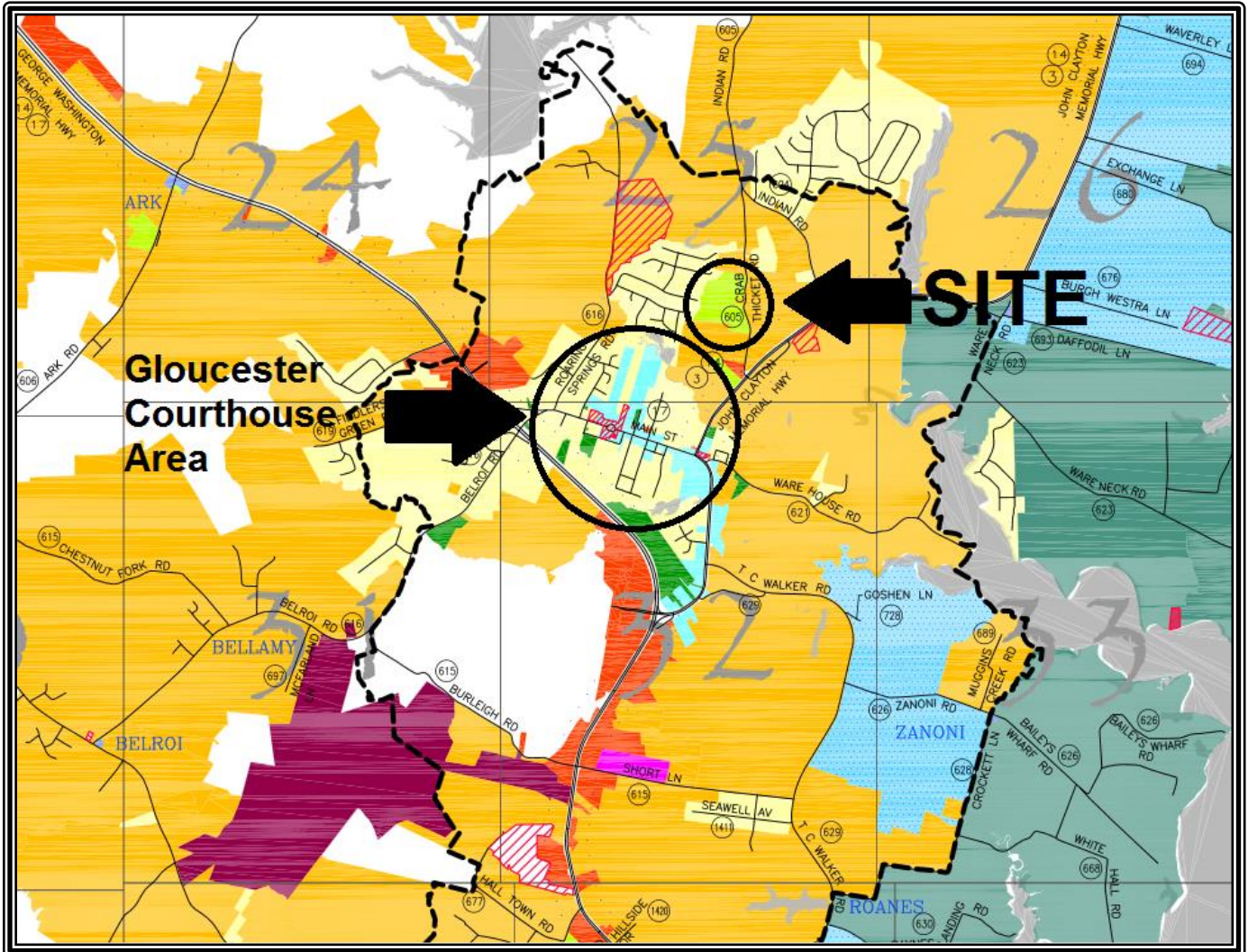


For Sale

Operating Sand Pit – Income Producing Crab Thicket Road Gloucester, Virginia (Industrial Park Development)



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com

Campana Waltz

Commercial Real Estate, LLC

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This offer subject to errors and omissions, or withdrawal, without notice.

FOR SALE
Operating Sand Pit – Income Producing
Gloucester, Virginia
(Industrial Park Development)

- Location:** Crab Thicket Road, near Gloucester Courthouse.
- Description:** Rare find – fully licensed mining operation for sand, clay and gray fill. Also permitted for reclamation.
- Land Area:** Parcel 1: ± 33.28 acres
Parcel 2: ± .88 acres
Total: ± 34.16 acres
- Sales Price:** TBD – All offers considered
- Zoning:** I-1 Light Industrial – very few light industrial zoned sites in Gloucester with this amount of acreage are available for sale.

