



JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

WWW.JOHNHALLCO.COM

Pete Hall

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Bartlett

**500 acres +/-
Montgomery County**



LOCATION: Montgomery County, AL just south of the Town of Pike Road on Hayneville Ridge Rd.

TERRAIN: Level Pasture and Hardwood Drains to Rolling Upland Pines

LAND USE: Recreational Deer, Turkey, & Dove Hunting – Cattle & Pastureland - Timber & Development Investment

PRICE: \$1,900,000

Shown by Appointment only

Call Pete Hall at 334.312.7099 or Hoke Smith at 334.322.2683

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At John Hall & Company we ask the question, “What is it **WORTH** to pass down your **VALUES** as well as your **ASSETS**? And the way to achieve this is by leaving a legacy that is an investment as well as a vehicle that promotes family and teaches life lessons for generations.

THE LAND

We carved out 500 acres of the best hunting land from the Bartlett ranch for those looking for a first-class recreational land. There are approximately 190 acres of old-growth Virgin Hardwoods the like of which I have never seen. Catoma Creek branches off into multiple streams that meander through the hardwoods providing ideal roosting area for turkeys. With little to no hunting pressure over the years in an area well known for producing high quality game you can imagine the trophy bucks and gobblers waiting to be harvested!

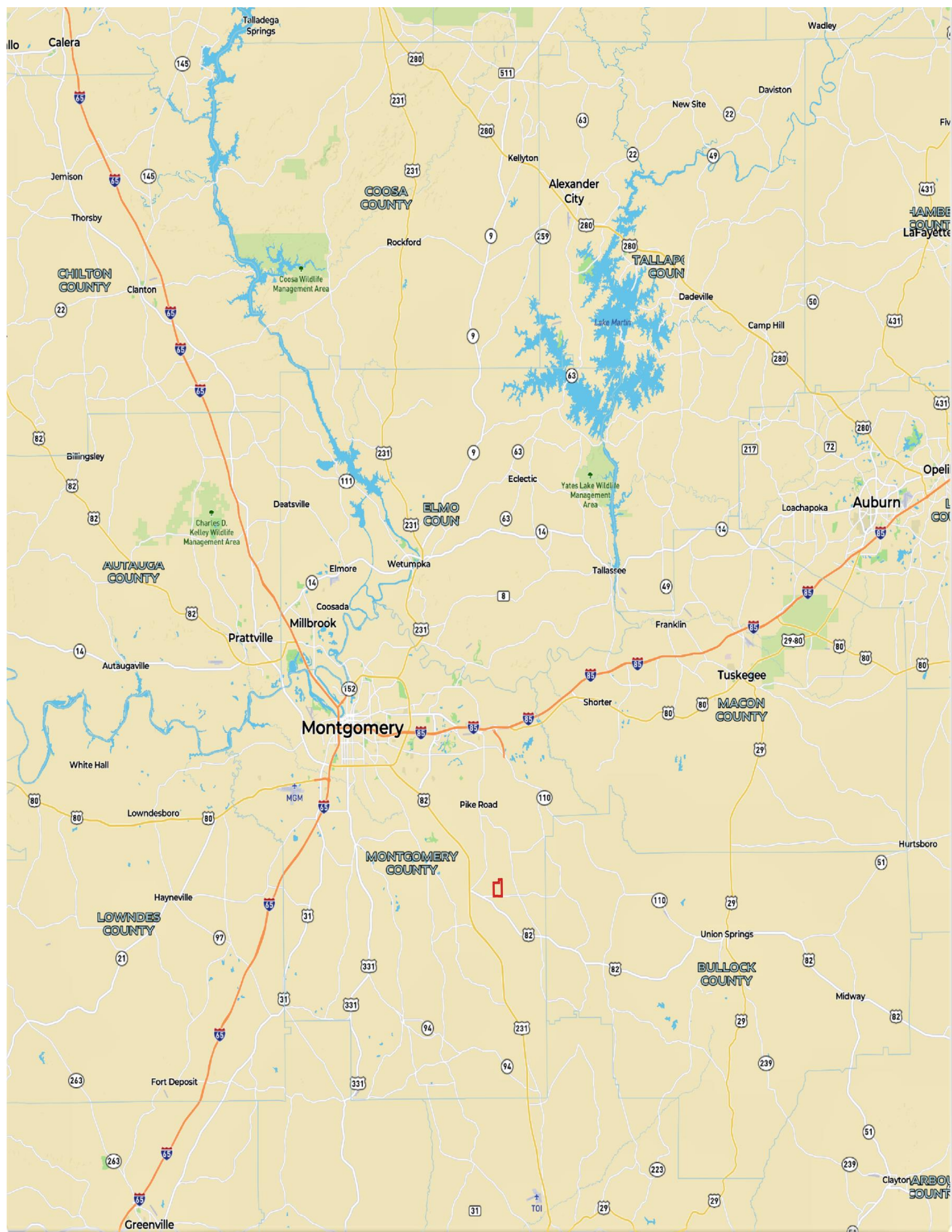
There are 80 acres in the north-west corner with thirty to forty feet of elevation change with rolling pasture and twenty acres of mature upland pine. This setting is practically begging for an upland quail course.

