



# JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

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Pete Hall

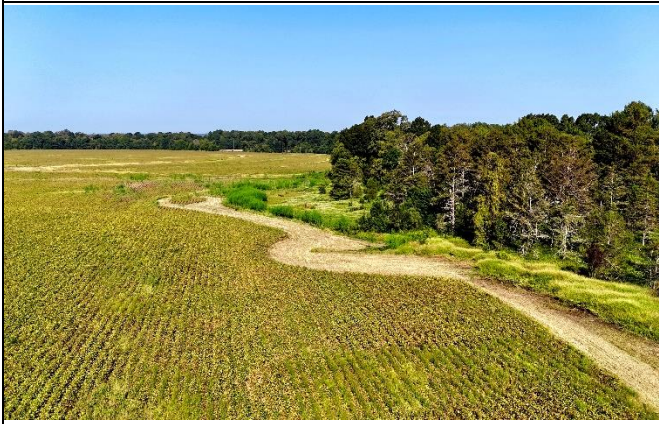
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## M & S RIVER FARM

444.2 Acres +/-

Elmore County, AL near Tallassee



**LOCATION:** Only 1 mile from the city limits of Tallassee, 25 minutes from Montgomery, 25 minutes from Auburn, and only 3.75 miles from I-85

**TERRAIN:** Level with fertile soils positioned atop bluffs that average 40 feet above the river's elevation

**LAND USE:** Agriculture, Hunting and Recreation, Investment, Indian History

**PRICE:** \$2,620,780.00 or \$5900 per acre

**SPECIAL FEATURES:** The geology and fertile soils combine to create one of the largest agriculture areas in East Alabama. From an investment perspective this parcel continues to increase in value aided by both residential and industrial development due to Tallassee's proximity to Montgomery and Auburn and the I-85 artery that connects them. There is both river lot development and conservation easement potential. There is significant Creek Indian History surrounding the land on all sides.

**CALL PETE HALL FOR MORE INFORMATION AT (334) 312 7099**

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## **Quick Facts**

444 acres +/- of prime Ag Land near Tallassee in Elmore County

Purchased in November of 1996

Over 4300 linear feet of frontage on the Tallapoosa River

Approximately 60 % of the 445 acres are irrigated

3 T-L Hydrostatic Center Pivot System

## **IRRIGATION SYSTEM**

The irrigation system consists of three center pivots bought in late 2001. The pivots are T-L Hydrostatic Center Pivots at a cost of \$225,000 (roughly \$500 per acre) and have been well maintained. Owners have added a new electrical panel and re-constructed pump at the river and replaced tires and nozzles as needed. A ramp was constructed into the Tallapoosa River for the irrigation pump which is removed after each growing season and during times of high-water events.

A surface water withdrawal permit (Certificate of Use) was secured from ADECA Office of Water Resources and the farmer simply submits an annual report with amount of estimated water withdrawal at no annual cost. The pivots, piping, pump, etc. will be sold with the land. The same system would cost between \$550,000 to \$600,000 at current prices.

Per the FSA - M & S Farms has 358 acres of Cotton Base. 60 % of the 445 acres are irrigated (256 acres) and the farm rent ranges between \$21,000 to \$29,000 annually. There is 115 KVA Transmission Line running east to west as well as a smaller line that runs back to the river producing power for the pump.

## **HUNTING AND RECREATION**

There is an ideal duck impoundment that is planted with corn and flooded from an overflow structure built by the owners

Grab a john boat and shoot Woodies and Big Ducks as they fly up and down the natural fly way along the river

Legendary dove hunts due to gravelly soils, the Tallapoosa, and all of the seed producing farms in this unique area

Big racked bucks and a plentiful doe population with long shot opportunities

Turkey hunting is tricky with the larger fields but there is no shortage of long beards here if you're cagey enough

Enjoy Boating, Camping, and finding Creek Indian artifacts along the banks of the Tallapoosa River

