BRANDON PLANTATION AUCTION

HISTORICAL VIRGINIA LANDMARK PLANTATION // 23500 BRANDON ROAD // SPRING GROVE, VA

IN CONJUNCTION WITH
RICHARD BUCKINGHAM OF RE/MAX COMMONWEALTH

800.290.3290 x600
www.PremiereEstates.com

WEDNESDAY, JUNE 26 AT NOON
In 1616, approximately 5,000 acres was patented to John Martin and named Brandon after Martin’s wife’s family. Martin was one of the original adventurers who accompanied Christopher Newport and served the Jamestown colony (located a few miles downstream from Brandon) as a member of the First Council. In 1635 the property was sold to Richard Quiney. (Richard Quiney’s brother Thomas was married to William Shakespeare’s daughter, Judith.) Quiney and his family farmed the land until 1720 when it was sold to Nathaniel Harrison.

The residences were damaged during both the Revolutionary and the Civil Wars and remained in the Harrison family until 1926 when Robert W. Daniel, Sr. acquired the plantation.
At that time, the Daniels undertook the restoration of the house and expansive grounds.

The owners of Brandon have a history of public service. In addition to the Martin service in Jamestown, the Harrisons are a prominent political family in U.S. history; relatives include James Madison, Thomas Jefferson, George Washington, Ulysses S. Grant, Winston Churchill and Robert W. Daniel, Sr., who was a Virginia state senator, financier and survivor of the Titanic. Daniel’s predecessors include an associate justice of the United States Supreme Court, and a first attorney general of United States, and Secretary of State. Robert W. Daniel, Jr. served five terms in the United States House of Representatives.
Brandon Plantation’s 4,487.5 acres is located in Prince George County, Virginia, which is located in south/central area of the state approximately 25 miles southeast of Richmond. The county is 282 square miles, the majority of which is still very rural with most land devoted to agriculture and timber production.

A short distance upriver from the plantation is Flowerdew Hundred, which shares substantial river frontage and is a historic site relative to archaeological importance and the site of the Union forces crossing the James River for the siege of Richmond during the Civil War. Across the river are the plantations of Shirley, Westover, Berkeley and Weyanoke. Claremont Manor, an historic high-end estate resides across Chippokes Creek.
ENCHANTING PLANTATION OF NOTABLE HERITAGE
– 4,487 ACRES OF RIVER-SIDE AGRICULTURAL LAND, HOMES AND GARDENS

Brandon Plantation is one of the few historical properties and farms to be sold on the open market during this century, and this opportunity is only the third time the Plantation Home has changed hands since Jamestown, VA was founded in 1607.

Immense.
Extending nearly five miles from Route 10 to the James River, Brandon’s 4,487.5 acres include the plantation site of 64.3 acres, 1,577 tillable acres and 2,193 acres of managed forestland with an additional 653 acres of woodland, marsh, and farmsteads. Expansive formal cultivated gardens and 200-year old trees surround Brandon’s stately 7,773 sq-ft plantation home, 11 other houses and 14 farm structures.

Renowned.
Bearing scars of both the Revolutionary and Civil Wars, the Plantation Home stands as a symbol of American heritage as its occupiers contributed to the inception of the country. Thomas Jefferson, a friend of Harrison’s, designed the main house substantially as it now stands, circa 1765. The second plantation owner’s sister-in-law was Shakespeare’s daughter, and the third owner was a survivor of the Titanic.

Picturesque.
Brandon maintains exceptional productivity of cropland, managed forestland, wildlife attributes and aesthetics. A terraced lawn and formal gardens extend to the river frontage from the plantation home. The six square formal gardens are expansive and recognized as among the finest among Colonial sites, the largest being 300’ wide and flanked by double rows of English boxwoods.

The plantation also has tremendous recreational value. The tract contains deer and turkey and is known for it's waterfowl hunting including 28 registered duck and goose blinds. In addition, the James River provides deep water access for recreational activities such as boating, kayaking, fishing and waterskiing.

Pastoral.
Brandon Plantation is the oldest continuous agricultural operation in the U.S. Its working farm of 1,577 acres produces corn, wheat and soybeans. There is also pasture land for horses and hay production.
BRANDON’S HOMES

Plantation House // 23500 Brandon Rd. // circa 1765 // 7,773 sq ft

1. 23016 Point Rd. // 1950 // 1 ba, 1,386 sq ft, separate 16x10 shed
2. 23017 Point Rd. // 1960 // 1 ba, 1,386 sq ft, 64 sq ft deck
3. 23107 Brandon Rd. // 1940 // 868 sq ft, 1 ba, 75 sq ft porch
4. 23101 Brandon Rd. // 1940 // 1,004 sq ft, 1 ba 72 sq ft porch
5. 23103 Brandon Rd. // 1940 // 624 sq ft, 1 ba, 72 sq ft porch, deck
6. 23220 Point Rd. // 1930 // 1,428 sq ft, 240 sq ft porch, hearth, 2 chimneys, separate shed/garage
7. 23210 Point Rd. // 1960 // 1,683 sq ft, 1 ba, 1 hearth/1 chimney, 360’ screened-in porch, 8x10 detached shed
8. 23503 Brandon Rd. // 1960 // 1478 sq ft, 1 full ba, 140’ sq ft porch.
9. Captain’s Cottage // 1900 // 1,657 Sq ft, 1 ba, newly renovated, screened-in porch 560’, 2 fireplaces, detached 10x10 shed
10. 23109 Brandon Rd. // 1940 // 944 sq ft, 1 ba, 72 sq ft porch
11. 23701 Brandon Rd. // 1940 // 916 sq ft, 1 ba, 136 sq ft porch
The Plantation House site is on 64.3 acres encompassing the Brandon historical curtilage. It has a paved, protected entrance, and the northern area is accessible by guest and tourist to a gravel parking area. The manor house’s total square footage is 7,773 (1st floor: 4,914 sf, 2nd floor: 2,859 sf, and basement: 4,704 sf), and is positioned about 750 feet from the James River. Allocated river frontage is 1,500 feet.

