



John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
334.312.7099
pete@johnhallco.com

CAMP ONAWA & RETREAT CENTER

106 ACRES +/-



LOCATION: Chilton County, Al off CR 383 - Tax Parcel Number 23-02-10-0-000-001.003

LAND USE: Camp/ Retreat/ Meeting Facility

ASKING PRICE: \$950,000 **HUGE PRICE REDUCTION OF \$450k!**

SPECIAL FEATURES: Next Page

Take I-65 to the Verbena Exit (Exit 200) Go West on CR 59 for about 5 miles to CR 24. Take a left on CR 24 for 2.8 miles until you see CR 383. Take a right and in 1/3rd of a mile you will run into the property entrance

Call Pete Hall at 334 312-7099 to schedule a showing

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.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400
www.JohnHallCo.com

The property is a camp/retreat with a cafeteria building with cooking equipment, a rec building adjacent to the pool with male and female shower and bathrooms, storage and workshop buildings, a church, a dorm house, two dwellings, and 22 camp cabins (refer to attached sketches) with a total of 49,939 square feet of Gross Building Area (GBA).

Other Features / Amenities

Sanctuaries/Chapel: Yes

Kitchen/Food Prep Area: Yes

Classrooms/Education Space: Yes

Gymnasium/Rec Center: Yes

Multi-Purpose Space: Yes

Structural Characteristics

Foundation: Concrete slab

Building Frame: Wood and masonry

Exterior Walls: Concrete block, wood, metal, vinyl

Roof Type / Material: Gable / Metal

Interior Characteristics

Floors: Concrete, tile, and laminate

Walls: Concrete block, painted drywall, and wood panels

Ceiling: Acoustical ceiling tile, exposed support joists, and painted drywall

Lighting: Fluorescent and Incandescent

Restrooms: Adequate and typical for the intended use

Mechanical Systems

Electrical: Assumed adequate

Plumbing: Assumed adequate for the intended use

Heating: Mini-split unit

Air Conditioning: Mini-split unit

Site Improvements

Site Improvements: Dirt and gravel roads, walkways, inground pool, fencing, etc.

Landscaping: Average

Legal, Conforming Status

Legally Permitted Use: Yes

Conforms to Parking: Yes

Deferred Maintenance

Deferred maintenance exists; however, many of the buildings have recently been renovated or are currently undergoing renovations. Contact agent to obtain a line item estimate of the cost of materials to complete renovations as provided by the current tenant. **Estimated Material cost is \$170,000 and total cost between \$330,000 to \$400,000.**

Prospective buyers must obtain their own estimates during the inspection period and John Hall & Company nor owner are responsible for these estimated costs provided in this information package.



