Docket #0508 Date Filed: 10/29/2026

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF NORTH CAROLINA
Charlotte Division

IN RE:	Chapter 11
BRD LAND & INVESTMENT, et al.	Case No. 26-30215
Debtors.[1]	(Jointly Administered)

REPORT OF SALE

BRD Land & Investment ("Debtor"), debtor-in-possession in the above-captioned case, files this Report of Sale pursuant to Bankruptcy Rule 6004 of the Rules of Bankruptcy Procedure as follows:

1. Pursuant to the *Order (i) Authorizing the Transfer of Certain Real Property Free and Clear of Liens and (II) Granting Related Relief* entered on August 4, 2026 [Docket No. 379] (the "Sale Order"), the Debtor sold on October 19, 2026, all of the Debtor's bankruptcy estate's interest in and to the Property as defined in and more particularly described in the Sale Order.

2. Attached hereto as **Exhibit A** is a copy of the Settlement Statement from the closing of this sale showing the allocation and disbursement of proceeds.

[*Remainder of Page Intentionally Left Blank*]

[1] The Debtors in these jointly administered cases are the following entities (the last four digits of their respective taxpayer identification numbers follow in parentheses): BRD Land & Investment, a South Carolina partnership (6940), BRDL Warden Station Holding Co LLC (0184), and BRDL Warden Station, LLC (4687). The Debtors' address is 6433 Bannington Road, Charlotte, NC 28226.

263021526102900000000001

Dated: October 29, 2026
Charlotte, North Carolina

RAYBURN COOPER & DURHAM, P.A.

By: /s/ *Matthew L. Tomsic*

Matthew L. Tomsic
N.C. State Bar No. 52431
Natalie E. Kutcher
N.C. State Bar No. 54888
Suite 1200, The Carillon
227 West Trade Street
Charlotte, NC 28202
(704) 334-0891

Counsel to the Debtor

EXHIBIT A

Settlement Statement

OMB NO. 2502-0265

A.

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN: 1. ☐ FHA 2. ☐ FmHA 3. ☒ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.

6. FILE NUMBER: 6576-FR

7. LOAN NUMBER:

8. MORTGAGE INS CASE NUMBER:

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. NAME AND ADDRESS OF BORROWER:	E. NAME AND ADDRESS OF SELLER:	F. NAME AND ADDRESS OF LENDER:
Santee Clark, LLC	BRD Land & Investment	AgSouth Farm Credit 1325 Pearman Dairy Road Anderson, SC 29625

G. PROPERTY LOCATION:	H. SETTLEMENT AGENT:	I. SETTLEMENT DATE:
9929 Old Number Six Hwy Vance, SC 29163 Orangeburg County, South Carolina	Fayssoux, Landis & Gibbon Attorneys at Law, P. A. PLACE OF SETTLEMENT 209 E. Washington Street Greenville, SC 29601	October 19, 2026

J. SUMMARY OF BORROWER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION		
100. GROSS AMOUNT DUE FROM BORROWER:			**400. GROSS AMOUNT DUE TO SELLER:**		
101. Contract Sales Price		3,400,000.00	401. Contract Sales Price		3,400,000.00
102. Personal Property			402. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		24,267.74	403.		
104. Funds escrowed for future draw		220,000.00	404.		
105.			405.		
Adjustments For Items Paid By Seller in advance			*Adjustments For Items Paid By Seller in advance*		
106. City/Town Taxes	to		406. City/Town Taxes	to	
107. County Taxes	to		407. County Taxes	to	
108. Assessments	to		408. Assessments	to	
109.			409.		
110.			410.		
111.			411.		
112.			412.		
120. GROSS AMOUNT DUE FROM BORROWER		3,644,267.74	*420. GROSS AMOUNT DUE TO SELLER*		3,400,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:			**500. REDUCTIONS IN AMOUNT DUE TO SELLER:**		
201. Deposit or earnest money		250,000.00	501. Excess Deposit (See Instructions)		
202. Principal Amount of New Loan(s)		2,770,000.00	502. Settlement Charges to Seller (Line 1400)		373,138.74
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff of first Mortgage		
205.			505. Payoff of second Mortgage		
206.			506.		
207.			507. (Deposit disb. as proceeds)		
208.			508.		
209.			509.		
Adjustments For Items Unpaid By Seller			*Adjustments For Items Unpaid By Seller*		
210. City/Town Taxes	to		510. City/Town Taxes	to	
211. County Taxes 01/01/26	to 10/20/26	75,319.22	511. County Taxes 01/01/26	to 10/20/26	75,319.22
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517. Break-Up Fee to Greenstead Capital I, LLC		100,000.00
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER		3,095,319.22	*520. TOTAL REDUCTION AMOUNT DUE SELLER*		548,457.96
300. CASH AT SETTLEMENT FROM/TO BORROWER:			**600. CASH AT SETTLEMENT TO/FROM SELLER:**		
301. Gross Amount Due From Borrower (Line 120)		3,644,267.74	601. Gross Amount Due To Seller (Line 420)		3,400,000.00
302. Less Amount Paid By/For Borrower (Line 220)		(3,095,319.22)	602. Less Reductions Due Seller (Line 520)		(548,457.96)
303. CASH (X FROM) (TO) BORROWER		548,948.52	*603. CASH (X TO) (FROM) SELLER*		2,851,542.04

