



John Hall & Company

Land | Commercial | Investment Property

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The Bartlett Ranch on Hayneville Ridge

1198 +/- acres

Mathews, AL



LOCATION: 1045 Hayneville Ridge Road. Mathews, AL 36052

TERRAIN: Rolling / Flat

ACRES: 1198 +/-

LAND USE: Family Estate / Equestrian Farm / Cattle Farm / Recreational / Development Investment

PRICE: \$9,240,000

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 Estate

No expense was spared with the construction and finishes of this grand home that looks out over its 1198 acres in Mathews, AL. From the foundation up no detail was overlooked, and this home was meant to last! The main estate is two stories with 5-bedrooms and 7 bathrooms. There are living rooms upstairs and downstairs. A large open kitchen upstairs with all the finest finishes and appliances (pecky cypress cabinetry, snake river granite countertops, wolf appliances and more). Downstairs has another open kitchen of its own! The upstairs master bedroom has a private patio with jacuzzi and a master bathroom that as impressive as the home itself! Other rooms include a dining room, wine cellar, game room, and large three car garage. Outside is a great place for entertaining with a large grilling patio and bar finished with granite counter tops, wolf appliances, and big screen tv. Overlooked from the back porch and grilling patio is the large gunite pool surrounded with imported tile, shallow water tanning areas, a waterfall, a diving platform made from a boulder, fountains surrounding the pool, and a in water bar. Next to the pool also has its own pool house with full bathrooms.

Next door to the main estate is the Horse barn with an apartment above it. The apartment is an open floor plan with 2 bedrooms and 2 bathrooms. The kitchen, dining room, and living all flow together and it as well as the main estate has all high-end finishes and appliances. Beneath the apartment are 4 horse stalls with a washroom, tack room, and storage room. Next to the apartment is an 80' x 40' covered garage for the trucks and horse trailers to park out of the weather. For the equestrian lovers the property has a 20,000 sq. ft. covered riding arena and multiple R/V hook ups outside for guest and trailers.

THE LAND

The Bartlett Ranch 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.

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.

On top of the scenic and productive pastureland the Bartlett Ranch also offers some of the best hunting land central Alabama has to offer. There is about 300 acres of old-growth Virgin Hardwoods the like of which I have never seen. Catoma Creek branches of 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 estimated to be approximately \$700,000 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 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.

Property Location



