TENNESSEE

CLANTON COUNTY MAP

Located In Alabama



MISSISSIPPI

GEORGIA

FLORIDA

Gulf Of Mexico

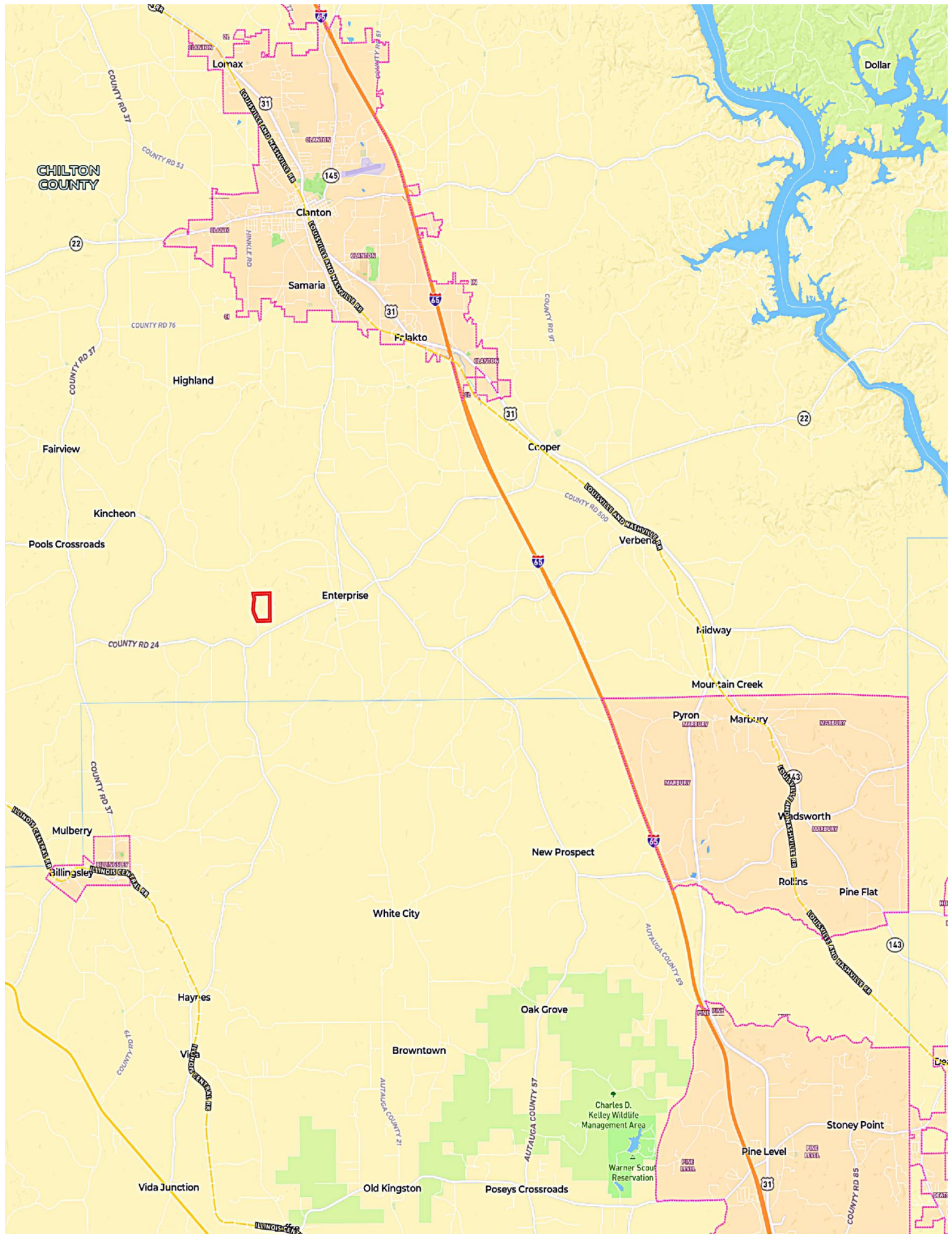
