



RIVER MEADOWS ON THE NEW RIVER

MOXLEY RIDGE ROAD
INDEPENDENCE, VA 24348

Tim Dudley, CAI, AARE
Senior Advisor
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Property Summary



OFFERING SUMMARY

Sealed Bid - Offers Due: 8/9/18 @ 12:00 PM

Property Tour: 7/19/18 & 8/2/18

Lot Size: 100+ Acres

Number Of Lots: 42 Lots

Zoning: RR

PROPERTY OVERVIEW

SVN Motleys is proud to offer, via sealed bid sale, 42 lots on the New River on 100+ AC. Located on the Virginia-North Carolina boarder, River Meadows on the New River offers unique and spectacular views of the rolling hills surrounding the New River. This offering represents the remaining lots of the River Meadows subdivision. This is an excellent opportunity for a mobile home park development, campground development, residential development & more! Interior roads are paved, and all lots are perked. Also included is a 26.44 AC common area, with access to more than a mile of the New River. The common area features a beautiful pavilion with rough-hewn beams, an exterior river stone fireplace, a fire pit with a flagstone walkway and sitting area, a kitchen facility, as well as an observation deck.

PROPERTY HIGHLIGHTS

- Excellent Opportunity For Mobile Home Park, Campgrounds, Residential Development, & More!
- 42 Individual Lots or Entirety Available
- Lot sizes range from 1.00-7.00 AC
- 26.44 ± AC of Community Greenspace Along River, Including Timber Log Community Pavilion
- Utilities: Public/County/Septic
- Total Tax Assessment: \$1,050,000

