



JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

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Adams Dairy Tract

177 acres +/-
Winston County



LOCATION: Haleyville, AL, Highway 243 & CR 11

TERRAIN: Level to Gently Rolling

PRICE: \$1,200,000

DESCRIPTION: The "Adams Dairy" is a picturesque 177 +/- acre Turn-Key Cattle and Row Crop Tract located in the historic "Pebble" community of Haleyville in Winston County, AL. The property was in production as a Dairy for 70+ years and has been transitioned into a Beef Cattle and Row-Crop operation. The pastures are fenced and cross fenced for rotational grazing & equipped with water to accompany a strategic grazing rotation. The tract is unique for many features and is certainly admirable for its road frontage and overall accessibility for your farming operation which totals 3.14 miles (17,085').

A tract of this size still intact with its character and accessibility in a well-located area convenient to nationally-renowned recreational opportunities and convenient to Florence, Cullman, Birmingham, and Huntsville, AL is a rarity. Not to mention its diversity in income-producing opportunities and its infrastructure! The aesthetic of the tract exudes American & Southern Charm and is a testament to the fabric of what built America. Own a part of history with the "Adams Dairy!"

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.

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SPECIAL FEATURES:

- 1,920-sf 1940s Built Farmhouse - 5 BR 2 BA
- Road Frontage: 17,085' (3.14 Miles)
- 33,600-sf (11 Barns & Outbuildings)
- 64,485-sf Concrete (1.48 acres)
- 10,000 Bu Grain Bin
- 2 Silos (60' & 70' Tall)
- City Water
- Well and City Water for Livestock
- 4,000' access on "Whitehead Creek"
- Fencing: 124 acres fenced & cross-fenced
- Cropland: 53 Acres - Soil Type: 150 Acres of "Savannah Sandy Loam" (Class II - Most Fertile Soil in the Region)
- Old-Growth Merchantable Timber: 26.55 Acres (Estimated Value: \$40,000)

Notables:

- Mar-Jac Grain Buying Point in nearby Phil Campbell, AL provides \$.50-\$1.00 basis over CME market price for Grain. (Rail service provided by Norfolk Southern Railroad)
- AL Farmer's CO-OP Buying Point:
 - Florence AL – 40 Miles
 - Decatur AL – 55 Miles
- Alabama Farmer's CO-OP: downtown Haleyville, AL for Supplies, Bulk Feed & Commercial Fertilizer
- J&R Feed in Cullman, AL (50 Miles): nearby option for Custom Feed (provides for AL BCIA Bull Test Sale annually)
- Gin Trash & Whole Cottonseed options in the immediate TN Valley areas of Florence east to Elora, TN
- The tract is convenient to heavily concentrated chicken-farm areas of Russellville & Mt. Hope for potent and economical fertilizer option (Recent application analysis available upon request). Custom Harvesters for Row Crop available upon request as well.
- Cash Rent variable from \$25-\$50/acre (Cattle – Row Crop) – local interested parties available for immediate Revenue

Livestock Markets:

- Russellville Stockyard: 11 miles, Moulton Stockyard: 30 Miles, Florence Stockyard: 40 Miles

Local Recreational Details:

180,000 acres of Bankhead National Forest directly north of HWY 243 for Recreation.

- 10 miles to the "Sipsey Fork River" Drop-in Float-way
- 15 Miles from "Smith Lake"
- 14 Miles from "Bear Creek Lake"

Regional Details:

- 2.5 Miles from "Posey Field" (Regional Airport)
- 80 Miles to Huntsville, AL
- 80 Miles to Birmingham, AL
- 50 Miles to Cullman, AL - 40 Miles to Florence, AL
- 165 Miles to Nashville, TN
- 24 Miles to the Mar-Jac Grain Buying Point

* A strong candidate for a "Conservation Easement" with over 3 miles of road frontage and a sizable Tax Donation to prevent future development in the opportunity zone as it sits and continue agricultural production and reap agricultural income with a diversified tract with multiple revenue streams

