



# JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

WWW.JOHNHALLCO.COM

## Bartlett Ranch Home

170 +/- acres

Mathews, AL

Montgomery County



**LOCATION:** 1045 Hayneville Ridge Road, Mathews, AL 36052

**TERRAIN:** Rolling Hills and Mature Hardwood Bottoms

**ACRES:** 170 +/-

**LAND USE:** Residence / Recreation / Horse Farm

**PRICE:** ~~\$5,500,000~~ **\$3,995,000 PRICE REDUCED!**

**Shown By Appointment Only**

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

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4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

[www.JohnHallCo.com](http://www.JohnHallCo.com)

## **Quick Facts**

### **THE LODGE**

**5 Bed 7 Bath**

**Heart Pine Floors**

**Brazilian Wood Decking on Porches**

**\$125,000 of Pecky Cypress Cabinetry**

**5 Star Kitchen and Appliances**

**Large Spa/ Jacuzzi in the Master Bathroom**

**Humidity Controlled Wine Cellar**

**Standing Seamless Style Roof**

**3 Car Garage with Stamped Concrete Floors**

**5 HVAC Units in the Lodge plus 1 Additional Unit in the Pool House**

**Completely Furnished and Well Appointed**

**Game Room with Slate Pool Table**

**Italian Travertine Tile around the Pool**

**Large Swimming Pool \$150,000**

**Outstanding Outdoor Kitchen**

**1 Million Dollars in Landscaping including Large Rock Waterfall**

### **THE BARN**

**Built with Western Red Cedar**

**2 Bedroom 2 Bath Living Quarters Upstairs**

**Fully Furnished and Well Appointed**

**Standing Seamless Style Roof**

**4 Horse Stalls with Sliding Doors and Concrete Floors Downstairs**

**Tack Room**

**Wash Rack for Horses**

### **OTHER AMENITIES**

**100' x 230' Riding Arena with Dirt Floors and Standing Seamless Roof**

**Three "Big Ass" Fans 21 feet in Diameter and RV Hookups**

**20 x 40 Covered Bridge Style Shed for Parking Horse Trailers**

**Two Heavy Electric Gates that came out of North Carolina**

**1/3 Mile of Decorative Fencing along the Entrance (6000 screws and 1200 brackets)**

**1/3 Mile of Planted Oaks Along the Entrance**

**Drip System for Irrigation in the Driveway**

**Lighting for Trees in the Driveway**

# Montgomery

MONTGOMERY  
COUNTY

PROPERTY









