Additional Photos



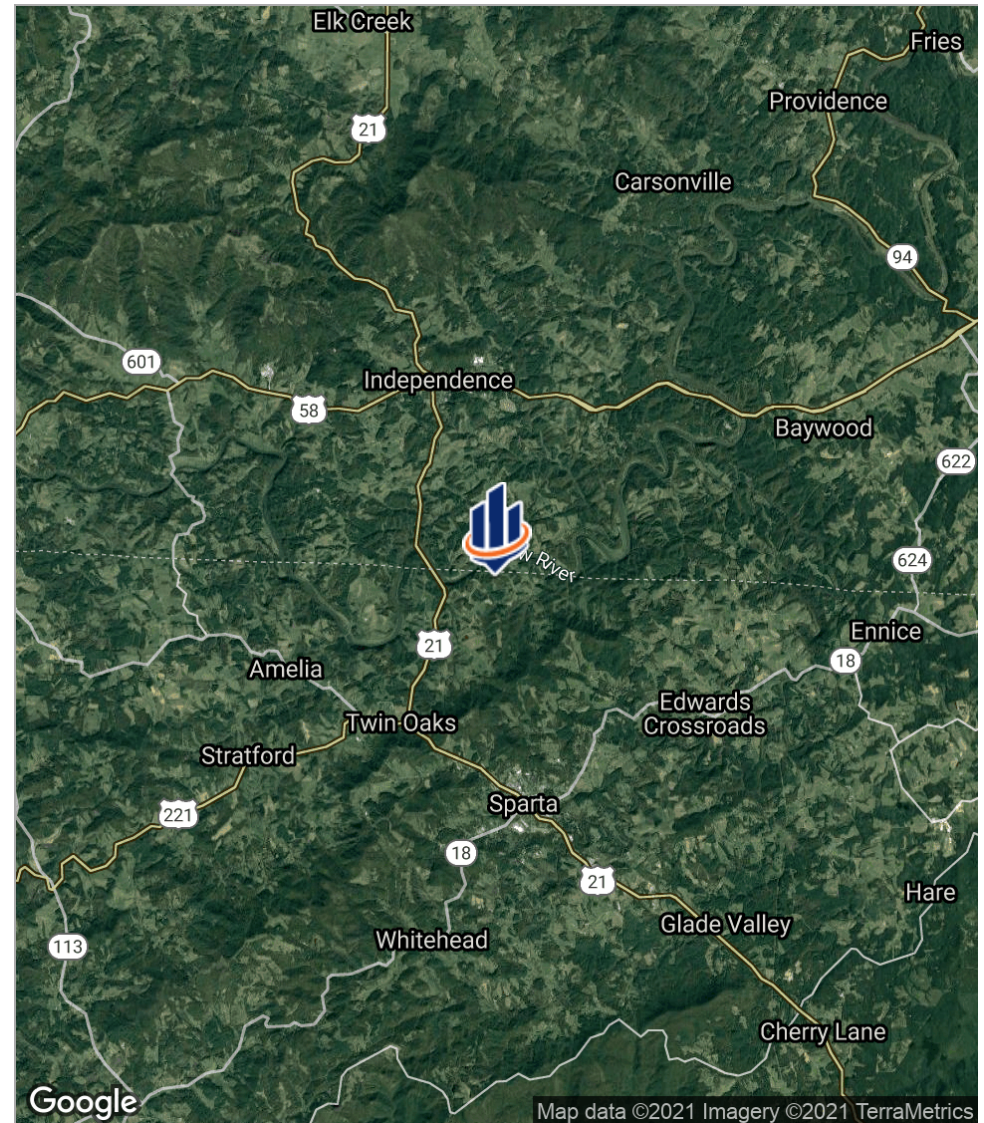
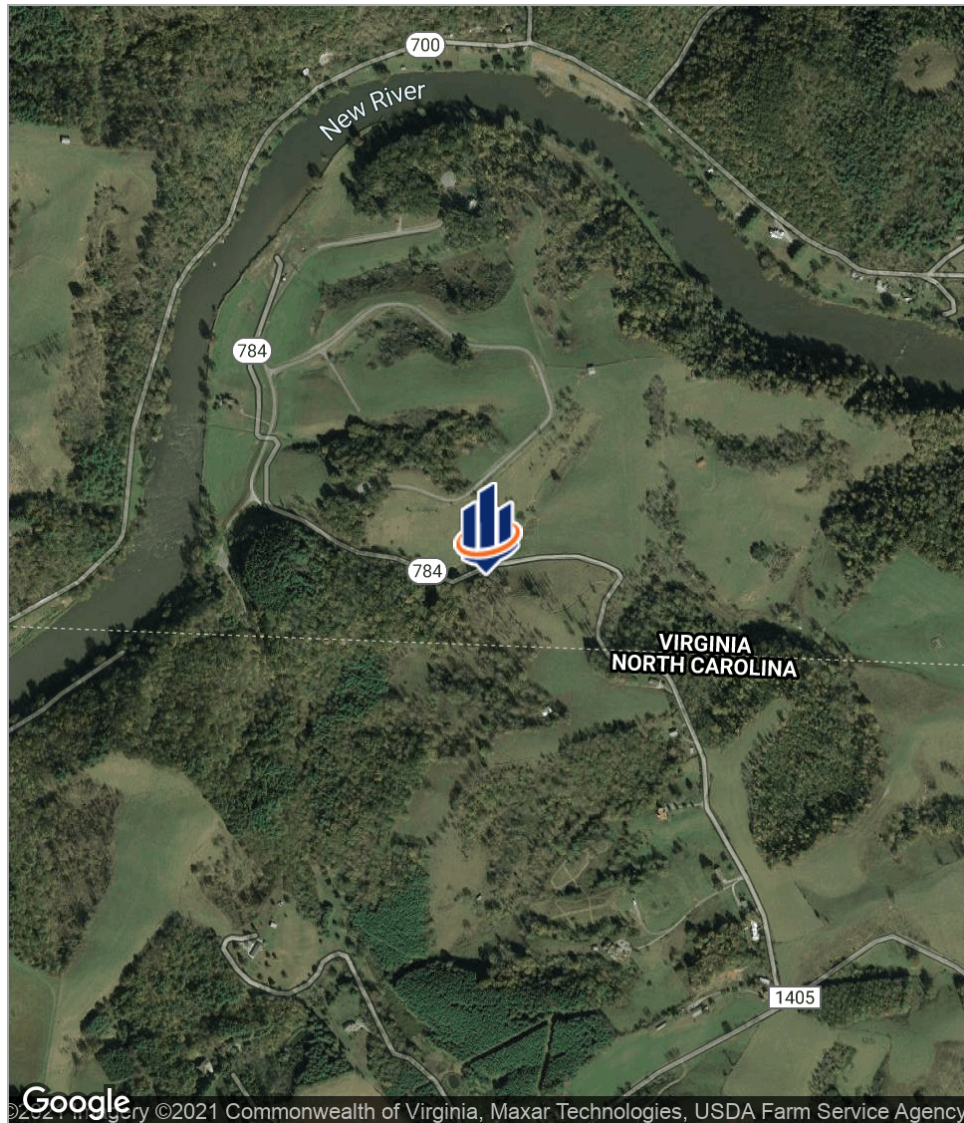
Additional Photos