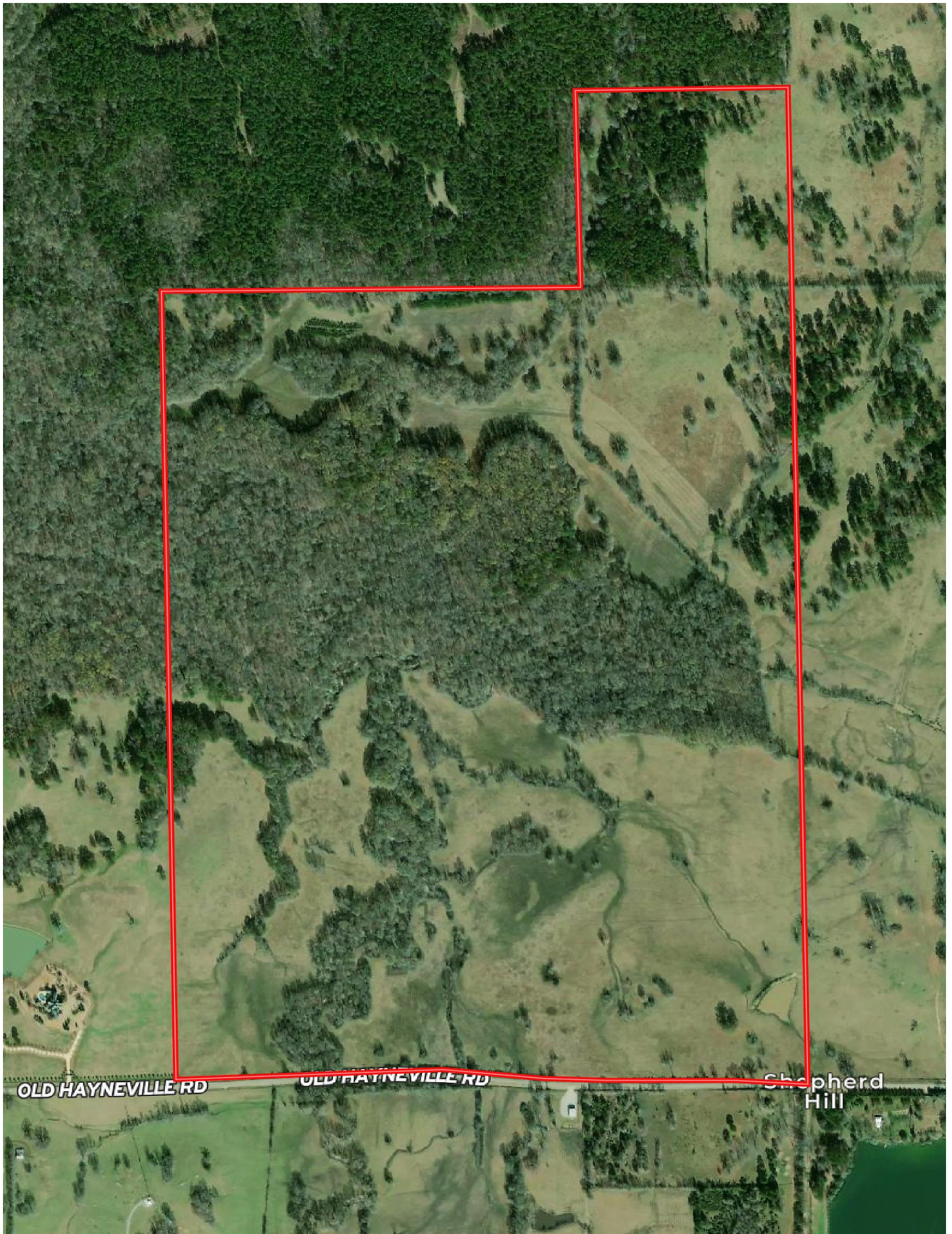
The remainder of the tract is pasture land historically used for cattle but it has the potential for a large lake and it would be an ideal spot for a dove field. Take your pick of the number of places to build a cabin and pole barn as there are endless possibilities.

There estimated to be approximately \$500,000 of merchantable timber at current prices. All interested parties should use their own independent forester to verify volumes and value.

THE INVESTMENT

Located on Hayneville Ridge Road just south of the Town of Pike Road the Bartlett 500 acres is situated in the growth pattern of Montgomery. If you are looking for a solid investment with high upside and a tremendous exit strategy then look no further. Mini farms of 20 to 40 acres in this area are selling for unprecedented prices. With 3850 linear feet of paved road frontage you could sell off these types of rural residential mini farms at no additional infrastructure costs if you were so inclined. Additionally, there are two developments in close proximity to the Bartlett land where 5 to 10 acre lots surrounded by large lakes have been successfully sold.





OLD HAYNEVILLE RD

OLD HAYNEVILLE RD

Shepherd Hill