General Information:

- Rare opportunity – a money maker for the right individual/group
- Proctor Tests results from two separate locations within the sand pit are included. The first is dated January 10, 2018 and the second is dated January 16, 2018.
- Geotechnical reports available upon request

Also included:

- Projected mining analysis and yield projections
- Aerial Maps
- Location Map
- Survey
- Mining License – current permit on file

For Additional Information, Please Contact:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC
11832 Fishing Point Drive, Suite 400
Newport News, Virginia, 23606
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For Sale
Operating Sand Pit
Crab Thicket Road
Gloucester, Virginia
(Industrial Park Development)



Boundary Lines not to scale. This is for illustration purposes only.

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**Operating Sand Pit
Gloucester, Virginia**

Yield Projection Analysis

The property is permitted for sand, clay and gray fill removal. It is also permitted for reclamation. The site contains 34.15 acres. The owner provides the following yield estimates using only 20 acres of the site in his calculations.

Sand: 20 acres of sand at an average 19' depth at \$5.95 / yard = \$3,617,600.00
\$425,000.00 per year over 8.5 years.

Clay: 20 acres at a 2' average for clay \$7.50 / yard = \$ 480,000.00

Gray fill: 20 acres at 9' gray fill at \$4.50 / yard = \$1,296,000.00

(Total Borings done at 30') \$5,393,600.00

Reclaiming: 20 acres at 30' at \$3.50 / yard = an additional \$3,360,000.00

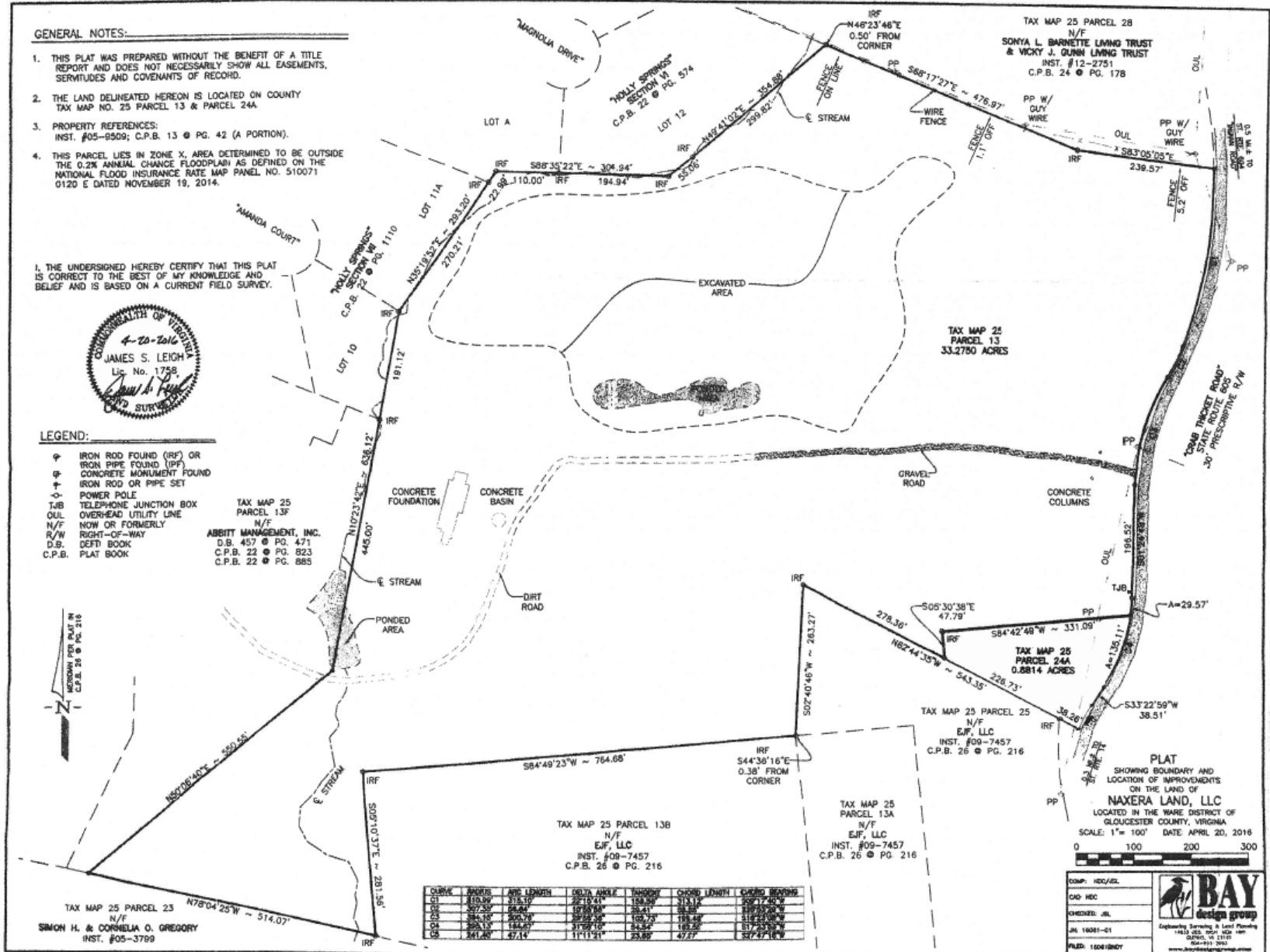
The aforementioned are conservative estimates of the surface mining/reclamation values over a period of time.

