



JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

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BARLETT 528
528 +/- acres
Mathews, AL



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

TERRAIN: Level Pastureland to Upland Rolling Hills

ACRES: 528 +/-

LAND USE: Active Cattle Farm, Upland Quail and turkey Hunting, Development Investment

PRICE: \$1,795,000 or \$3400 per acre

Shown by appointment only

Call Pete Hall at 334 312 7099 or Hoke Smith at 334 322 2683

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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

The Bartlett 528 acres has historically been used as an active cattle operation. There are several cow ponds and wet weather creeks that meander throughout the property. When properly managed you can average about a cow and a calf per 2 acres. The majority of the grasses consist of Fescue, Dallas, and Centipede. Elevations range from 260 to 300 feet with only a small portion in the hundred year flood.

Over 1/3rd of the land has massive volunteer pines surrounding pockets of open fingers that are a turkey hunters dream. This same area would be a perfect place for an upland quail course. It's as pretty as a setting for quail hunting as you'll ever find. There are no shortages of spots for a dove field and you have several options for homesites and large lakes.

THE INVESTMENT

Located on Hayneville Ridge Road just south of the Town of Pike Road the Bartlett 528 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 over 4000 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.