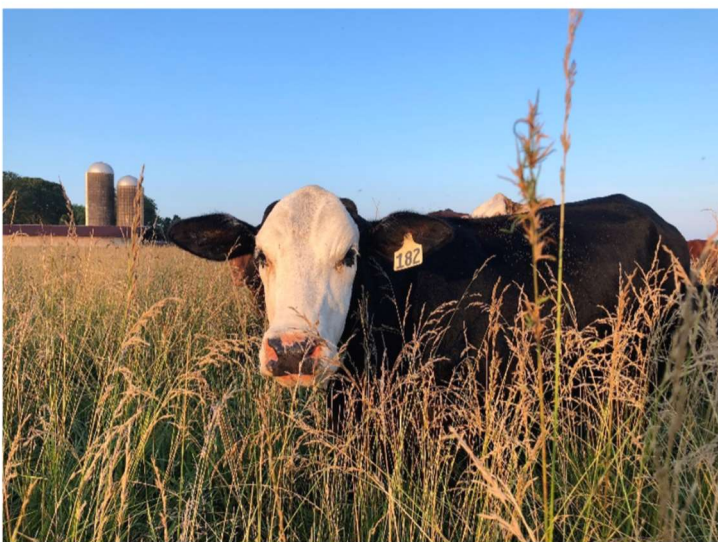
* Over 11 buildings for 20+ years worth of strategic "Schedule F" Tax Deductions as well as permanent pasture deduction(s)