The owner is flexible in selling just the property and retaining the mining rights and paying the new owner a royalty or selling the property outright. There is a great opportunity here for all parties.



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Crab Thicket Road, Gloucester, Virginia



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Commercial Real Estate, LLC

Operating Sand Pit

Crab Thicket Road, Gloucester, Virginia



Commonwealth of Virginia
Department of Mines, Minerals, and Energy
Division of Mineral Mining
900 Natural Resources Drive, Suite 400
Charlottesville, VA 22903
Telephone: (434) 951-6310

PERMIT / LICENSE TO OPERATE A MINE

Permit/License Number: 13778AE
Company issued to: Sands In Inc. - #1
Whose main office location is: P.O. Box 2035
Yorktown, VA 23692

For type of mineral(s): SAND
Mine Type: OPEN PIT
Exemption Type:
County of: GLOUCESTER
Mine Type: OPEN PIT

Original Date Issued: 08/23/2016
Covering: Permitted: 34.13 Bonded: 2.00
Issue Date: 08/23/2016
Anniversary Date: 08/23/2017
Receipt Number: 42871
Effective Date: 08/23/2016

THIS PERMIT IS ISSUED PURSUANT TO CHAPTER 14.1 AND 16, TITLE 45.1, CODE OF VIRGINIA (1950),

AS AMENDED Being an Act to require permits/licenses for certain mining operations and to affix conditions for issuance thereof; to provide that certain safety and reclamation requirements be performed by mine operators and for inspection thereof; and to advise on satisfactory compliance; to require an annual update on the progress of reclamation and tonnage of mineral mined; to provide for the certification of mineral mine workers; to provide for the Director to seek injunctive relief; and to provide for appeals from rulings and decisions of the Department.

THIS PERMIT/LICENSE MUST BE POSTED NEAR THE MINE OFFICE

OFFICIAL COPY

Form DMM-115

Rev. 8/15

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FROEHLING & ROBERTSON, INC.
Engineering Stability Since 1881

Greenbrier Commerce Park
833 Professional Place, W.
Chesapeake, Virginia 23320-3601
T 757.436.1111 | F 757.436.1674

F&R Record No. 61U-0129
F&R Report Serial No. U0129.SLR02

January 10, 2018

REPORT OF MOISTURE DENSITY RELATIONSHIP AND CLASSIFICATION TESTING

Client: Peninsula Hardwood Mulch, Inc. Control No: 125244
PO Box 2038 Sample Source: Crab Thicket Road Pit
Yorktown, VA 2038 Sample Location: INA
Attention: Mr. Larry Wilson Date Sampled: December 13, 2017
Project: Laboratory Testing Technician: Client
Test Methods: ASTM D422, D1140, D2216, D698, D1883

ATTERBERG LIMITS

Liquid Limit: NP
Plasticity Index: NP

SIEVE ANALYSIS

Table with 2 columns: Sieve Size, Percent Passing. Rows include No. 4 (100), No. 10 (99), No. 20 (92), No. 40 (72), No. 60 (78), No. 100 (28), No. 200 (20.7).

MATERIAL DESCRIPTION

Orange, Silty Fine SAND
USCS Classification: SM
AASHTO Classification: A-2-4

SAMPLE TEST DATA

Maximum Dry Density %: 125.4
Optimum Moisture Content %: 10.7
Natural Moisture Content %: 10.2
CBR at 0.100-in Penetration %: 8.2

Respectfully,
Froehling & Robertson, Inc.

Matthew E. DuBois Jan 10 2018 2:28 PM

Matthew E. DuBois, P.E.
Branch Manager

Attachment: Moisture Density Relationship, Sample No. 125244
California Bearing Ratio Test Results, Sample No. 127244

F:\Projects 61U\61U-0129T (Peninsula Hardwood Mulch - Sand Proctor PHMI)\Soils Lab\SLR-2\U0129.SLR02.Doc

