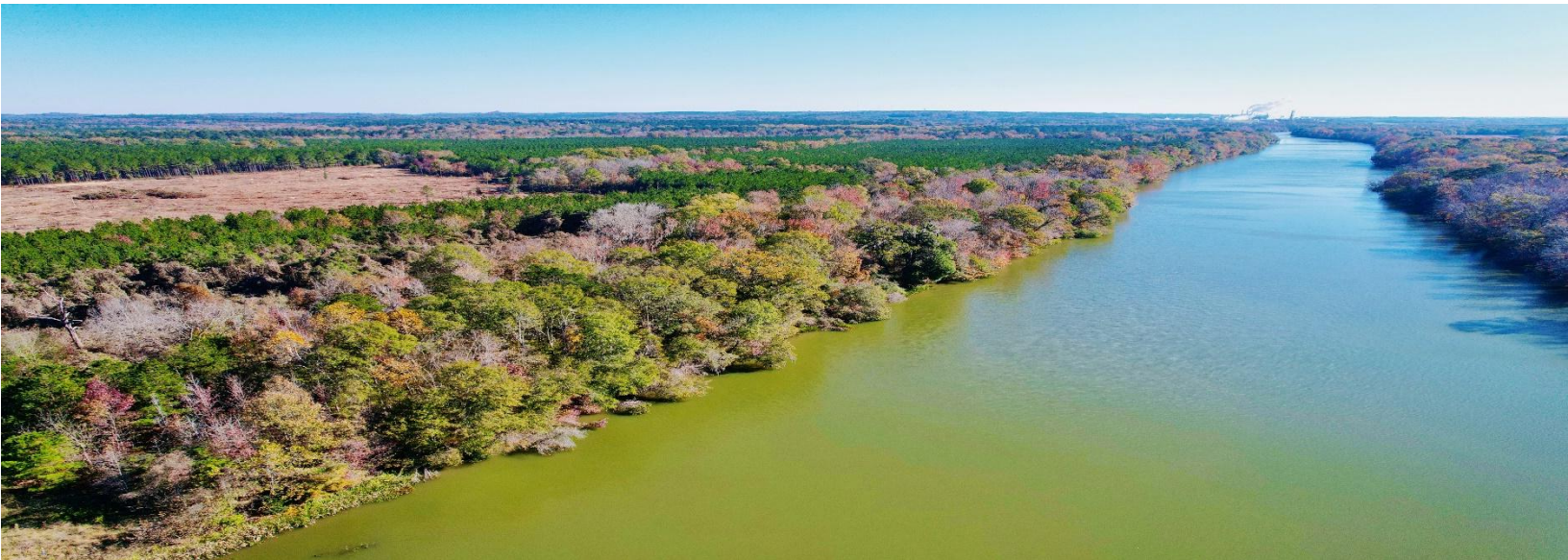




John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
334.312.7099
pete@johnhallco.com



Trinity Retreat 1212 acres +/- Russell County, AL

The Trinity land is located amongst a virtual Who's Who of large land owners and famous named plantations - Pete Hall John Hall & Company

LOCATION: Russell County south of Ft Mitchell on the Chattahoochee River and the Georgia state line

LAND USE: Hunting Plantation – Private and Corporate Retreat - Recreation on the Chatahoochee River – Possible Mineral Reserves and Conservation Easement Potential – Timber Investment

PRICE: \$4,500,000.00 – **Huge Price Reduction down from \$5,300,000**

Call Pete Hall for details at 334 312 7099

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



TRINITY ATTRIBUTES

- **First time on the market in over 100 years – only two owners since the Creek Indians**
- **1212 acres +/- in Russell County**
- **1.325 miles of frontage on the Chattahoochee River (over 7000 linear feet)**
- **Over two miles on Snake Creek which makes up the majority of the Western property line**
- **10.7 miles of groomed trails for Hiking and Access**
- **Surrounded by large land owners including Ft Mitchell, Ft Benning, the Capps Holdings and more**
- **Several excellent duck hunting opportunities**
- **Zero hunting pressure on deer population over the last hundred years – Trophy bucks abound!**
- **Unparalleled turkey population**
- **Significant timber value – Timber appraised for over \$1000 per acre in July of 2024**
- **Massive Old Growth Hardwoods, Various stands of planted pine from 5 years up to 20 years plus**
- **20 miles from Columbus/ Phoenix City Area – 2 hours from Atlanta Airport – 1.5 hours from Montgomery, Al**
- **Beautiful inlet on Snake Creek 35 acres +/-**
- **100 ft grade of Gently Rolling Terrain – 190 ft at the river to 290 at the highest point**
- **Stunning Ravines and Hardwood bottoms**
- **Waterfall**
- **The pilgrim house is 2,596 square feet**
- **The boiler house is a 1,350 square foot shop/residence**
- **Historic Father Judge Chapel**
- **Indian Heritage**

