STEVEN S. PIERSON.

Amanda K. Elmore
Notary Public

My commission expires: →
Notary Registration Number: 101172012

Amanda K. Elmore
Notary Public
Davidson County, NC

INSTRUMENT #110002167
RECORDED IN THE CLERK'S OFFICE OF
WYTHE ON
AUGUST 24, 2011 AT 01:04PM
Hayden H. Horney
HAYDEN H. HORNEY, CLERK
RECORDED BY: DLE

Law Offices
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FREEMAN,
NATT, HELSCHER,
YOST, MAXWELL,
&
FERGUSON, PLC