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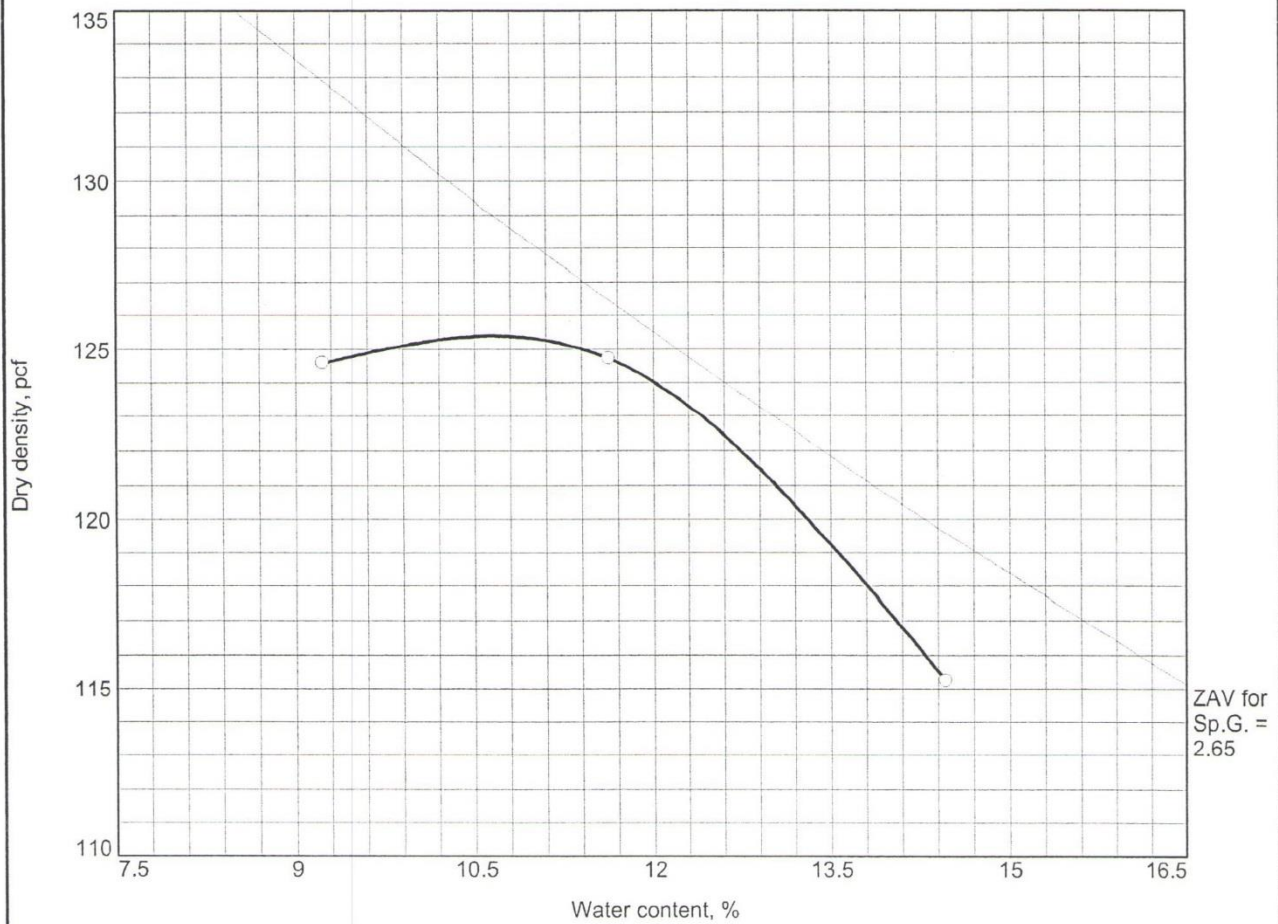
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MOISTURE DENSITY RELATIONSHIP For Curve No. 127244



Test specification: ASTM D 1557-12 Method A Modified

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
	SM	A-2-4	10.2		NP	NP	0	20.7

Sp. gr. for ZAV is an assumed value.

TEST RESULTS

Maximum dry density = 125.4 pcf

Optimum moisture = 10.7 %

MATERIAL DESCRIPTION

Orange Silty Fine Sand

Project No. 61U-0129 Client: Peninsula Hardwood Mulch
 Project: Laboratory Testing Date: 1/10/2018
 Source of Sample: Crab Thicket Road Pit Sample Number: 127244

Remarks:

FROEHLING & ROBERTSON, INC.

Figure

Tested By: GLS

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California Bearing Ratio (CBR) Test Results - ASTM D1883

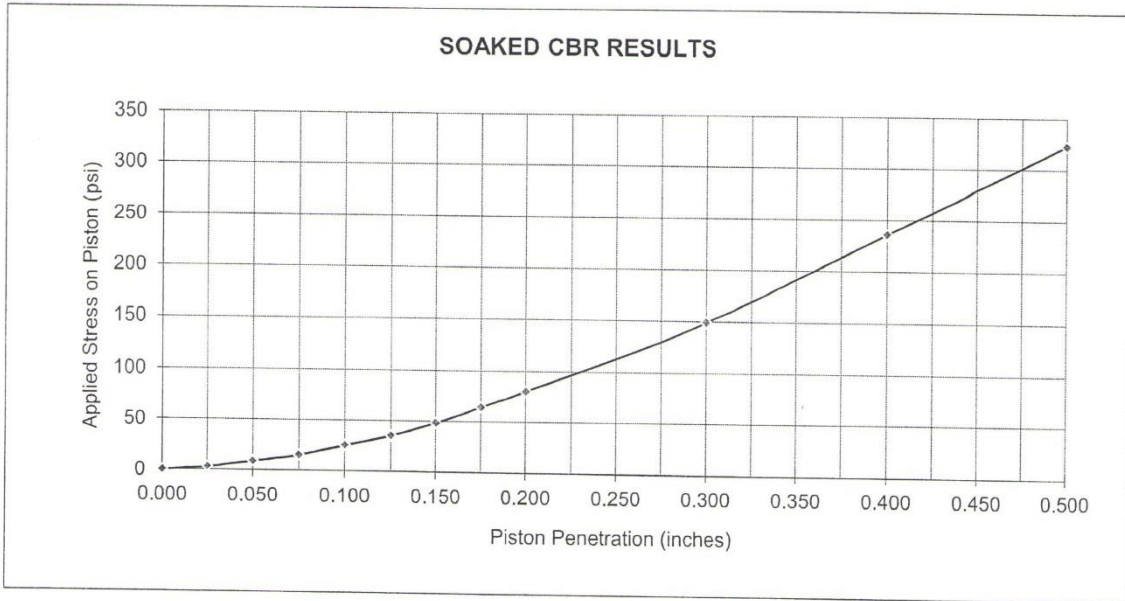
Client: Peninsula Hardwood Mulch, Inc
 Project: Laboratory Testing