First time on the Market in over 100 years with only two owners since the Creek Indians settled along the Chattahoochee River

TRINITY HISTORY

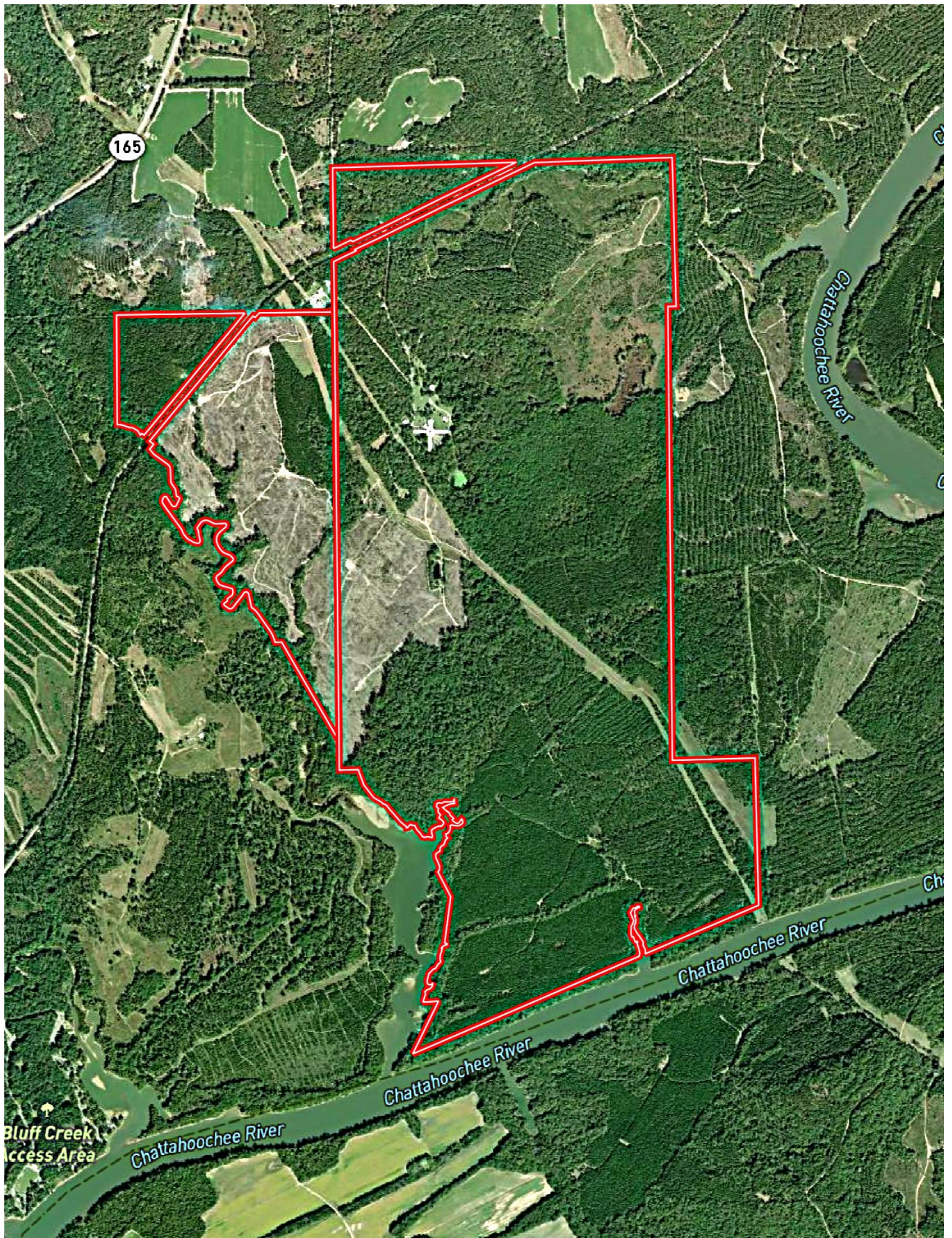
- 1917 the property was offered to Father Judge and he assumed the mortgage payments from the Mott family (Marie Mott Burr later became a Sister)
- 1924 the 60 room Mother House completed
- 1930 Mother House burned and subsequently relocated to Philadelphia
- 1932 MSBT's officially recognized as a canonically established religious institute
- 1933 Father Judge passed away
- 1965 Blessed Trinity Shrine Retreat completed
- 1988 Muriel Klam Memorial Pond completed
- 2019 New walking trails created to enhance visitor experience of surrounding nature

