

FILED & JUDGMENT ENTERED  
Christine F. Ramsey  
March 17 2026  
Clerk, U.S. Bankruptcy Court  
Western District of North Carolina



*Laura T Beyer*  
Laura T. Beyer  
United States Bankruptcy Judge

**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. <sup>1</sup>	(Jointly Administered)

**EX PARTE ORDER APPROVING THE RETENTION AND EMPLOYMENT OF GREAT NECK REALTY COMPANY OF NORTH CAROLINA, LLC, IRON HORSE AUCTION COMPANY, INC., AND IRON HORSE COMMERCIAL PROPERTIES, LLC, COLLECTIVELY, AS ADVISORS, AUCTIONEERS AND REAL ESTATE BROKERS PURSUANT TO SECTION 327(a) OF THE BANKRUPTCY CODE**

Upon the application (the “Application”) of BRD Land & Investment, a South Carolina partnership, BRDL Warden Station Holding Co LLC, and BRDL Warden Station, LLC (collectively, the “Debtors”), as debtors and debtors-in-possession in the above-captioned case, for entry of an order, pursuant to section 327 of title 11 of the United States Code (the “Bankruptcy Code”) and Local Rules 2014-1, 2016-1(b), and 9013-1(f) of the Rules of Practice and Procedure of the United States Bankruptcy Court for the Western District of North Carolina (the “Local

<sup>1</sup> 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.



Rules”), authorizing the employment and retention of Great Neck Realty Company of North Carolina, LLC (“Great Neck Realty”), Iron Horse Auction Company, Inc. (“Iron Horse Auction”) and Iron Horse Commercial Properties, LLC (“Iron Horse”) (and together with Iron Horse Auction and Great Neck Realty, the “Brokers”), collectively, as advisors, real estate brokers, and auctioneers to the Debtors, in accordance with the terms set forth in the Application and the Affidavit of the Brokers (the “Brokers’ Affidavits”), which are attached to the Application as Exhibit A; and the Court being satisfied, based upon the representations made in the Application and the Brokers do not hold any interest adverse to the Debtors or their estates as to the matters upon which the Brokers are to be engaged and the Brokers are disinterested under the meaning of section 101(14) of the Bankruptcy Code; and that the employment of Great Neck Realty, Iron Horse Auction and Iron Horse is necessary and would be in the best interests of the Debtors and the Debtors’ estates; and it appearing that the Court has jurisdiction to consider the Application; and after due deliberation and sufficient cause appearing therefore,

**IT IS HEREBY ORDERED THAT:**

1. The Application is GRANTED.
2. The Debtors are authorized to retain Great Neck Realty Company of North Carolina, LLC, Iron Horse Auction Company, Inc., and Iron Horse Commercial Properties, LLC, as advisors, real estate brokers, and auctioneers pursuant to the terms set forth in the Application.
3. The compensation to be paid to Great Neck Realty Company of North Carolina, LLC, Iron Horse Auction Company, Inc., and Iron Horse Commercial Properties, LLC, for professional services rendered and reimbursement for expenses incurred by it shall be as determined by this Court upon proper application under the Bankruptcy Code and such other procedures as may be fixed by order of this Court.

4. Pursuant to Rule 9013-1(f) of the Local Rules, any party shall be entitled to request a hearing or request that the Court reconsider entry of this Order by filing a Motion for Reconsideration within fourteen (14) days of service of this Order.

This Order has been signed electronically. The judge's signature and court's seal appear at the top of the Order.

United States Bankruptcy Court