* Exceptional character and appeal from the road: Wedding Venue Opportunity

* "Community Market" Opportunity with its Accessibility and Infrastructure

* "Agritourism" Site Opportunity

The Dairy - Pastureland



The Dairy - Cropland



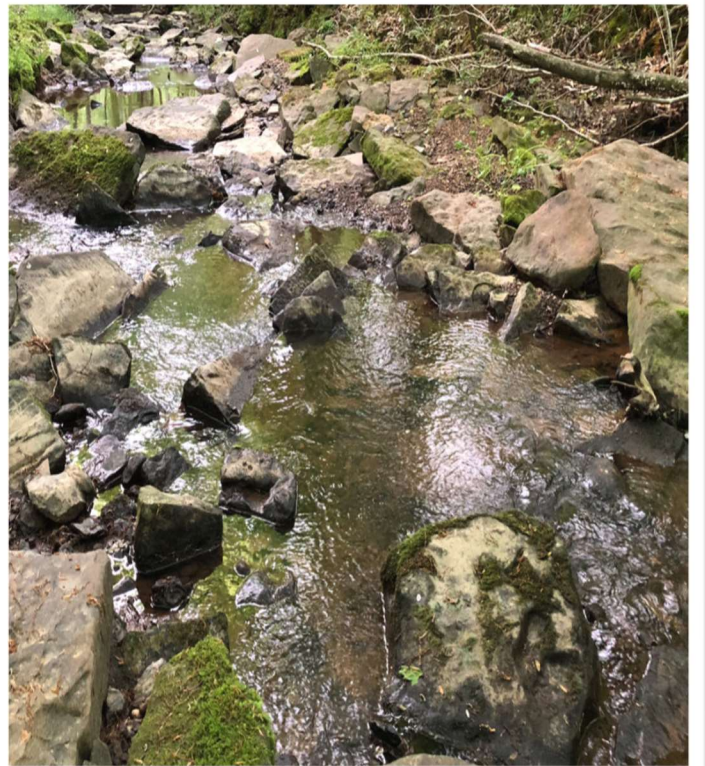
Adams Dairy - Pastureland