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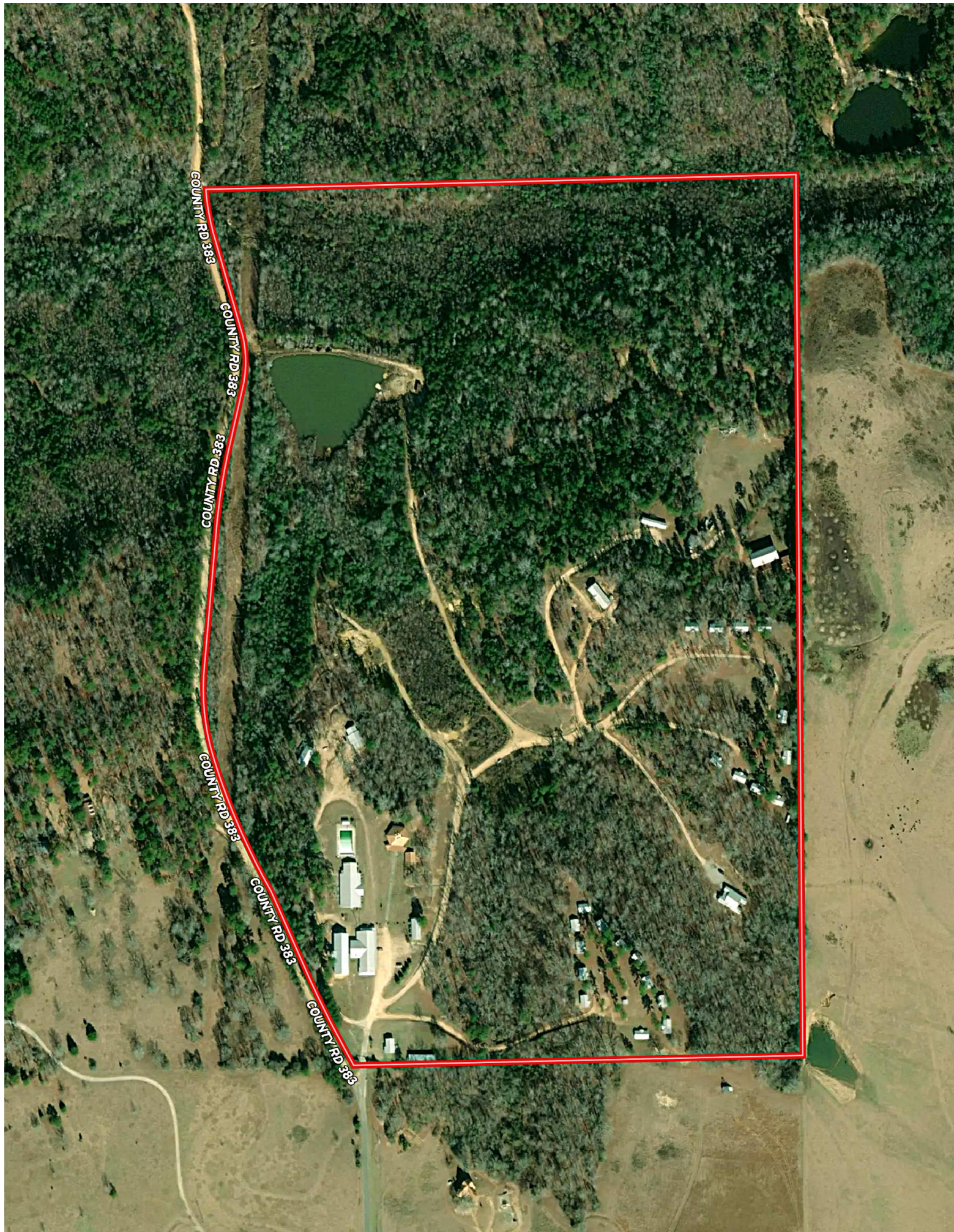
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Updated on 21 July, 2016