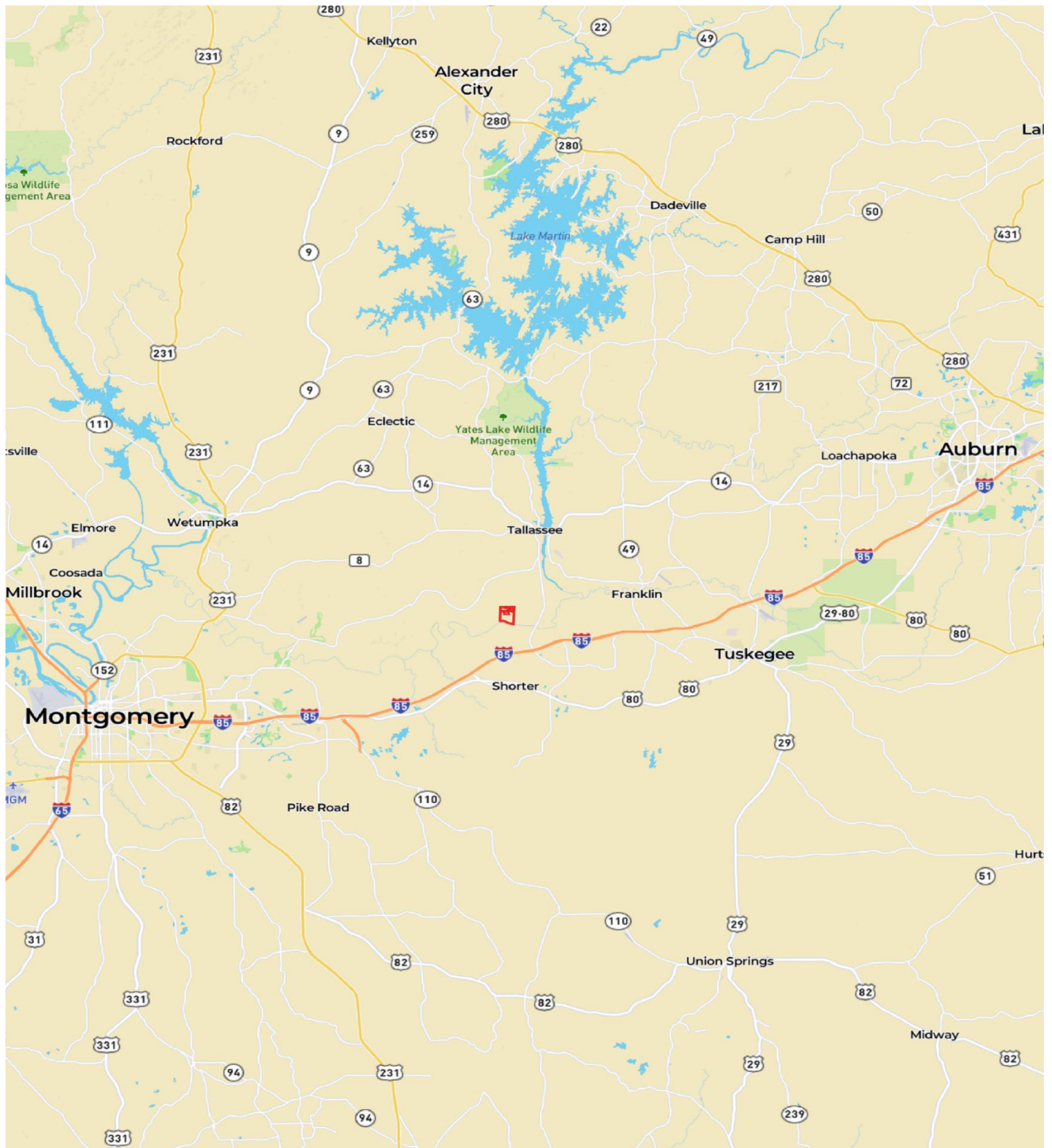
## **HISTORY**

Only 2.5 miles from the Creek Indian "Mother" town of Tukabatchee where a monument sits as a testament of Tecumseh's address to the Creek Nation's warriors to band together and fight