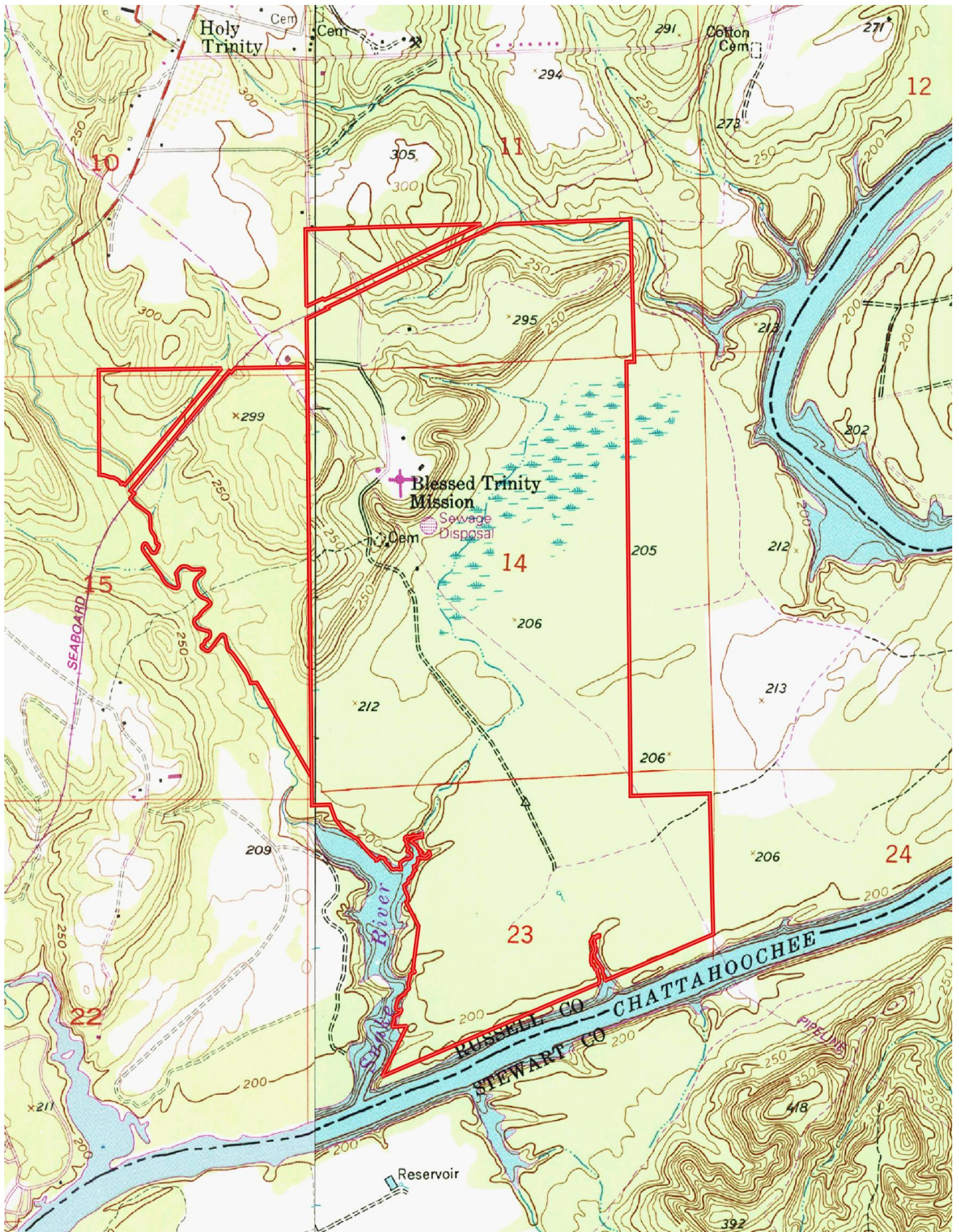


PROPERTY BREAKDOWN

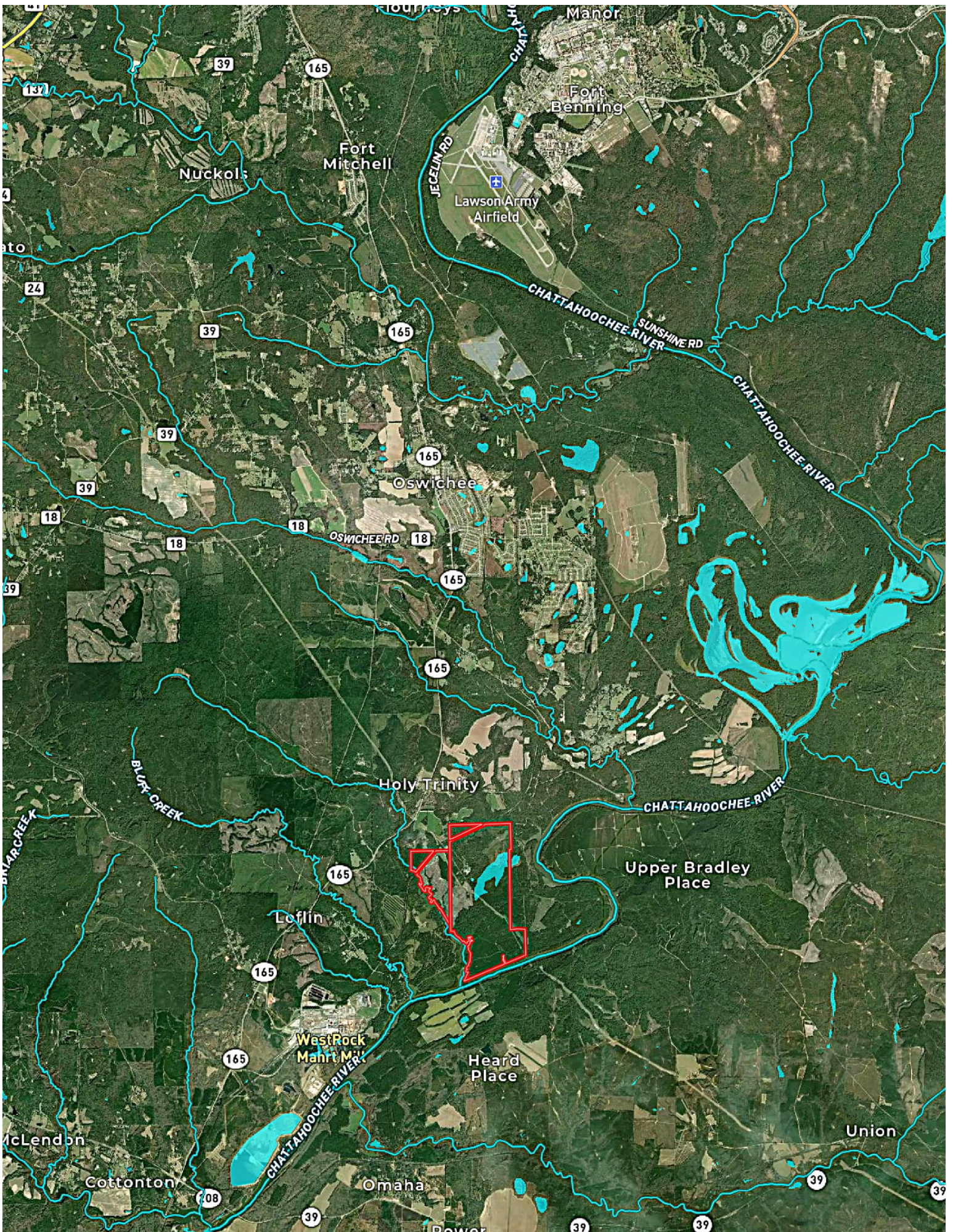
- **445 acres or 38% of the tract is located within the Zone A (100 Year) Flood Plain**
- **94 Acres or 8% of the tract is classified as Wetlands**
- **9,000' via Norfolk Southern Railway**
- **7,000' Holy Trinity Road**
- **Cutover: 223 Acres**
- **Pine Plantation: 400 Acres**
- **Pine Natural Regeneration: 54 Acres**
- **Upland Hardwood: 263**
- **Bottomland Hardwood: 164 Acres**
- **Gas Pipeline: 31 Acres**
- **Site: 13 Acres**
- **Pond: 2 Acres**
- **Beaver Pond: 7 Acres**
- **Deer Hunting Season Zone E**

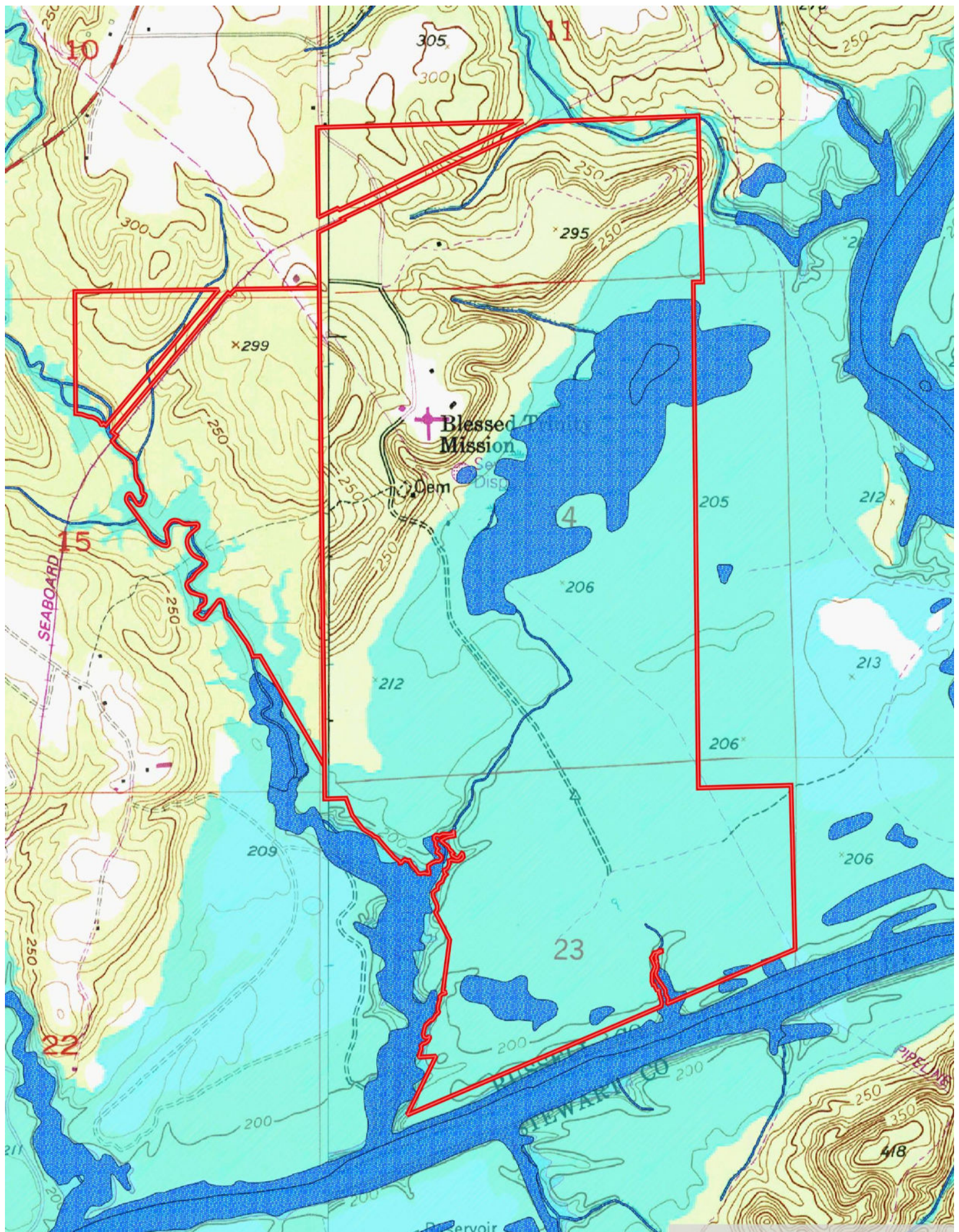
There are other structures and amenities on site that have a variety of structural issues. Therefor the price was reduced \$800,000. Buyers can choose to use this surplus to fix up these amenities or enjoy the price reduction for your over all investment