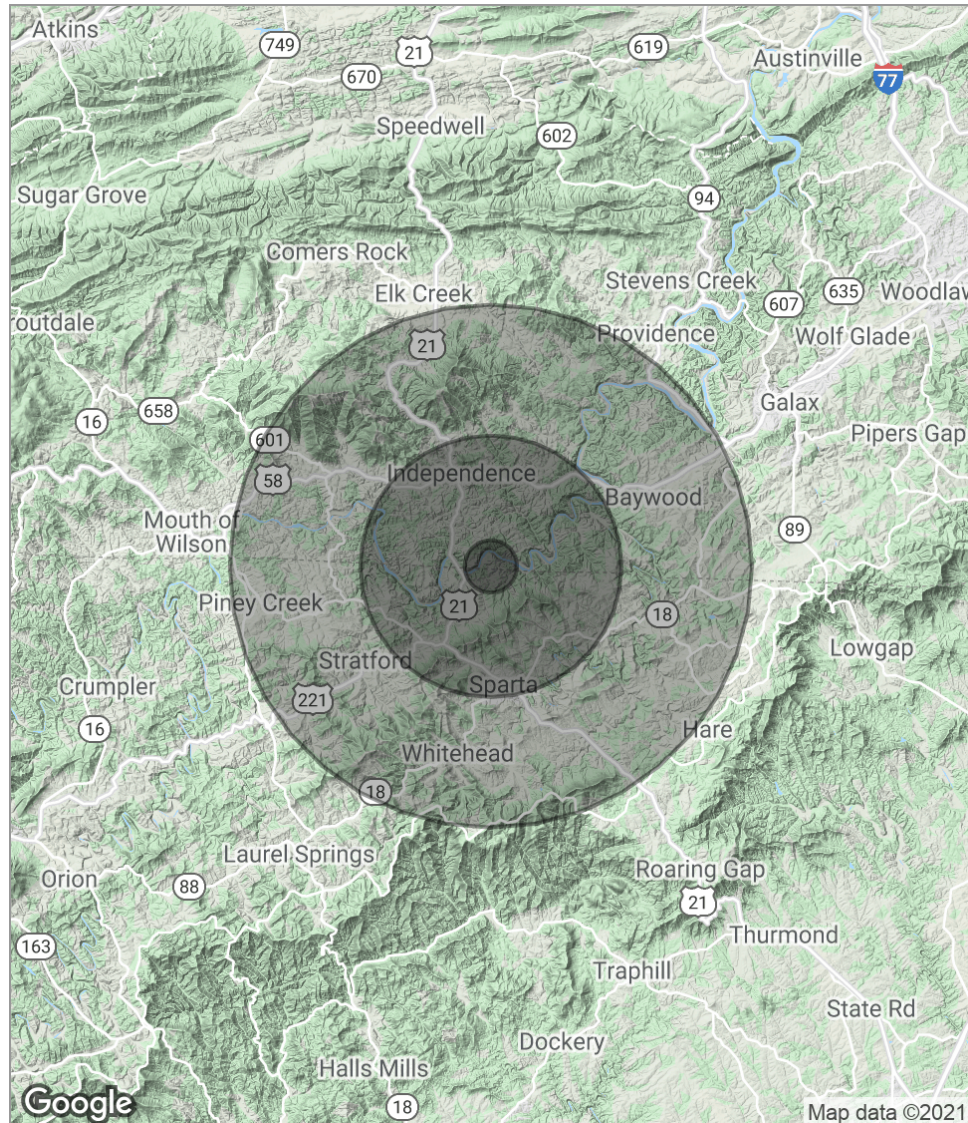
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	223	4,635	14,661
Median age	48.3	48.2	46.9
Median age [Male]	47.0	46.8	45.2
Median age [Female]	49.3	49.2	48.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	110	2,236	6,679
# of persons per HH	2.0	2.1	2.2
Average HH income	\$37,527	\$38,774	\$41,202
Average house value		\$187,487	\$194,447