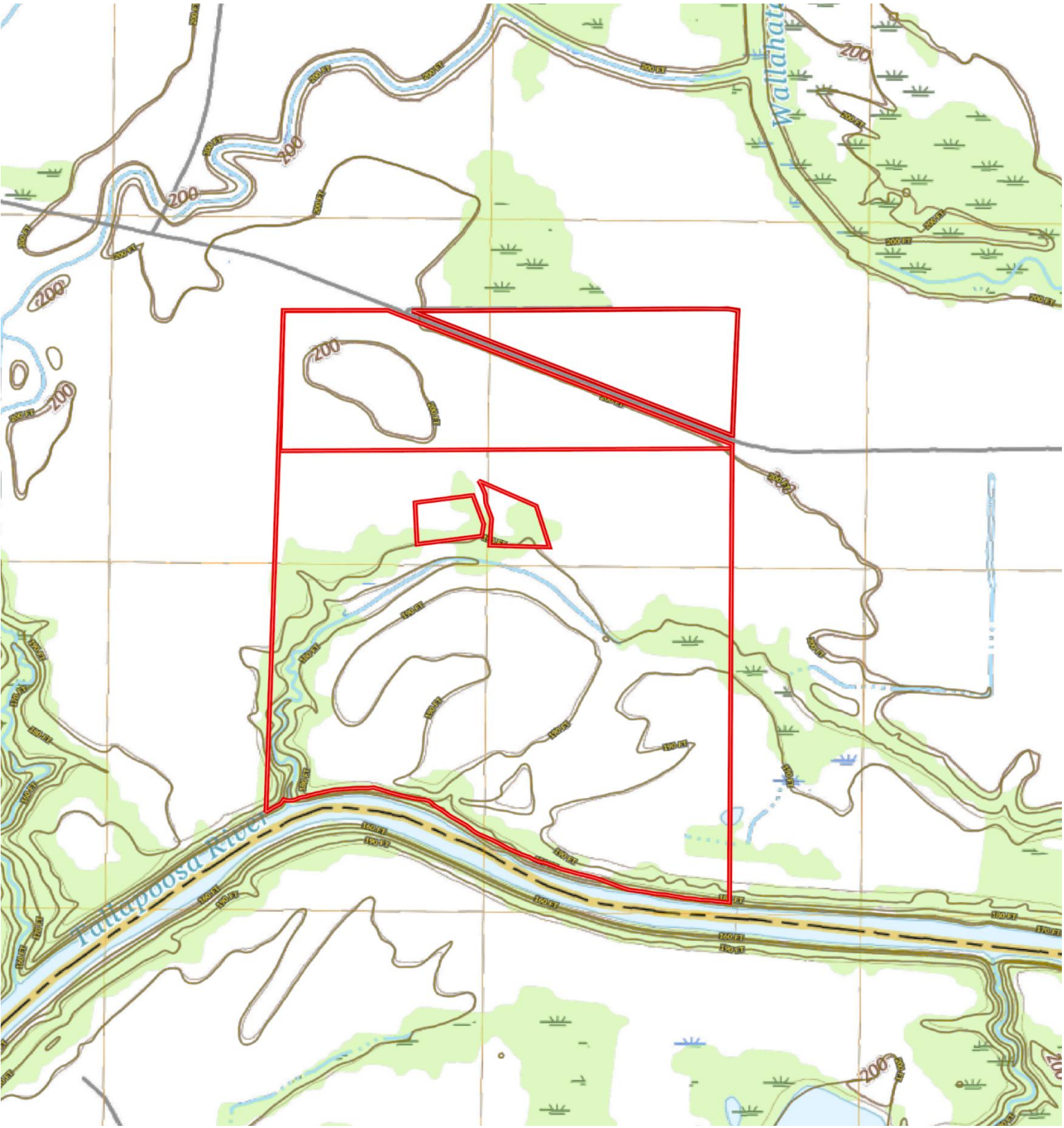
Only 1 mile from the historical Creek Indian battle at Autossee in 1813