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower Santee Clark, LLC

BY: _____

Seller BRD Land & Investment

BY: _____

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

SETTLEMENT STATEMENT

B. TYPE OF LOAN: 1. ☐ FHA 2. ☐ FmHA 3. ☒ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.

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210. City/Town Taxes	to		510. City/Town Taxes	to	
211. County Taxes	01/01/26 to 10/20/26	75,319.22	511. County Taxes	01/01/26 to 10/20/26	75,319.22
212. Assessments	to		512. Assessments	to	
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517. Break-Up Fee to Greenstead Capital I, LLC		100,000.00
218.			518.		
219.			519.		
220. TOTAL PAID BY/FOR BORROWER		3,102,319.22	*520. TOTAL REDUCTION AMOUNT DUE SELLER*		548,457.96
300. CASH AT SETTLEMENT FROM/TO BORROWER:			**600. CASH AT SETTLEMENT TO/FROM SELLER:**		
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303. CASH (X FROM) (TO) BORROWER		541,948.52	*603. CASH (X TO) (FROM) SELLER*		2,851,542.04

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower Santee Clark, LLC

BY: _____

Seller BRD Land & Investment

BY: _____, CRO

Division of Commission (line 700) as Follows			PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
701. $ 85,000.00	to	Great Neck Realty Co.		
702. $ 85,000.00	to	Iron Horse Commerical		
703. Commission Paid at Settlement				170,000.00
704.	to			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN				
801. Loan Origination Fee 0.4987 %	to	AgSouth Farm Credit	13,850.00	
802. Loan Discount %	to			
803. Appraisal Fee	to	AgSouth Farm Credit	1,475.00	
804. Credit Report	to	AgSouth Farm Credit	79.74	
805. Lender's Inspection Fee	to			
806. Stock Fee	to	AgSouth Farm Credit	1,000.00	
807. Assumption Fee	to			
808.				
809.				
810.				
811.				
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE				
901. Interest From 10/19/26 to 11/01/26 @ $ /day (13 days %)				
902. Mortgage Insurance Premium for months to				
903. Hazard Insurance Premium for years to				
904.				
905.				
1000. RESERVES DEPOSITED WITH LENDER				
1001. Hazard Insurance	months @ $	per month		
1002. Mortgage Insurance	months @ $	per month		
1003. City/Town Taxes	months @ $	per month		
1004. County Taxes	months @ $	per month		
1005. Assessments	months @ $	per month		
1006.	months @ $	per month		
1007.	months @ $	per month		
1008. Aggregate Adjustment	months @ $	per month		
1100. TITLE CHARGES				
1101. Settlement or Closing Fee	to			
1102. Title Search (Reimbursement)	to	Fayssoux, Landis & Gibbon Attorneys at Law, P. A.	618.50	
1103. File Archival Fee	to	Stevens & Stevens	45.00	
1104. Title Insurance Binder	to	Secure Ttitle dba JWF Title	125.00	
1105. Document Preparation	to			
1106. Deed Preparation	to	Robinson Gray	500.00	
1107. Attorney's Fees	to			
(includes above item numbers:		)		
1108. Title Insurance	to	Chicago Title Insurance Company 6192.1.72.40	6,490.00	
(includes above item numbers:		)		
1109. Lender's Coverage	$ 2,777,000.00	100.00		
1110. Owner's Coverage	$ 3,400,000.00	6,390.00		
1111. ICL	to	Chicago Title Insurance Company 6192.1.72.40	35.00	
1112.				
1113.				
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES				
1201. Recording Fees: Deed $	15.00 ; Mortgage $	25.00; Releases $	40.00	
1202. City/County Tax/Stamps: Deed		12,580.00; Mortgage		12,580.00
1203. State Tax/Stamps: Deed		; Mortgage		
1204.	to	Simplifile	9.50	
1205.				
1300. ADDITIONAL SETTLEMENT CHARGES				
1301. Survey	to			
1302. Pest Inspection	to			
1303. Reimburse of License term fee	to	Robinson Gray		3,750.00
1304. 2024 County Taxes	to	County Tax Collector		92,659.72
1305. 2025 County Taxes	to	County Tax Collector		94,149.02
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)			24,267.74	373,138.74

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Fayssoux & Landis Attorneys at Law, P. A.
Settlement Agent