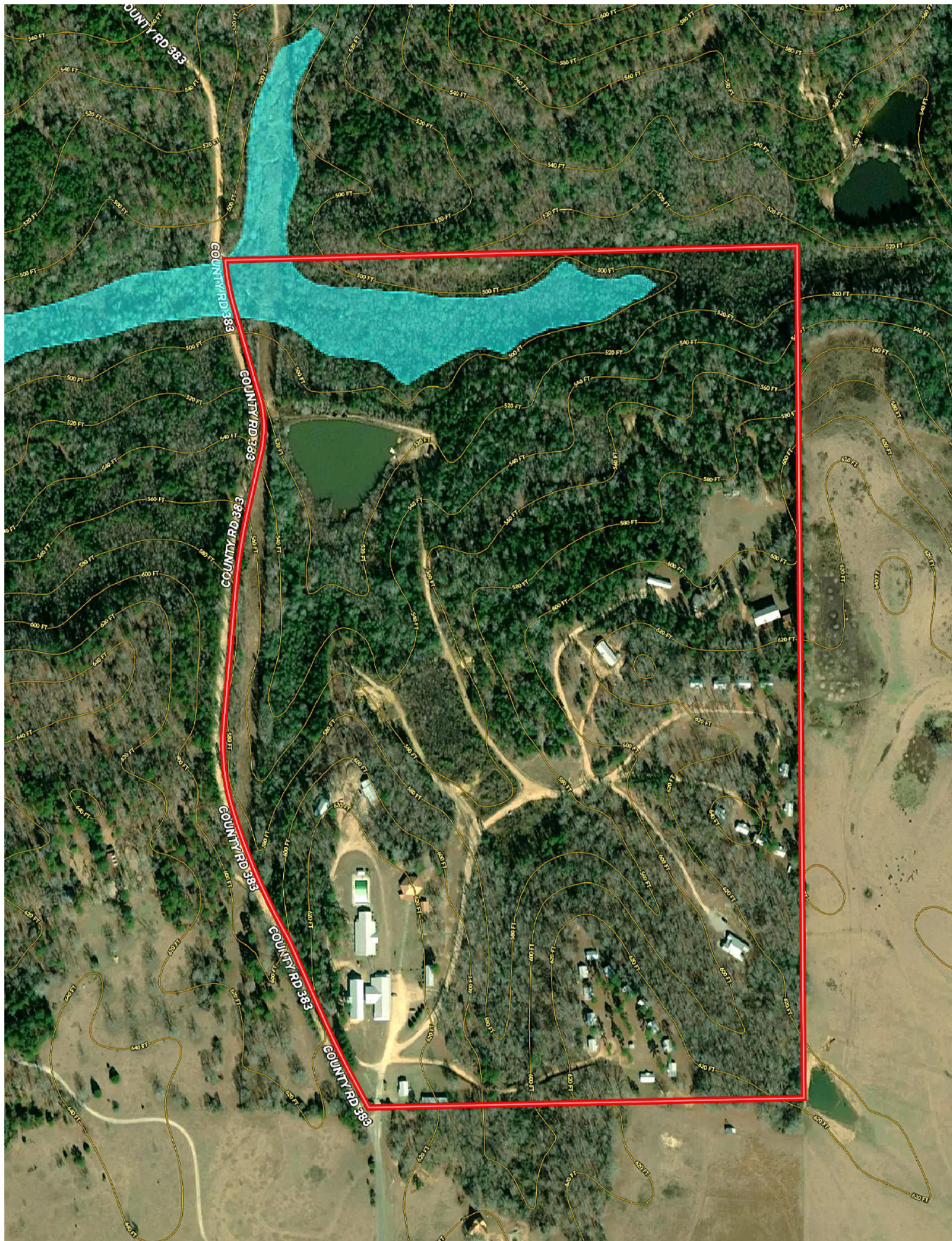
LEGEND

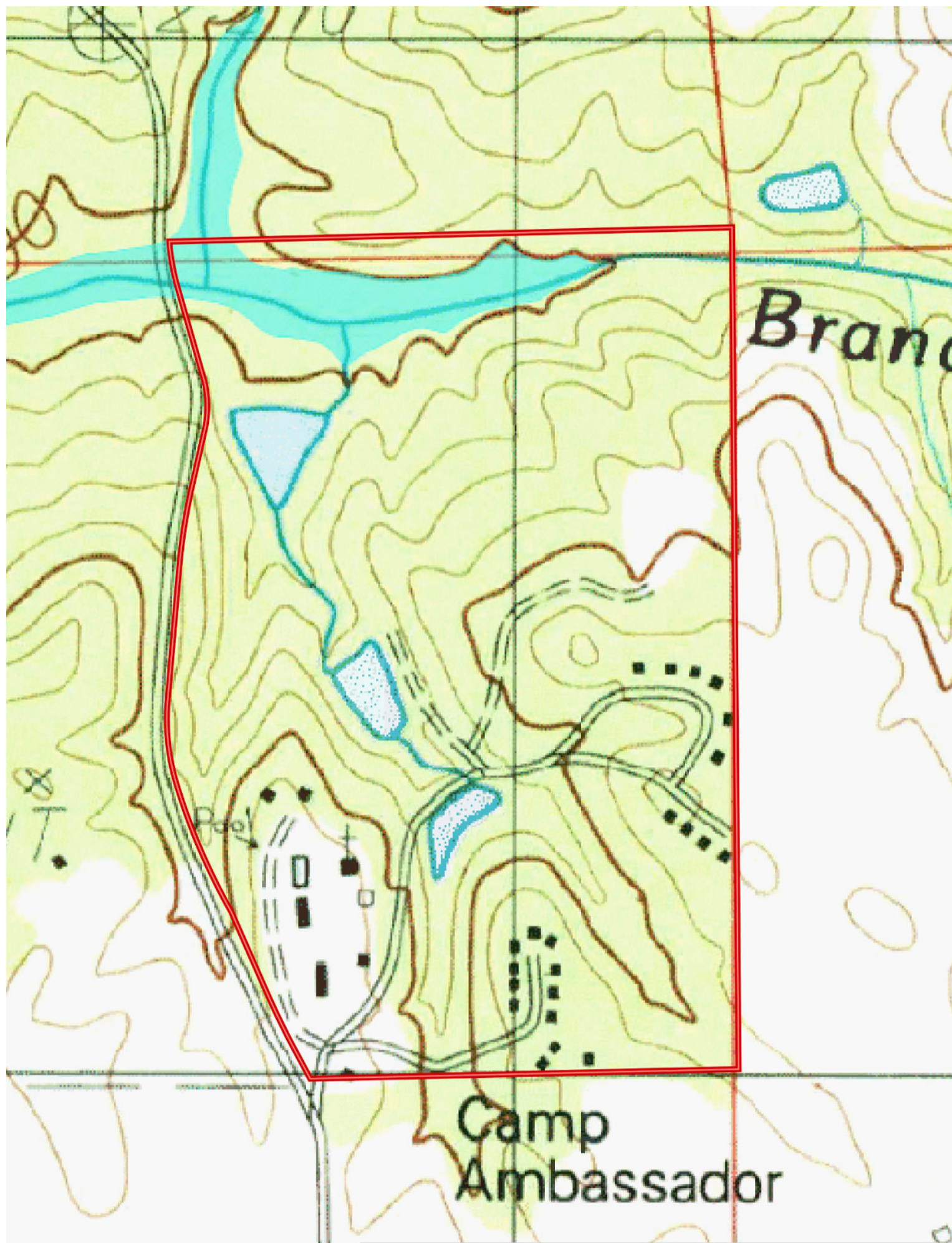
- State Boundary
- County Boundary
- ★ State Capital
- ⊙ County Seat