The Dairy - Hardwood Timber



The Dairy – Hardwood Timber & Whitehead Creek



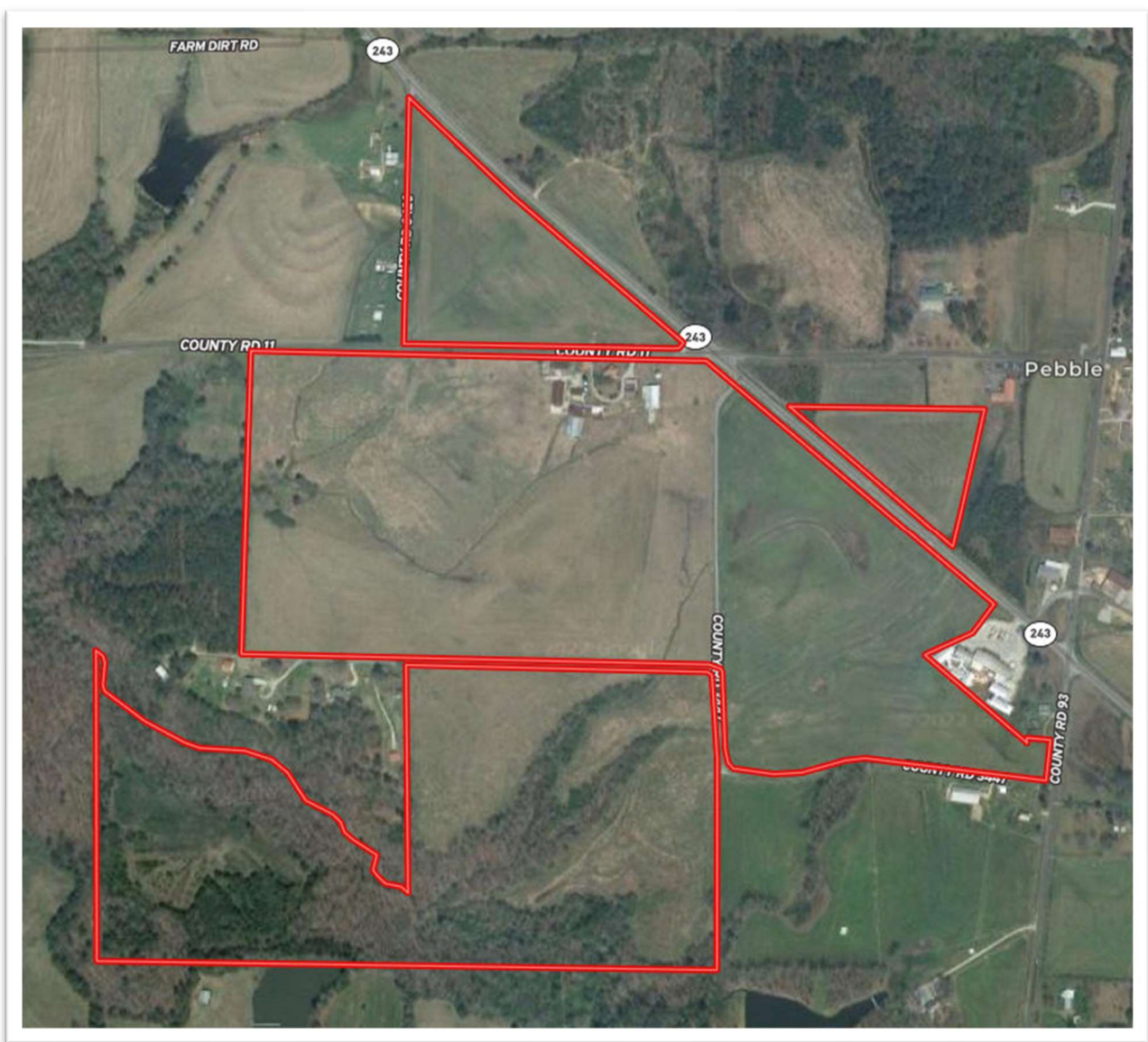
The Dairy – Homesite



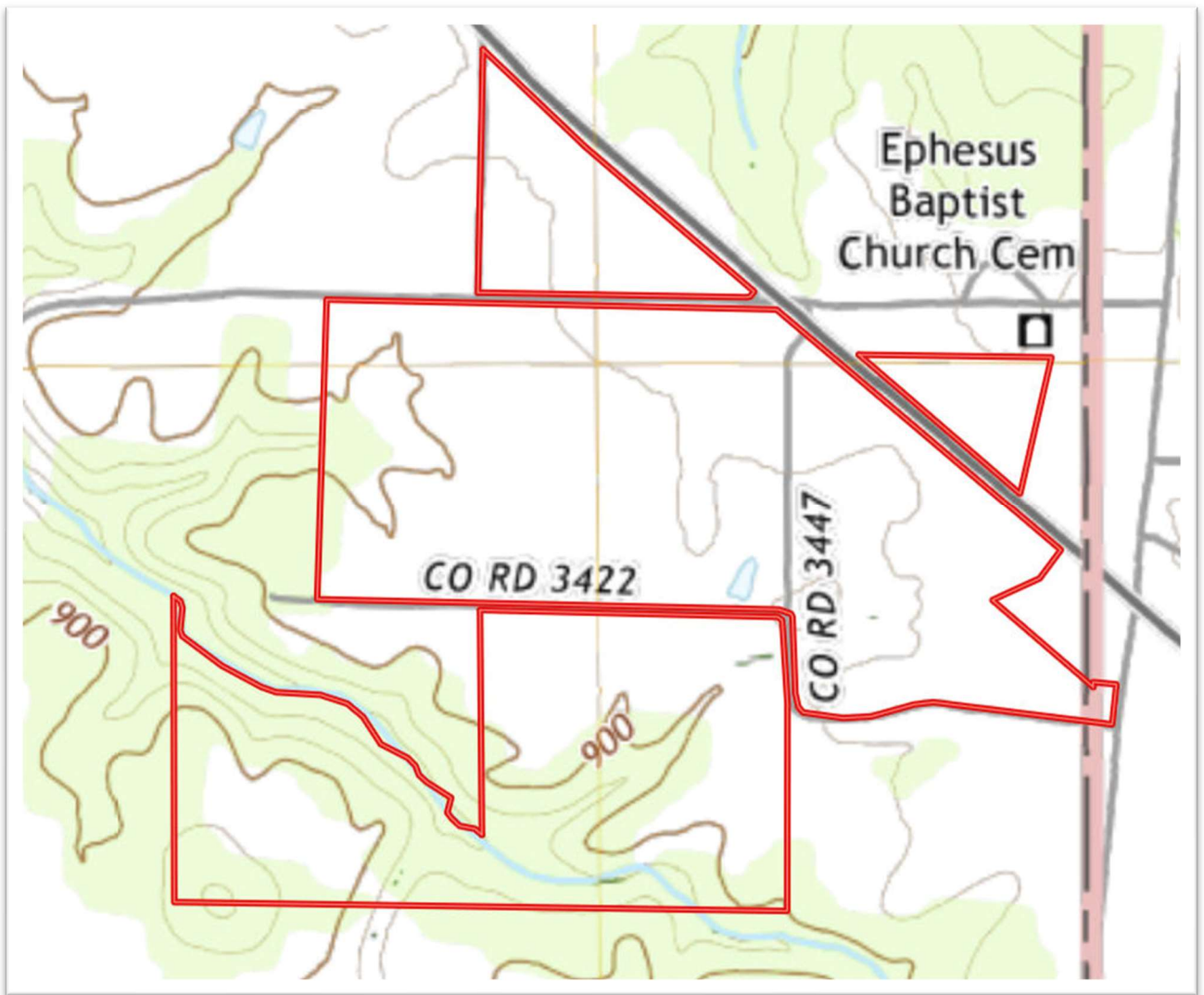
The Dairy – Homesite



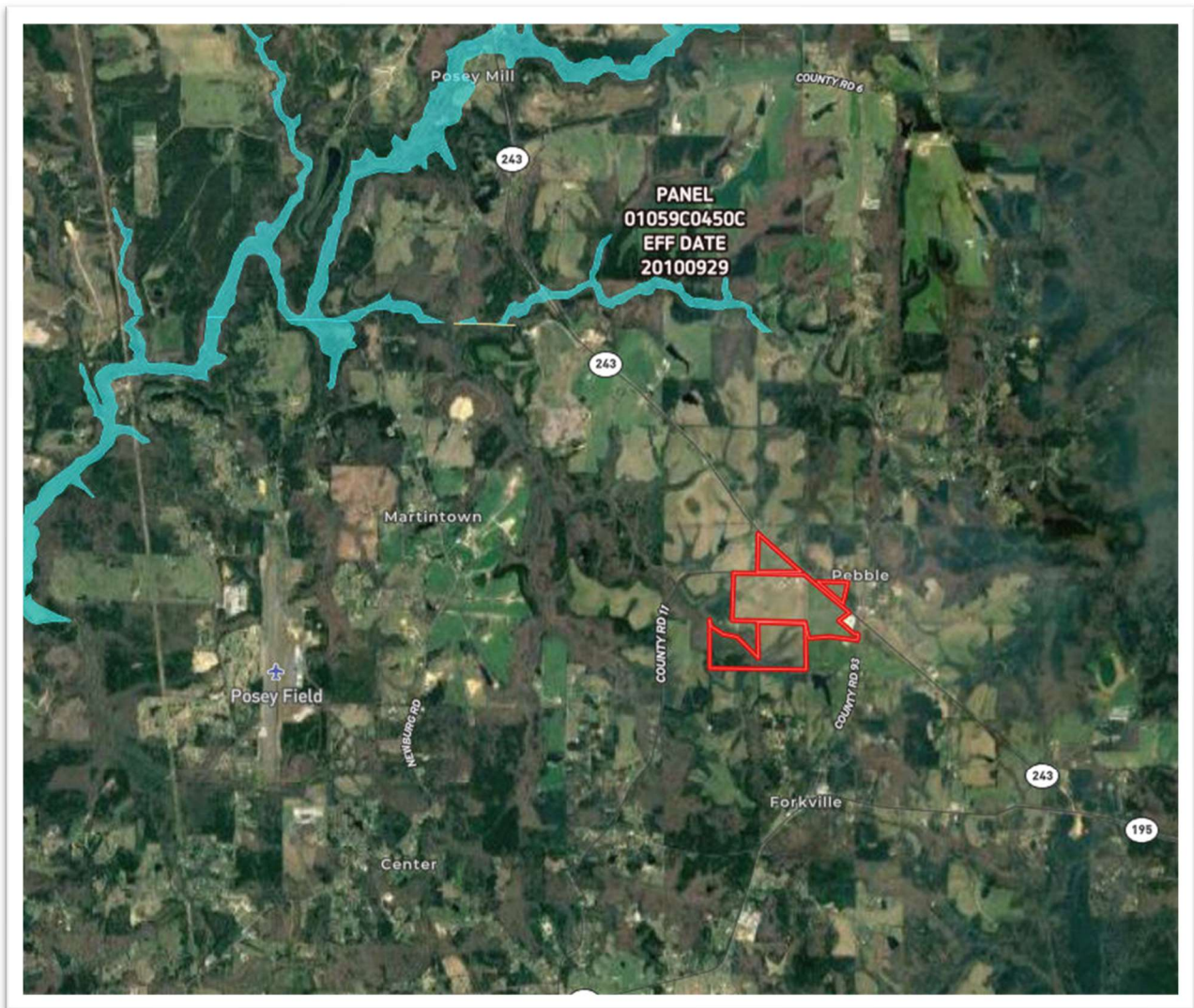
Aerial Map



Topo Map