Northwest of the plantation home are the historic block house (which predates the manor house and was used for a defense and refuge against Indian raids), Harrison Family cemetery, pool and guest house, swimming pool and tennis court. To the east and south are garage/apartment and service facilities. Located in the corner of the site close to the river is a small guest cottage. The pool/trophy house is west of the manor house with a small kitchenette with bar and two bedrooms with connecting bath. Across the riverside of the structure is a full-width porch overlooking the swimming pool terrace.
BRANDON’S LAND

THE FARM // There are 14 farm structures on Brandon Plantation, including a horse stable, two 2-story brick barns, wood and metal-frame buildings used for farm equipment storage, and 72,500 bushels of grain storage including three grain elevators and a continuous-flow grain dryer. Brandon produced a record crop in 2012 averaging 189 bushels per acre of dry land corn production. The average ten-year yield for corn production is 134 bushels per acre. Wheat yielded 78 bushels per acre on 636 acres with the ten-year average being 71 bushels per acre. Soybean production for 2012 averaged 50 bushels per acre on 738 acres.

THE TOPOGRAPHY // Brandon is located on the Coastal Plain and naturally has two basic categories of topography. The majority of tract, the northern sector, is on the lower plain and is level to undulating in terrain. Most of the river frontage is above the 10’ contour interval and has little designated flood zone. The southwest sector has a more diverse contour, as it rises from the Coastal Plain 40’ to 50’. This area has broad ridge tops, level to undulating, but steep slopes down to drainage areas.

Nearly all of the 1,577 acres of open or tillable land is located on the lower terrace. Dominant soils are Pamunkey, the official state soil of the Commonwealth, and are very deep, well-drained soils typically. The Native Americans and Jamestown settlers recognized the superior production quality and historically Pamunkey soil has produced crop yields of record proportions. Brandon has above-average yield potential and is considered one of the most productive in the commonwealth.
OLDEST CONTINUOUS AGRICULTURAL OPERATION IN THE UNITED STATES
PLANTATION HIGHLIGHTS

- Historical significance with ownership from the early 1600s
- Approx. 2.5 miles of James River frontage
- Plantation manor - 7,773 sq ft, circa 1765; designed by Thomas Jefferson substantially as it now stands
- Bears scars from Revolutionary and Civil Wars
- 11 additional homes, swimming pool, tennis court, guest apartment/garage and generator wood shed
- Only the third time the home has changed hands since Jamestown, VA was founded in 1607
- Breathtaking expansive formal cultivated gardens
- Tremendous recreational value
- Oldest continuous agricultural operation in the U.S.
- 14 farm structures
- 1,577 tillable acres of wheat, corn and soybeans
- Exceptional productivity of cropland, managed forestland, wildlife attributes and aesthetics
- Asset to the community and commonwealth
MAY 1
TOUR PROPERTY: MAY 1 - JUNE 25
Showings of the property are by appointment only. For questions or to schedule an appointment, please call Premiere Estates Auction Company at 800.290.3290 x600.

DUE NO LATER THAN JUNE 25
BIDDER FORM & CHECK
Bidders to submit sealed bid on or before June 25th. Bid to include: (1) Bidder Registration Form, (2) Bid deposit in the amount of $250,000 payable to Spinella Owings & Shaia, Attys at Law in the form of a cashier's check OR wired funds to Premiere Estates Auction Company, and (3)Executed Premiere Estates Auction Co. Purchase Contract. All forms are available at www.PremiereEstates.com.

JUNE 26
AUCTION DATE: JUNE 26 AT NOON EST
Auction day, all sealed bids will be opened at 3:00 PM EST and presented to the selling parties.

AUGUST 9
CLOSING: AUGUST 9
Escrow documents will be signed with Spinella Owings & Shaia, Attys at Law immediately after auction. Forty-five (45) day escrow period is finalized on August 9, 2013.
FOR SHOWINGS
Call Premiere Estates Auction Company at 800.290.3290 x600 to schedule an appointment.

HOW TO BID
1. Must pre-register. Go to PremiereEstates.com or call PEAC at 800.290.3290 x600 to obtain a registration form.

2. Submit a $250,000 cashier’s check payable to Spinella Owings & Shaia, Attys at Law either by mail or via wiring (contact PEAC for wiring info).

3. This auction platform has a two-tiered bidding process. Bidders must submit their bid on or before June 25, 2013 5:00 PM EST. The bidders within the top 33% of the bids received will be authorized to enter the second round of bidding. During the second round of bidding, qualified bidders will submit their “Highest and Best” Sealed Bid. The highest bid above the sellers reserve will be considered the “winning bid.”

BUYER’S PREMIUM
An eight percent (8%) buyer’s premium will be added to the winning bid price.

BROKER COOPERATION
Brokers must register prior to Auction Day. A two percent (2%) commission will be paid to any properly licensed broker who registers the successful buyer according to PEAC’s Buyer Broker guidelines.

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