F&R Control No.: 127244
 F&R Record No.: 61U-0129

F&R Report Serial No.: U0129-CBR01

Sample I.D.: CBR-01
 Sample Location: INA
 Sample Depth: N/A

Date Sampled: December 13, 2017
 Sampled By: Client



ASTM D 698 Maximum Dry Density (pcf):	<u>125.4</u>	Corrected CBR @ 0.100 inch:	<u>8.2</u>
ASTM D 698 Optimum Moisture Content (%):	<u>10.7</u>	Swell (%):	<u>0.00</u>
Sampled Moisture Content (%):	<u>11.3</u>		
Sample Dry Density Before Soaking (pcf):	<u>123.4</u>	Visual Description:	
Sample Percent Compaction (%):	<u>98.4</u>	Orange Silty Fine SAND	
Surcharge Weight (pounds):	<u>10.0</u>	Sample Source:	<u>Crab Thicket Road Pit</u>
Moisture Content as Prepared (%):	<u>11.3</u>		
Moisture Content After Soak, Top in. (%):	<u>11.4</u>		
Moisture Content After Soak, Avg. (%):	<u>11.0</u>		
Sample Retained on 3/4-inch sieve (%):	<u>0.0</u>		

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Chesapeake, Virginia 23320-3601
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F&R Record No. 61U-0129
F&R Report Serial No. U0129.SLR03

January 16, 2018

REPORT OF MOISTURE DENSITY RELATIONSHIP AND CLASSIFICATION TESTING

Client: Peninsula Hardwood Mulch, Inc. PO Box 2038 Yorktown, VA 2038	Control No: 125245
Attention: Mr. Larry Wilson	Sample Source: Crab Thicket Road Pit
Project: Laboratory Testing	Sample Location: INA
	Date Sampled: December 13, 2017
	Technician: Client
	Test Methods: ASTM D422, D1140, D2216, D698, D1883

ATTERBERG LIMITS

Liquid Limit: NP
Plasticity Index: NP

MATERIAL DESCRIPTION

Orange, Silty Fine SAND
USCS Classification: SM
AASHTO Classification: A-2-4

SIEVE ANALYSIS

Sieve Size	Percent Passing
No. 4	100
No. 10	99
No. 20	93
No. 40	76
No. 60	51
No. 100	30
No. 200	21.8

SAMPLE TEST DATA

Maximum Dry Density %: 121.9
Optimum Moisture Content %: 10.9
Natural Moisture Content %: 11.8
CBR at 0.100-in Penetration %: 12.0

Respectfully,
Froehling & Robertson, Inc.

Matthew E. DuBois Jan 16 2018 3:57 PM



Matthew E. DuBois, P.E.
Branch Manager

Attachment: Moisture Density Relationship, Sample No. 125245
California Bearing Ratio Test Results, Sample No. 127245

F:\Projects 61U\61U-0129T (Peninsula Hardwood Mulch - Sand Proctor PHMI)\Soils Lab\SLR-3\U0129.SLR03.Doc