* Demographic data derived from 2010 US Census

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.78	N64°47'56"W
L2	139.08	N83°09'40"W
L3	75.92	N64°43'19"W
L4	136.00	N54°19'09"W
L5	77.75	N47°40'31"W
L6	7.90	N47°40'31"W
L7	131.66	N70°53'57"W
L8	118.62	N70°53'57"W
L9	77.06	N22°48'11"E
L10	195.43	N22°48'11"E
L11	18.76	N22°48'11"E
L12	130.81	N71°21'33"E
L13	156.76	N49°30'23"E
L14	91.05	N49°15'16"E
L15	70.00	S49°15'16"E
L16	65.52	N85°06'08"W
L17	100.00	N85°06'08"W
L18	249.25	S16°01'15"E
L19	142.57	N49°27'14"E
L20	301.67	N49°27'14"E
L21	226.97	N49°27'14"E
L22	233.97	S68°31'33"E
L23	43.30	S86°25'09"E
L24	187.80	S86°25'09"E
L25	51.97	N86°25'09"W
L26	109.15	N86°25'09"W
L27	60.07	N68°31'33"W
L28	173.90	N68°31'33"W
L29	671.20	S49°27'14"W
L30	249.25	S16°01'15"E
L31		
L32		
L33	199.93	S85°06'08"E
L34	17.58	S49°15'16"E
L35	129.05	S49°15'16"E
L36	14.42	S49°15'16"E
L37	156.76	N49°30'23"E
L38	131.75	N71°21'33"E
L39	31.43	S19°37'21"E
L40	129.59	S35°11'09"W
L41	168.37	S35°11'09"W
L42	128.18	S82°19'25"W
L43	179.95	S82°19'25"W
L44	181.38	S82°19'25"W
L45	174.14	S82°19'25"W
L46	75.40	S07°40'38"E
L47	75.40	N07°40'38"W
L48	75.45	N82°19'25"E
L49	100.07	N82°19'25"E
L50	180.00	N82°19'25"E
L51	97.97	N82°19'25"E
L52	210.16	N82°19'25"E
L53	78.15	N63°00'25"W
L54	78.15	N47°39'10"E

NOTE:
This subdivision is approved for individual onsite sewage systems in accordance with the provisions of the "Code of Virginia," and the "Sewage Handling and Disposal Regulations" (12 VAC 5 - 610 - 10 et seq., the "Regulations"). This subdivision was submitted to the Health Department for review pursuant to S 32.1 - 163.5 of the "Code of Virginia" which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by:

STEVEN DALTON, AOSE NO. 169

This subdivision approval is issued in reliance upon that certification. Pursuant to S360 of the "Regulations" this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present approval.

This subdivision may contain lots that do not have approved sites for onsite sewage systems. This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued. Adequate data for reproduction and recovery of these approved sites are on file at the Health Department of Grayson County.

NOTE:
Sewage systems and water supplies shall be installed in accordance with soil studies and lot evaluations on file at the Grayson County Health Department. Ground treatment for termites is prohibited unless well is located a minimum of 50' from dwelling.

Exclusive of the exceptions listed below, lots have tested acceptable for four bedroom Gravity Systems. All lots may or may not require a pump system depending on house location.
Exceptions: Lot-8 = 4 bedroom Gravity with secondary treatment (ie. ATU)
Lot-16 = 4 bedroom Gravity with secondary treatment (ie.ATU) (Shallow install at 14")
Lot-24 = 4 bedroom Gravity (Deep install at 32") (Pump)
Lot-26 = 3 bedroom Gravity
Lot-34 = 3 bedroom Gravity
Lot-48 = 3 bedroom Drip Irrigation with secondary treatment (ie.ATU) (Engineering Required)
Lot-49 = 3 bedroom Drip Irrigation with secondary treatment (ie.ATU) (Engineering Required)

All wells are to be class III-B, located 50 ft. or greater from any septic drainfield.

Springs shall not be used for human consumption unless further studies are conducted and approval is granted by the Grayson County Health Officer.

Utility Easements and driveways shall not pass closer than 10 feet of a proposed drainfield.