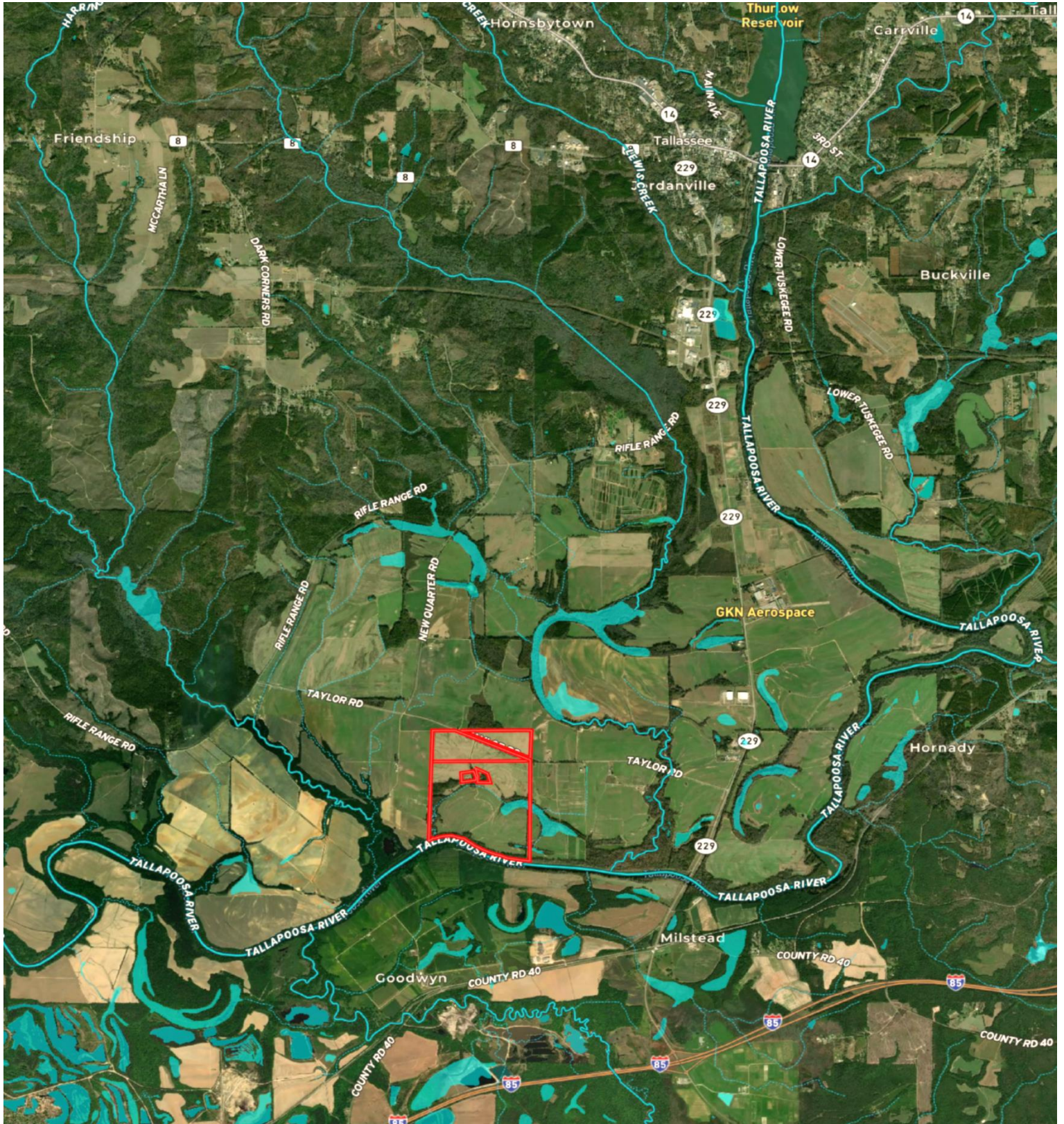
## **AGRICULTURE AND INNOVATION**

There are thousands of acres surrounding the property owned by Auburn University at the E.V. Smith Research Center. It is the most visible agricultural facility in Alabama. It is also the largest