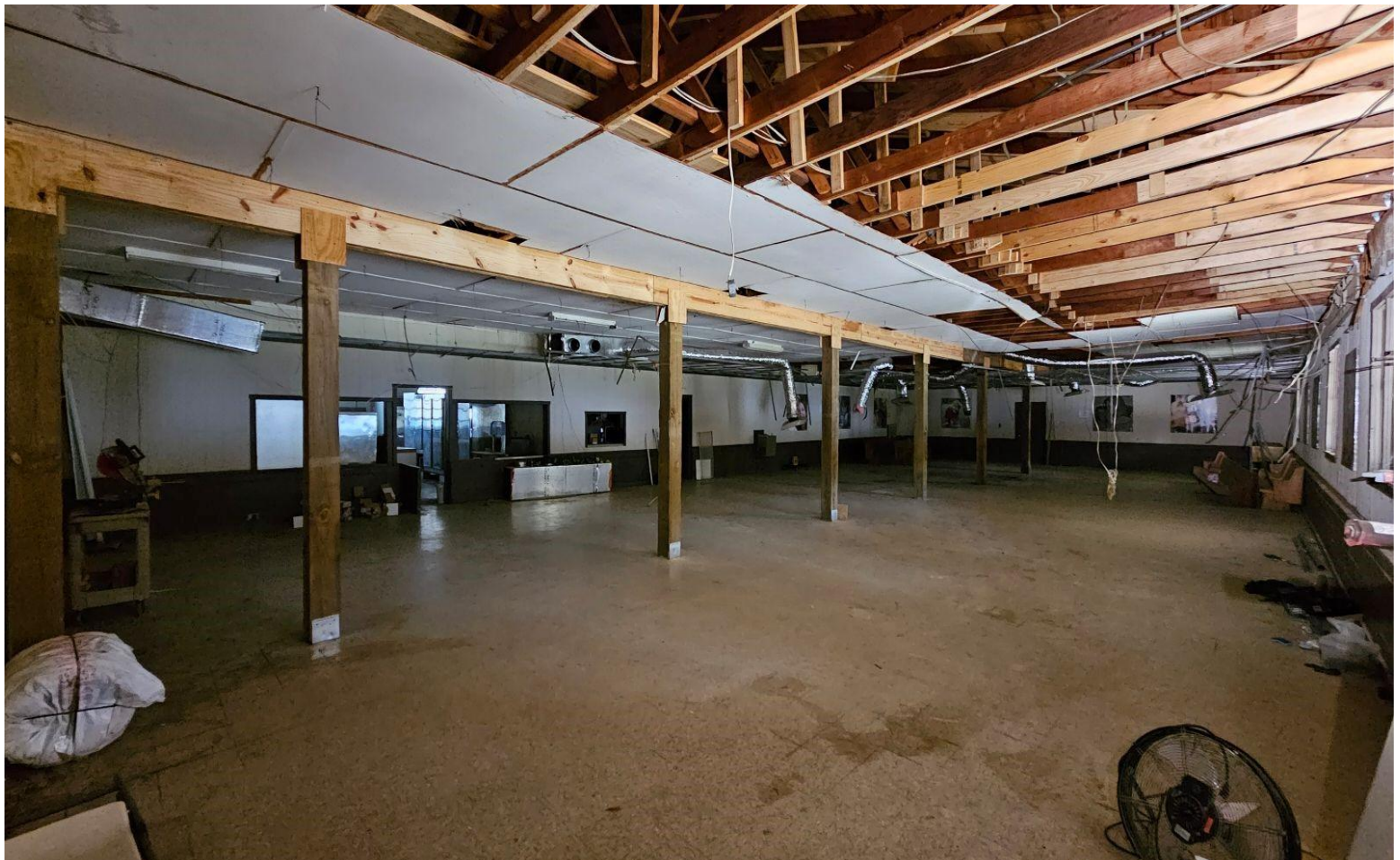












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Curable Deterioration (Cost to Complete)

\$330,500

Total \$330,500

Cost to Complete