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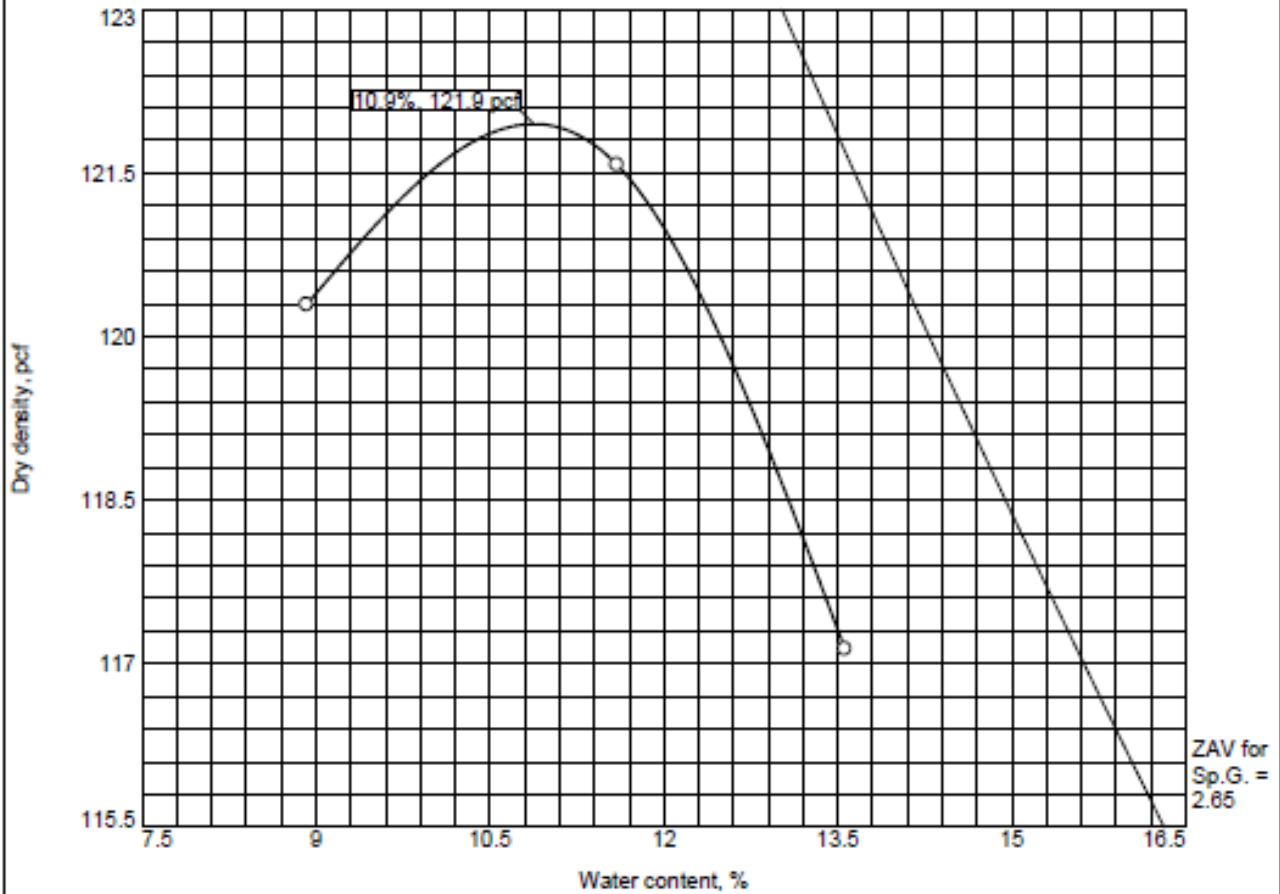
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MOISTURE-DENSITY RELATIONSHIP



Test specification: ASTM D 698-12 Method A Standard

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > #4	% < No.200
	USCS	AASHTO						
	SM	A-2-4	11.8		NP	NP	0	21.8

Sp. gr. for ZAV is an assumed value.

TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 121.9 pcf Optimum moisture = 10.9 %	Orange Silty Fine Sand
Project No. 61U-0129 Client: Peninsula Hardwood Mulch Project: Laboratory Testing Source of Sample: Crab Thicket Road Pit Sample Number: 127245	Remarks:
FROEHLING & ROBERTSON, INC.	

Figure

Tested By: GLS

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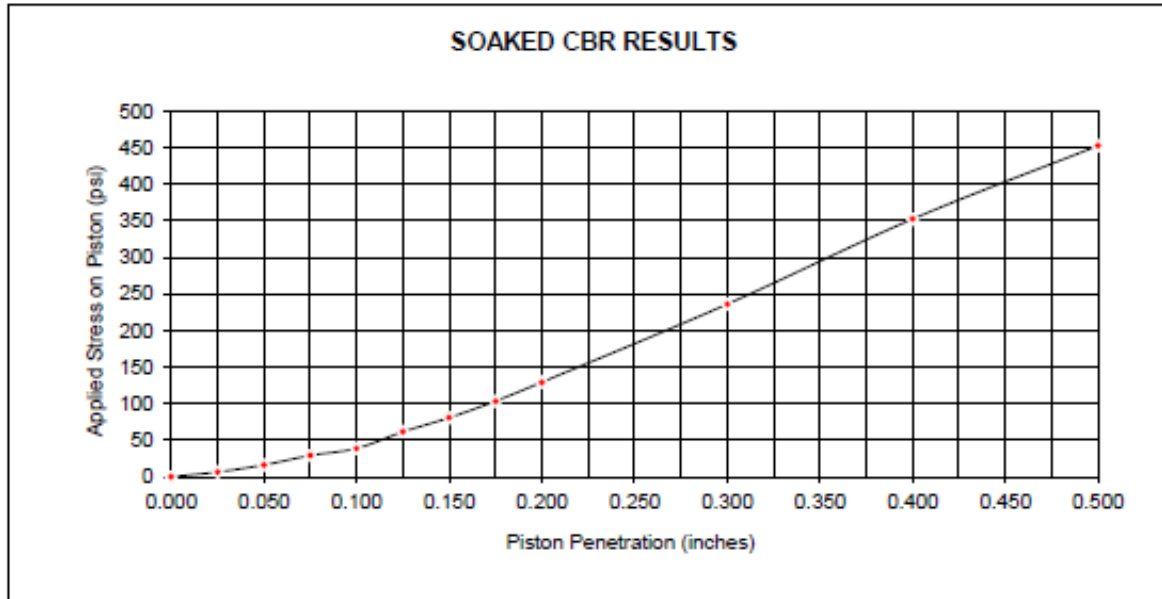
California Bearing Ratio (CBR) Test Results - ASTM D1883