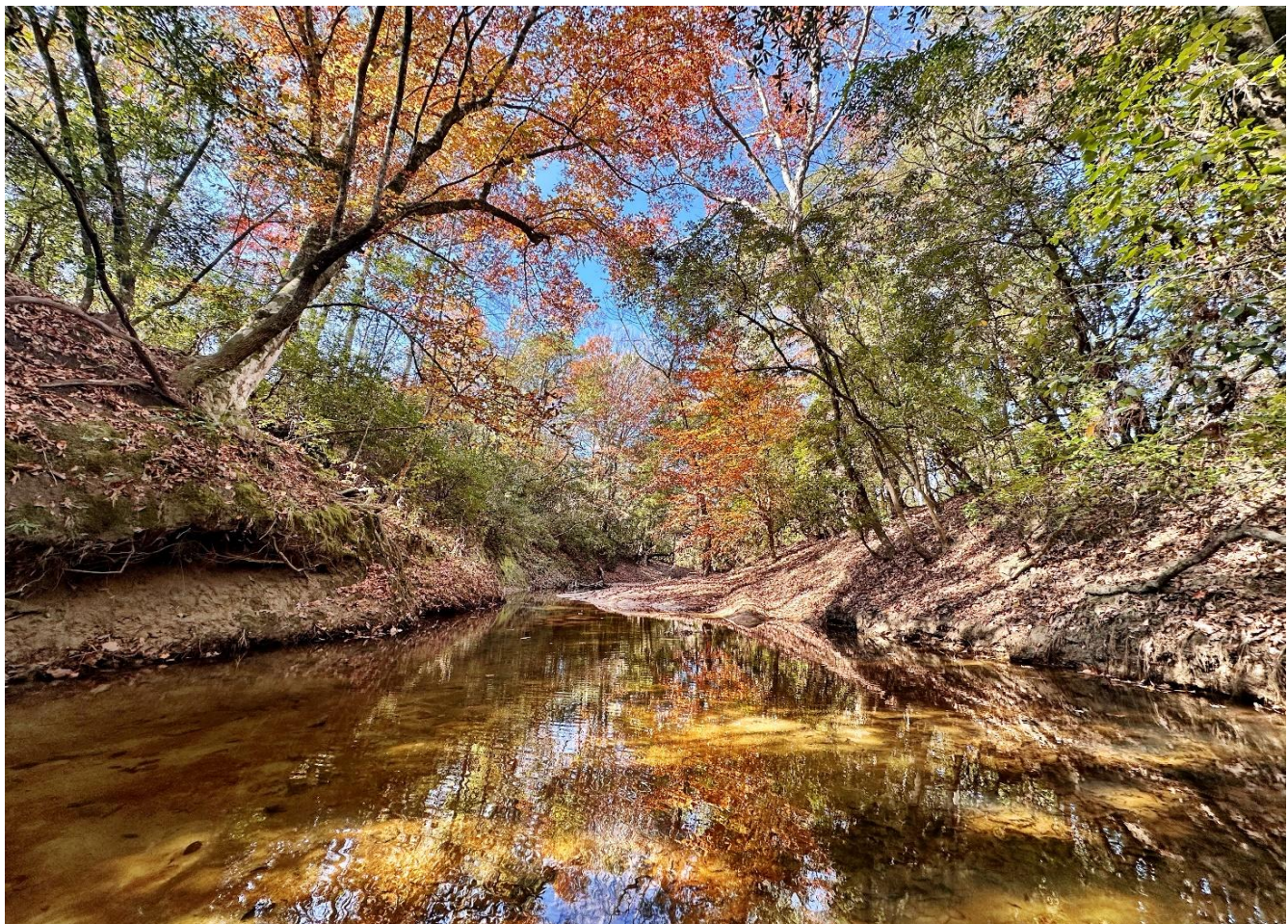








Chattahoochee River Frontage



Wood Duck Heaven



Camping Recreation Serenity





Sake Creek Estuary



Turkey Hardwoods



Gently Rolling Hills



White Oaks Everywhere!