and most comprehensive of its kind with research units in dairy cattle, beef cattle, horticulture, plant breeding, field crops and biosystems engineering.

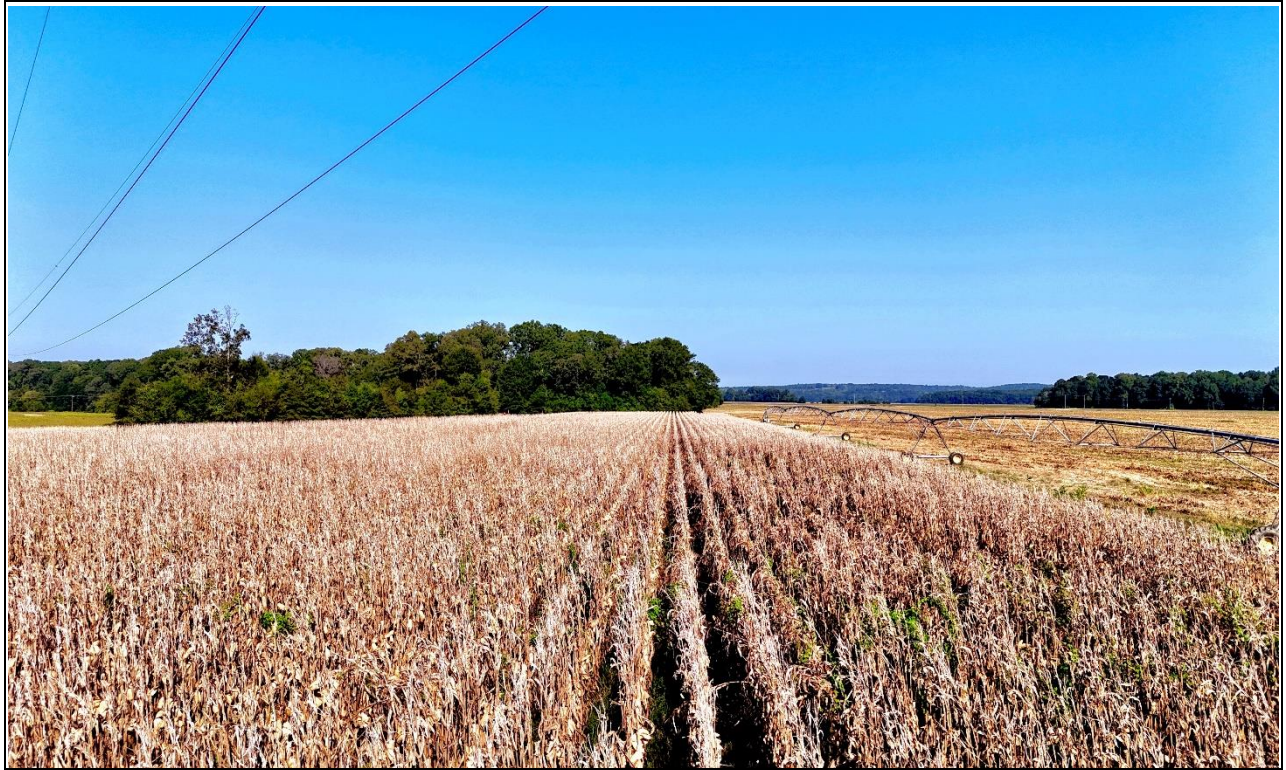
















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