Client: Peninsula Hardwood Mulch, Inc
 Project: Laboratory Testing

F&R Control No.: 127245
 F&R Record No.: 61U-0129
 F&R Report Serial No.: U0129-CBR02

Sample I.D.: CBR-02
 Sample Location: INA
 Sample Depth: N/A

Date Sampled: December 13, 2017
 Sampled By: Client



ASTM D 698 Maximum Dry Density (pcf):	<u>121.9</u>	Corrected CBR @ 0.100 inch:	<u>12.0</u>
ASTM D 698 Optimum Moisture Content (%):	<u>10.9</u>	Swell (%):	<u>0.09</u>
Sampled Moisture Content (%):	<u>11.8</u>		
Sample Dry Density Before Soaking (pcf):	<u>123.6</u>	Visual Description:	
Sample Percent Compaction (%)	<u>101.4</u>	Orange Silty Fine SAND	
Surcharge Weight (pounds):	<u>10.0</u>	Sample Source:	<u>Crab Thicket Road Pit</u>
Moisture Content as Prepared (%):	<u>11.1</u>		
Moisture Content After Soak, Top in. (%):	<u>11.3</u>		
Moisture Content After Soak, Avg. (%):	<u>11.1</u>		
Sample Retained on 3/4-inch sieve (%):	<u>0.0</u>		

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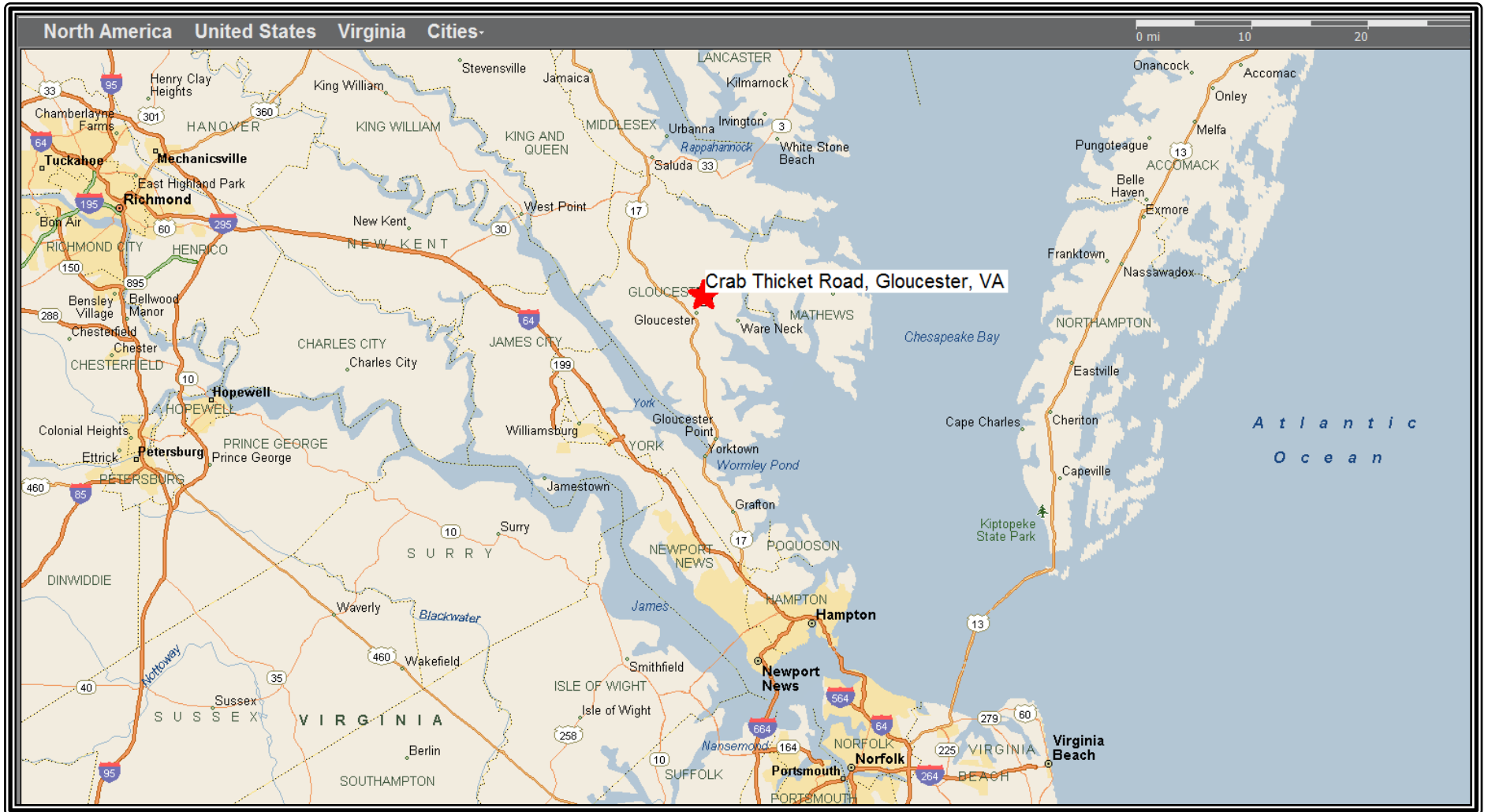