Date _____ Grayson County Health Officer _____

CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD	CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	325.00	104.16	18°21'44"	103.71	C34	325.00	70.07	12°21'11"	69.94
C2	95.00	30.57	18°26'21"	30.44	C35	975.00	38.54	2°15'53"	38.53
C3	95.00	17.25	10°24'10"	17.22	C36	975.00	227.19	13°21'02"	226.67
C4	95.00	11.02	6°38'38"	11.01	C37	975.00	106.14	6°14'15"	106.09
C5	145.00	58.77	23°13'26"	58.37	C38	9.00	13.98	89°01'06"	12.62
C6	125.00	204.43	93°42'09"	182.39	C39	375.00	240.70	36°46'32"	236.58
C7	525.00	183.53	20°01'47"	182.60	C40	375.00	118.03	18°01'59"	117.54
C8	525.00	190.09	20°44'42"	189.05	C41	275.00	90.54	18°51'47"	90.13
C9	9.00	14.03	89°19'51"	12.65	C42	275.00	30.18	6°17'19"	30.17
C10	1025.00	84.08	4°42'00"	84.06	C43	275.00	105.53	21°58'10"	104.88
C11	1025.00	100.00	5°35'23"	99.96	C44	175.00	110.76	36°15'43"	108.92
C12	1025.00	100.00	5°35'23"	99.96	C45	175.00	83.72	27°24'32"	82.92
C13	1025.00	106.86	5°58'24"	106.81	C46	175.00	80.42	26°19'48"	79.71
C14	275.00	389.92	81°14'21"	358.07	C47	9.00	9.57	60°56'27"	9.13
C15	480.00	300.32	35°50'52"	295.44	C48	61.00	61.79	58°02'23"	59.18
C16	125.00	150.71	69°04'53"	141.75	C49	61.00	40.00	37°34'16"	39.29
C17	105.00	119.99	65°28'29"	113.57	C50	61.00	59.09	55°30'08"	56.81
C18	105.00	20.88	11°23'45"	20.85	C51	61.00	58.72	55°09'26"	56.48
C19	105.00	92.77	50°37'28"	89.79	C52	61.00	40.00	37°34'16"	39.29
C20	155.00	48.41	17°53'36"	48.21	C53	61.00	61.79	58°02'24"	59.18
C21	61.00	11.83	11°06'52"	11.81	C54	9.00	9.57	60°56'28"	9.13
C22	61.00	86.72	81°27'19"	79.60	C55	125.00	196.35	90°00'03"	176.78
C23	61.00	87.69	82°21'43"	80.33	C56	325.00	91.20	16°04'39"	90.90
C24	61.00	102.96	96°42'19"	91.16	C57	325.00	176.18	31°03'37"	174.03
C25	9.00	14.39	91°38'14"	12.91	C58	425.00	406.55	54°05'31"	391.23
C26	105.00	32.79	17°53'36"	32.66	C59	475.00	351.72	42°25'32"	343.74
C27	155.00	167.78	62°01'13"	159.71	C60	175.00	286.20	93°42'09"	255.35
C28	155.00	177.13	65°28'29"	167.64	C61	95.00	38.51	23°13'26"	38.24
C29	175.00	173.66	56°51'29"	166.62	C62	145.00	16.81	6°38'38"	16.80
C30	175.00	37.33	12°13'24"	37.26	C63	145.00	26.33	10°24'10"	26.29
C31	430.00	116.25	15°29'24"	115.90	C64	145.00	46.66	18°26'21"	46.46
C32	430.00	152.78	20°21'28"	151.98	C65	275.00	88.13	18°21'44"	87.76
C33	325.00	390.74	68°53'09"	367.63					

Note:
Wells for Lots 8, 10, 11, 13, 20 and 24 through 27 must be cased and grouted to a minimum of 60'.

RIVER MEADOWS ON THE NEW RIVER SECTION - II

NOTE:
All Lots are subject to an Easement providing for the flow of surface water along all natural swales as well as from all ditches and culverts providing for the diversion and handling of surface water.

This subdivision known as "River Meadows on the New River" (SECTION 1) is approved by the undersigned in accordance with existing subdivision regulations and may be committed to record.

Date _____ Chairperson, Planning Commission

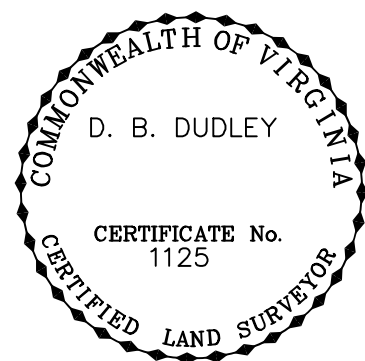
Date _____ Chairperson, Board of Supervisors

I, _____ a Notary Public for the County of Grayson, in the State of Virginia, do certify that D. B. Dudley, Certified Land Surveyor, whose name appears on this plat, has acknowledged the same before me on this _____ day of _____, 2008.

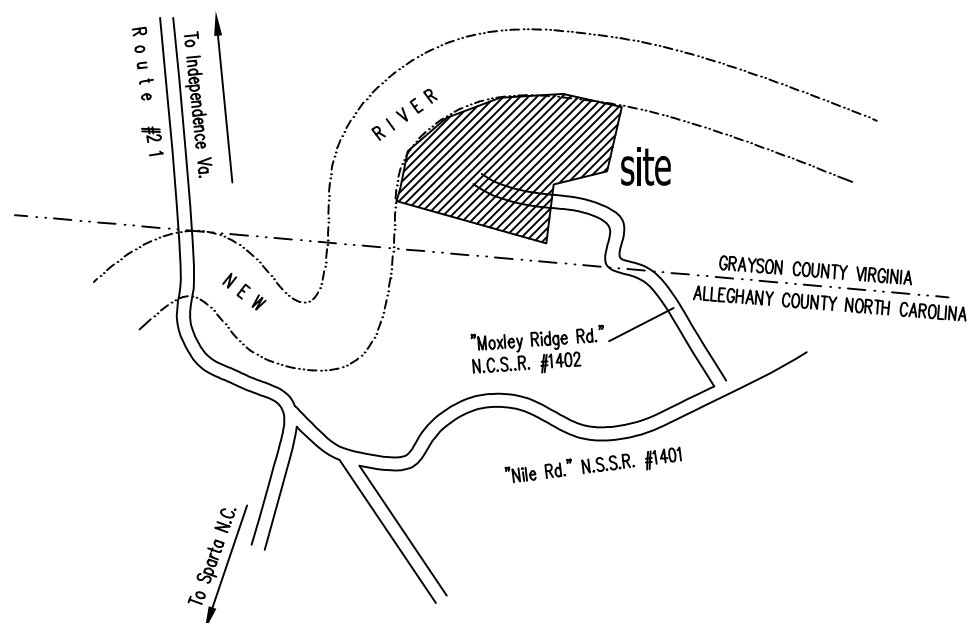
Notary Public _____
My Commission expires: _____

Plat of Survey Showing Section 1

Owner: High Meadows at New River, LLC
246 Valleyfield Lane, Southern Pines, N.C. 28387
OLD TOWN MAGISTERIAL DISTRICT
GRAYSON COUNTY, VIRGINIA
SCALE: 1"= 200 DATE: 01/14/2008
Revised: 06/09/2008
TITLE REFERENCE: D.B. 480, PAGE 770 (Portion)
TAX PARCEL : 91-a-45 (Portion)

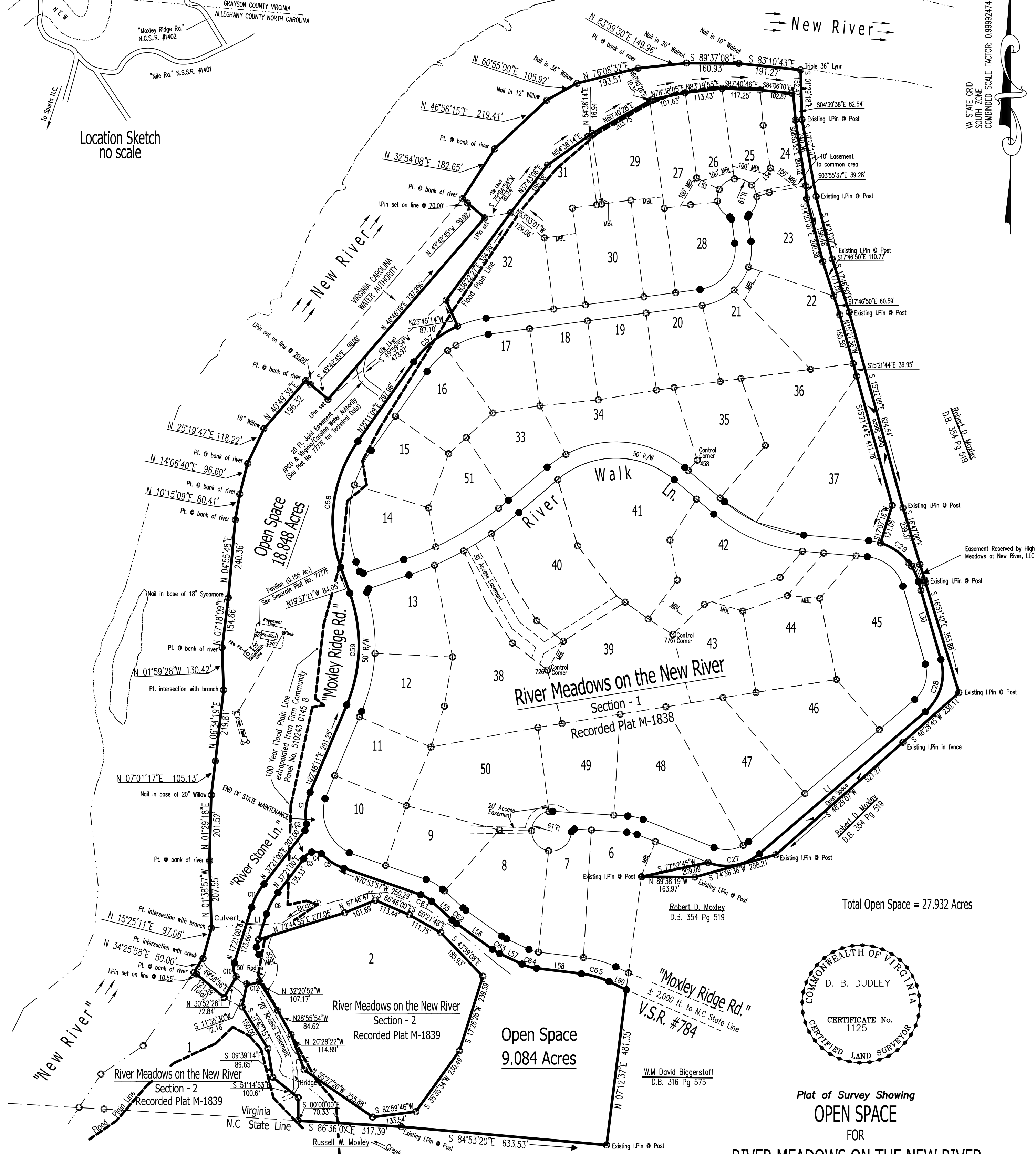


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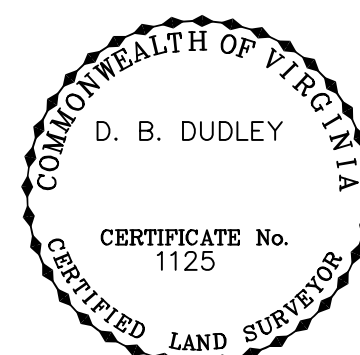


Location Sketch
no scale

VA STATE GRID
SOUTH ZONE
COMBINED SCALE FACTOR: 0.99992474



Total Open Space = 27.932 Acres



Plat of Survey Showing
OPEN SPACE
FOR
RIVER MEADOWS ON THE NEW RIVER

Owner: High Meadows at New River, LLC
246 Valleyfield Lane, Southern Pines, N.C. 28387
OLD TOWN MAGISTERIAL DISTRICT
GRAYSON COUNTY, VIRGINIA
SCALE: 1"= 200 DATE: 06/12/2008
REVISED: 08/15/2008 (Flood Line)
REVISED: 12/12/2008 (Water Intake Site/Pavilion Easement)
REVISED: 12/22/2008 (Expanded Easement to Water Intake Site)
TITLE REFERENCE: D.B. 480, PAGE 770 (Portion)
TAX PARCEL : 91-a-45 (Portion)
DWG: RIVERMEADOWS-COMMON.dwg

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	TANGENT
C1	175.00	99.91	32°42'40"	98.56	N06°26'51"E 51.36
C2	25.00	20.62	47°15'29"	20.04	N13°43'16"E 10.94
C3	77.745	31.89	23°30'00"	31.66	N49°06'00"E 16.17
C4	25.00	32.95	75°31'21"	30.62	S81°23'19"E 19.36
C5	175.00	83.29	27°16'19"	82.51	S57°15'52"E 42.45
C6	200.00	69.81	20°00'00"	69.46	N27°21'00"E 35.27
C10	50.00	44.74	51°16'04"	43.26	N08°17'04"W 23.99
C11	250.00	87.27	20°00'00"	86.82	N27°21'00"E 44.08
C12	50.00	39.62	45°23'57"	38.59	S77°32'31"W 20.92
C27	155.00	167.78	62°01'13"	159.71	N80°27'50"E 93.17
C28	155.00	177.13	65°28'29"	167.64	N16°42'59"E 99.65
C29	175.00	173.66	56°51'29"	166.62	N44°27'00"W 94.74
C61	95.00	38.51	23°13'26"	38.24	N59°17'14"W 19.52
C62	145.00	16.81	6°38'38"	16.80	S50°59'50"E 8.42
C63	145.00	26.33	10°24'10"	26.29	S59°31'14"E 13.20
C64	145.00	46.66	18°26'21"	46.46	S73°56'30"E 23.54
C65	275.00	88.13	18°21'44"	87.76	N73°58'48"W 44.45

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.135'	N 17°21'00" E
L29	671.20	S 49°27'14" W
L30	249.25	S 16°01'15" E
L55	85.653'	S 47°40'31" E
L56	135.996'	S 54°19'09" E
L57	75.920'	S 64°43'19" E
L58	139.076'	S 83°09'40" E
L60	58.756'	S 64°47'56" E

Legend
○ Iron Pin Set unless otherwise noted
● Unmonumented Points along R/W

4-7 Rural Residential (RR). The purpose of this district is to create residential communities and to maintain the character of those communities by allowing uses with minimal nuisance qualities. Many properties in the Rural Residential Zone Districts were designed as part of approved subdivisions for residential homes and the general nature is residential with limits on commercial activity.

4-7.1 Uses Permitted. The following uses are permitted in Rural Residential Zone.

- a. Accessory uses
- b. Agriculture
- c. Camping Units/ Recreational Vehicles in accordance with **Article 2-111**
- d. Home Occupation(s) - Limited, in accordance with **Article 2-69**
- e. Human Service Facilities in accordance with **Article 2-71**
- f. Hunting, fishing, outdoor recreation
- g. Playgrounds- Private and Public
- h. Recycling Collection Centers
- i. Renewable Energy Infrastructure in accordance with **Article 3-14**
- j. Signs, as regulated in **Article 3-13**
- k. Single-family dwellings/ manufactured homes
- l. Storage of Vehicles in accordance with **Article 3-16**
- m. Temporary Accessory Manufactured Homes

4-7.2 Special Uses Permitted. Special Uses in the Rural Residential (RR) District will be permitted if approval is given in accordance with the Special Use Permit process as identified in **Article 5- Administration.**

- a. Bed & Breakfast/Lodges/Inns (six bedrooms or less)
- b. Communication Tower & Antennas in accordance with **Article 3-15**
- c. Commercial Breeding Kennels and Commercial Boarding Kennels
- d. Community Center
- e. Country stores
- f. Emergency Services Infrastructure
- g. General Retail under 15,000 square feet in area
- h. High-Volume Kennels

- i. Home Occupations when over 5 persons engaged in the activity
- j. Multi-family residential units.(such as apartments/condos)
- k. Places of Worship
- l. Public recreational facilities such as parks, golf courses, tennis clubs, public swimming pools unless already permitted as part of an already approved facility or special use.
- m. Restaurants
- n. Schools
- o. Sawmills-small scale in accordance with **Article 2-121**
- p. Temporary roadside markets (less than 120 days)

4-7.3 Area of Lot. Minimum lot size shall be 30,000 square feet or .688 acre.

4-7.4 Street Setback. Structure(s) or the outermost portion of a structure, shall be placed a minimum distance of 35 feet from the centerline of any public street or road. When the structure fronts a street cul de sac, the distance shall be a minimum of 15 feet from the design radius of the cul de sac.

4-7.5 Yard Setback. Structure(s) shall be placed a minimum distance of 10 feet from all adjoining property lines.

MEET THE TEAM

Biography

Tim Dudley, CAI, AARE Senior Advisor

Tim Dudley, a licensed Broker and Vice President of SVN/Motleys, is experienced in the sale and valuation of commercial real estate. Some of the properties that Mr. Dudley has sold include office buildings, manufacturing facilities, shopping centers, single and multi-family properties, resort properties, timberland and agricultural tracts, and more. He has worked with many regional and national banks and corporate clients and has conducted transactions in more than 20 states. Mr. Dudley has also provided expert witness testimony in several jurisdictions of the U.S. Bankruptcy Court.

Mr. Dudley is a former director and past president of the Virginia Auctioneers Association (VAA) and is also a Virginia State Champion Auctioneer and in the VAA Hall of Fame (2014). He is a graduate of the Certified Auctioneers Institute (CAI) and holds the Accredited Auctioneer of Real Estate (AARE) designation. Prior to joining SVN/Motleys, he was a principal in the Tim Dudley auction firms of Fox & Associates and the Dudley Auction Group.

Mr. Dudley has received a SVN Partners Circle Award in 2013, 2014, 2015, and 2016. This award is given to the top 30 producing Advisors in the SVN National Network. Mr. Dudley is also a founding member of SVN Auction Services. Mr. Dudley has been awarded a 2015 CoStar Power Broker award for being a top broker in the Richmond market.

tdudley@svn.com
804.822.3131

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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