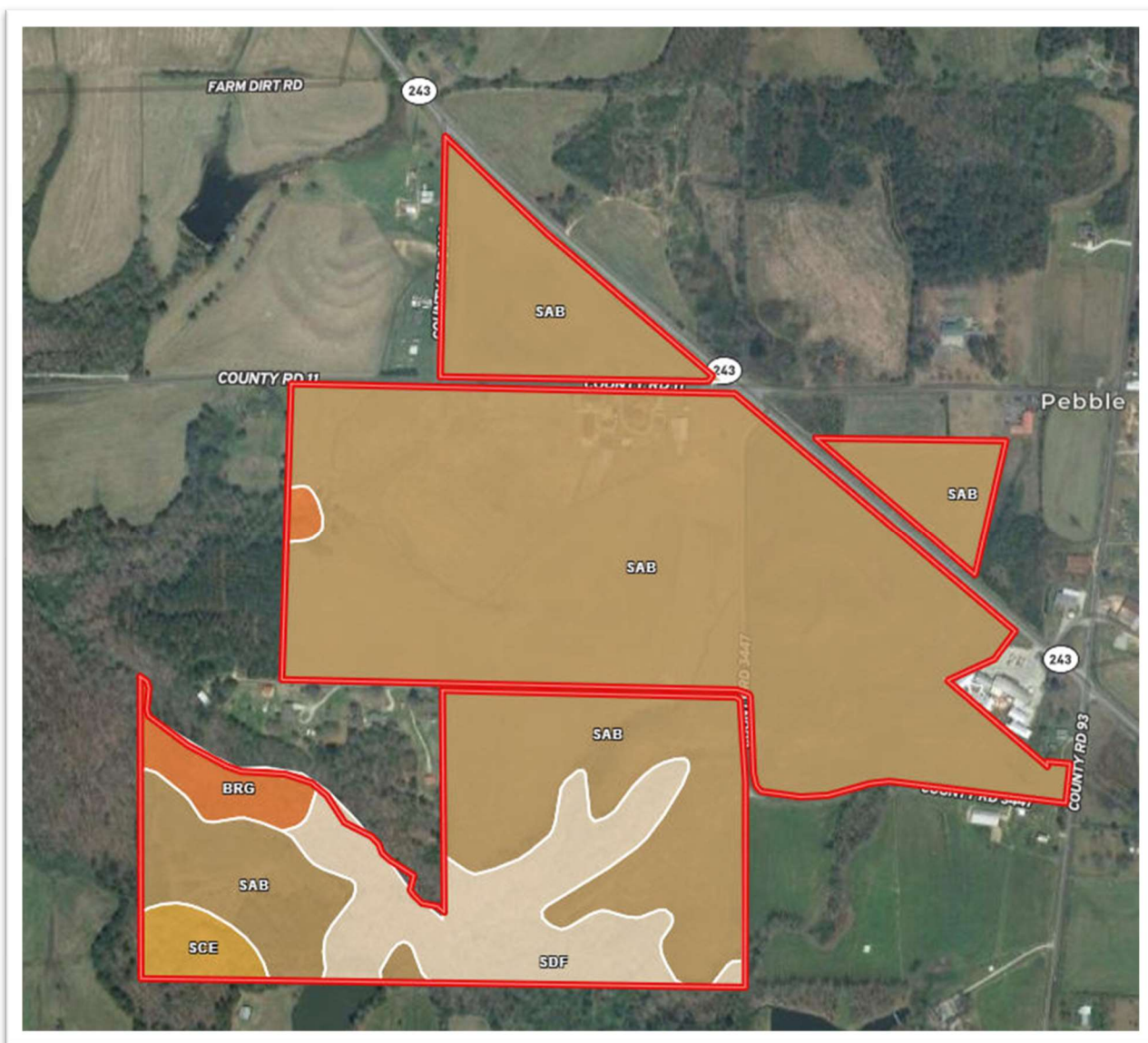
Flood Map



Regional Map















Soils Map



Soils Key Map

All Polygons  178.29 ac

CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
 SaB	Savannah-Smithdale complex, 2 to 6 percent slopes	149.51	83.86%	-	51	2e 
 SdF	Sipsey-Bankhead complex, 15 to 45 percent slopes	20.16	11.31%	-	15	7e 
 BrG	Bankhead-Rock outcrop-Leesburg complex, 15 to 60 percent slopes	5.23	2.93%	-	12	7e 
 ScE	Sipsey-Albertville-Townley complex, 15 to 35 percent slopes	3.38	1.9%	-	22	7e 
 W	Water	0.01	0.01%	-	-	- 
Totals		0 CPI	45.23 NCCPI	2.81 Cap.		
178.29 ac 		Average	Average	Average		