Crab Thicket Road, Gloucester, Virginia Conceptual Industrial Park Layout



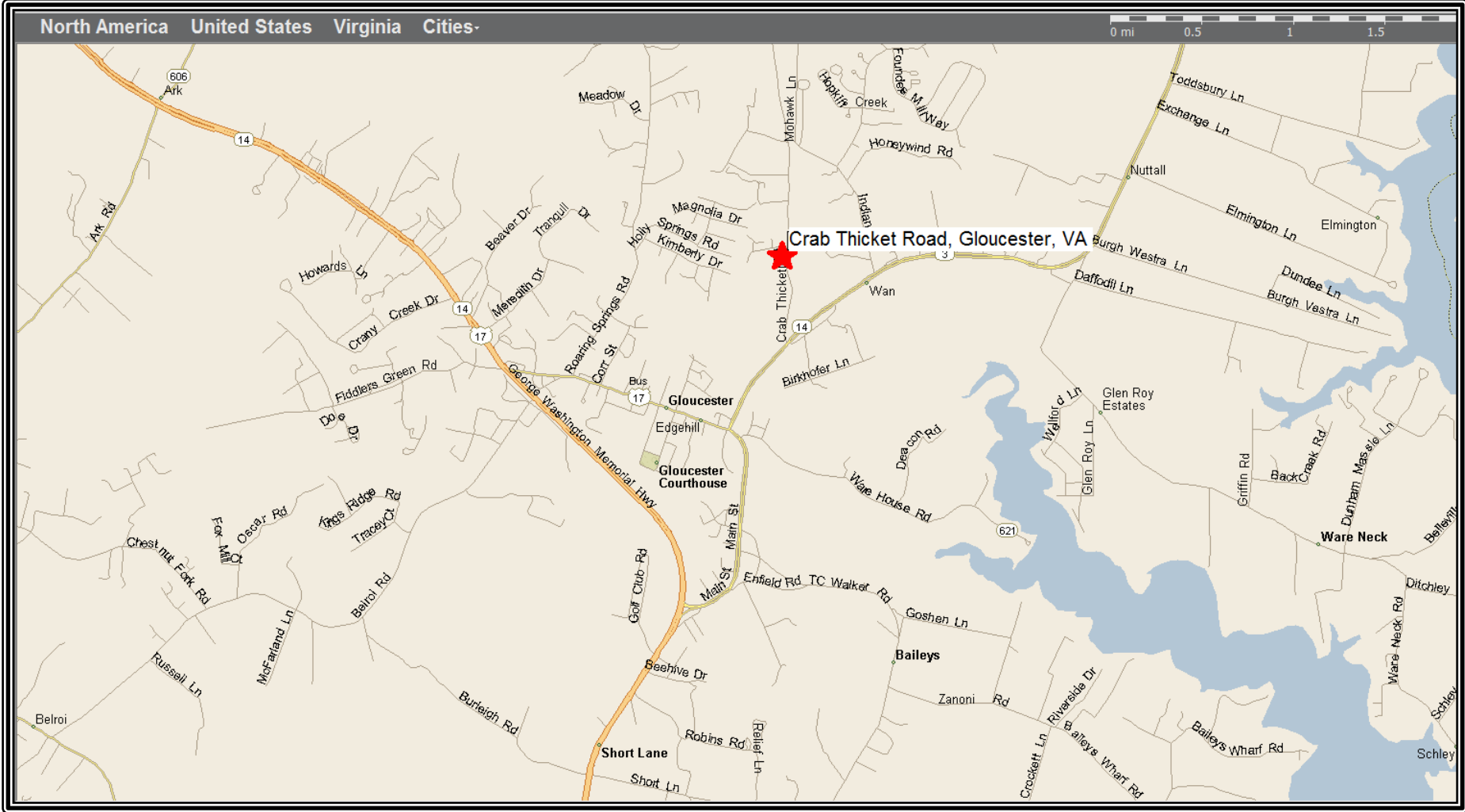
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Crab Thicket Road Gloucester, Virginia



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Crab Thicket Road Gloucester, Virginia



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Campana Waltz
Commercial Real Estate, LLC

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC