



John Hall & Company

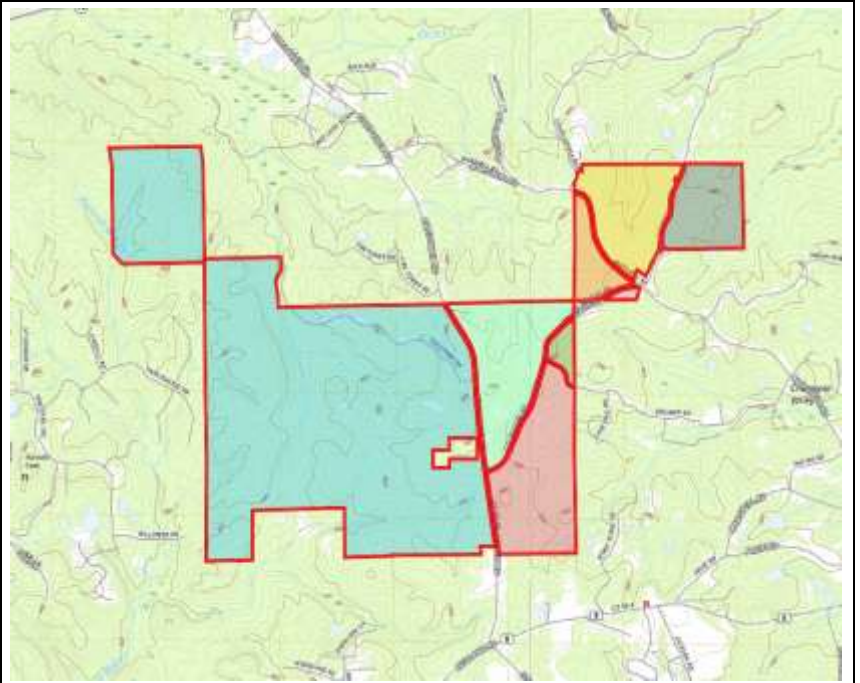
Land | Commercial | Investment Property
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Weil/ Regions Trust

+/-2,029 Acres

Elmore County, Al near
Wetumpka



PRICE: \$8,000,000 or \$3,943 per acre as a whole

LOCATION: Elmore County 4 miles from Wetumpka

LAND USE: Recreation/ Hunting - Timber Investment - Prime Development Potential

1,329 Acres West of Firetower Rd of Recreational hunting and timber land

700 Acres East of Firetower Rd with Frontage on Firetower, Jugg Factory, Marshall, and Creamer Roads

“If you’re looking for a safe place to store wealth, capitalize on growth through development and/ or a conservation easement, or looking for a generational property, this is it! The property has been strategically planned for timber, recreation and “higher and better use”

Call Pete Hall at 334 312 7099 for more information.

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.

SPECIAL FEATURES

1,329 acres West of Firetower Rd

Currently, a significant timber resource is growing on the property, with multiple age-classes of pine timber creating opportunities for steady, ongoing harvest revenues. The property also provides trophy deer and turkey hunting with bucks and gobblers in abundance. Multiple food plots are established, along with miles and miles of interior roads and trails for riding ATVs and accessing the diverse landscape for unforgettable recreational experiences. The Old Growth Hardwood bottoms are vast and located all throughout the landscape, with oaks producing heavy acorn crops and perfect habitat for Alabama's diverse wildlife.

The property has been maintained by Regions Bank Trust Department for 40 years and managed for timber and recreation. The Eastern edge of the Historic Impact Crater that struck Wetumpka comprises the western edge of the 1,329 acres creating stunning views and unique geologic formations.

Water sources include Harwell Mill Creek and several small tributaries that meander throughout the property

This area continues to be a strong recreational region with consistent demand for high quality land. There is rich Creek Indian history surrounding the property with Ft Toulouse and other historic Indian sites located within 10 miles of the property

AREA HIGHLIGHTS

- Montgomery Regional Airport 27 miles**
- Access to US HWY 231 and I-85 & I-65**
- 15 minutes from Montgomery**
- 9 minutes to Elmore Community Hospital**
- 15 miles from Baptist East Hospital Hospitals**
- 26 minutes from Lake Martin**
- 58 minutes to Auburn**
- 13 minutes from Wind Creek Casino with Dining, Spa, and Entertainment**

4 reasons that make this property an Exceptional Investment

1. **An exceptional recreational property** in one of the most prolific deer and wild turkey areas in the state
2. **An exceptional timber property – Timber Volumes and stand maps available to qualified prospects**
3. **It's a property with an exceptional "Exit Strategy" - 700 acres East of Firetower Rd** that can be sold for mini farms and developable rural residential lots. 7 Parcels with miles of county-maintained frontage on four separate roads all containing water and power

206 acres – 6870 ft of paved road frontage on 3 county-maintained roads

179 acres – 9,660 ft of paved road frontage on 2 county-maintained roads

137 acres – 5475 ft of paved road frontage on 2 county-maintained roads

104 acres – 2400 ft of paved road frontage on 2 county-maintained roads

51 acres – 4350 ft of paved road frontage on 2 county-maintained roads

18 acres – 2600 ft of paved road frontage on 2 county-maintained roads

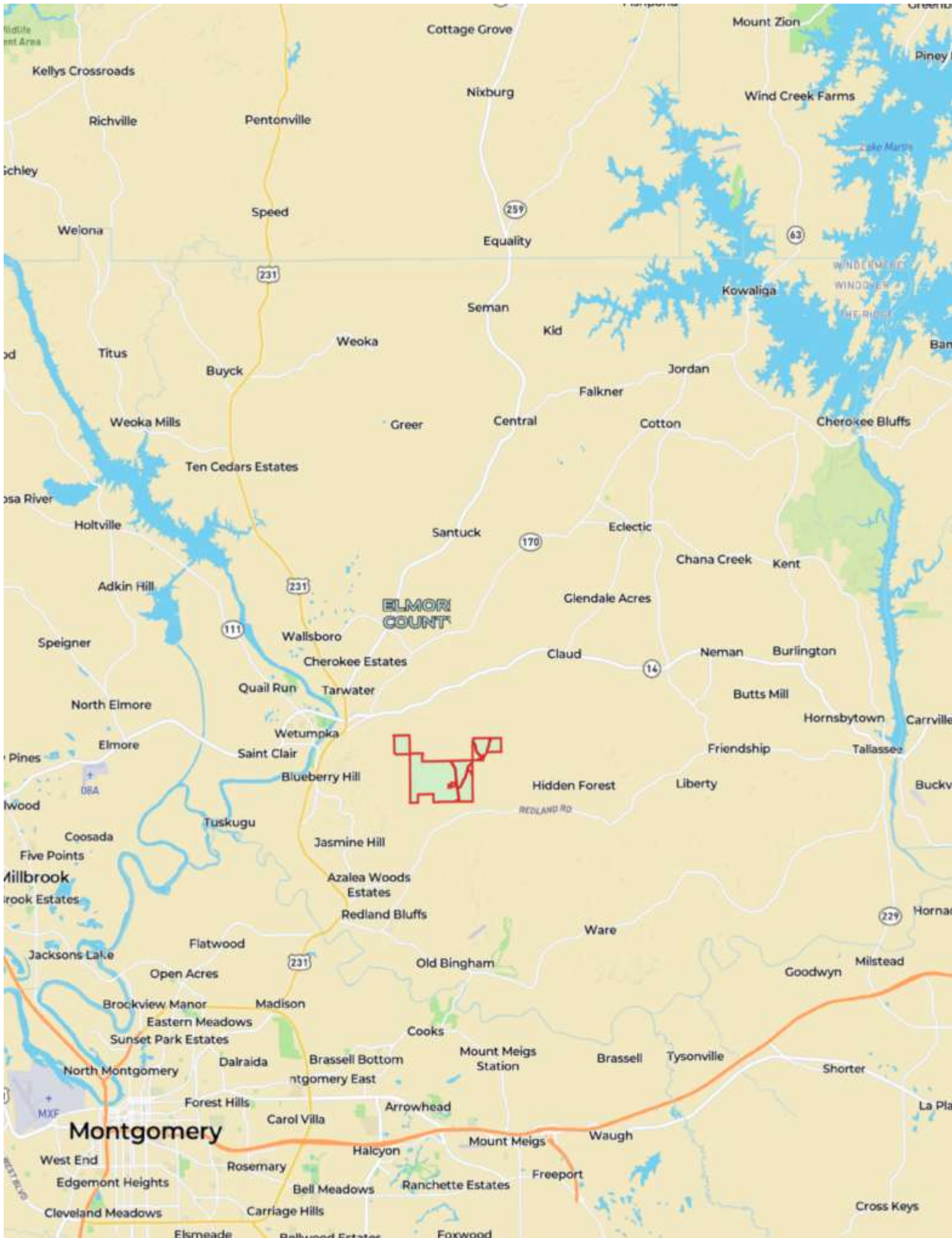
5 acres – 250 ft of paved road frontage on Jug Factory Rd

4. **It is an exceptional conservation easement play.** Given the rapid lot sales in Elmore County, along with the existing 700 acres with road frontage and current lot sales literally abutting the property, this 2,029 acres will appraise exceptionally well from a development perspective. The development value here is well situated to be monetized through a donation or sale of conservation easement providing immediate cash or income tax savings.

"There is a real trend where Purchasers are looking in Central Alabama because we have more competitive prices here in contrast to those in oversaturated areas like Georgia and the Florida Panhandle where the demand has really exceeded the supply." Pete Hall

WEIL PROPERTY PRICE BREAKDOWN

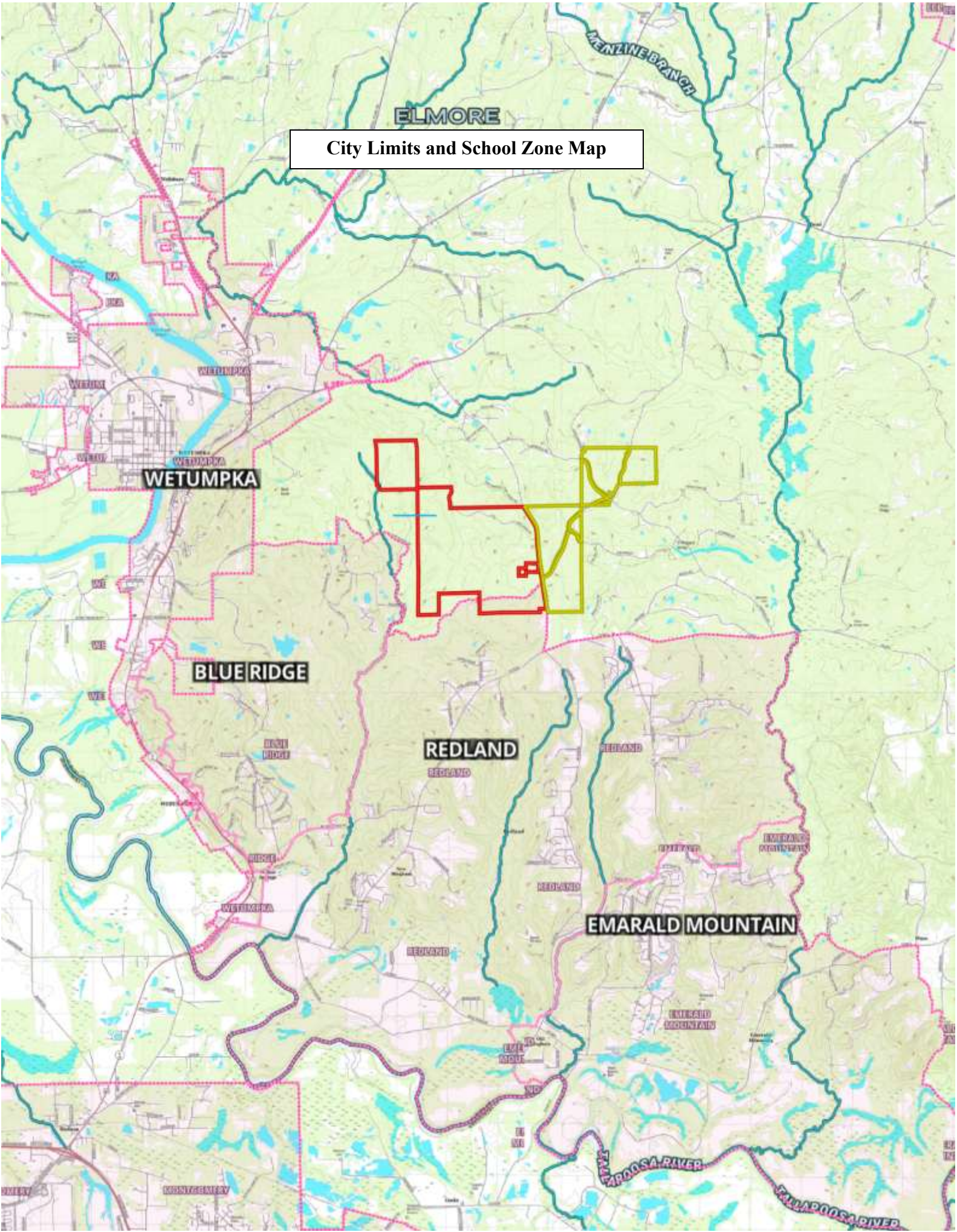
TRACT	ACRES	LISTING PRICE	PRICE PER ACRE
WEST OF FIRETOWER	1,329	\$5,980,500	\$4,500
EAST OF FIRETOWER	700	\$3,430,000	\$4,900
EAST OF FIRETOWER INDIVIDUAL LOTS			
1	206	\$1,010,000	\$4,903
2	179	\$875,000	\$4,888
3	18	\$105,000	\$5,833
4	56	\$355,000	\$6,339
5	137	\$700,000	\$5,109
6	104	\$510,000	\$4,904
SEPARATED COMBINED TOTAL	2,029	\$9,585,000	\$4,724
IF PURCHASED AS A WHOLE	2,029	\$8,000,000	\$3,943
SAVINGS	2,029	\$1,585,000	

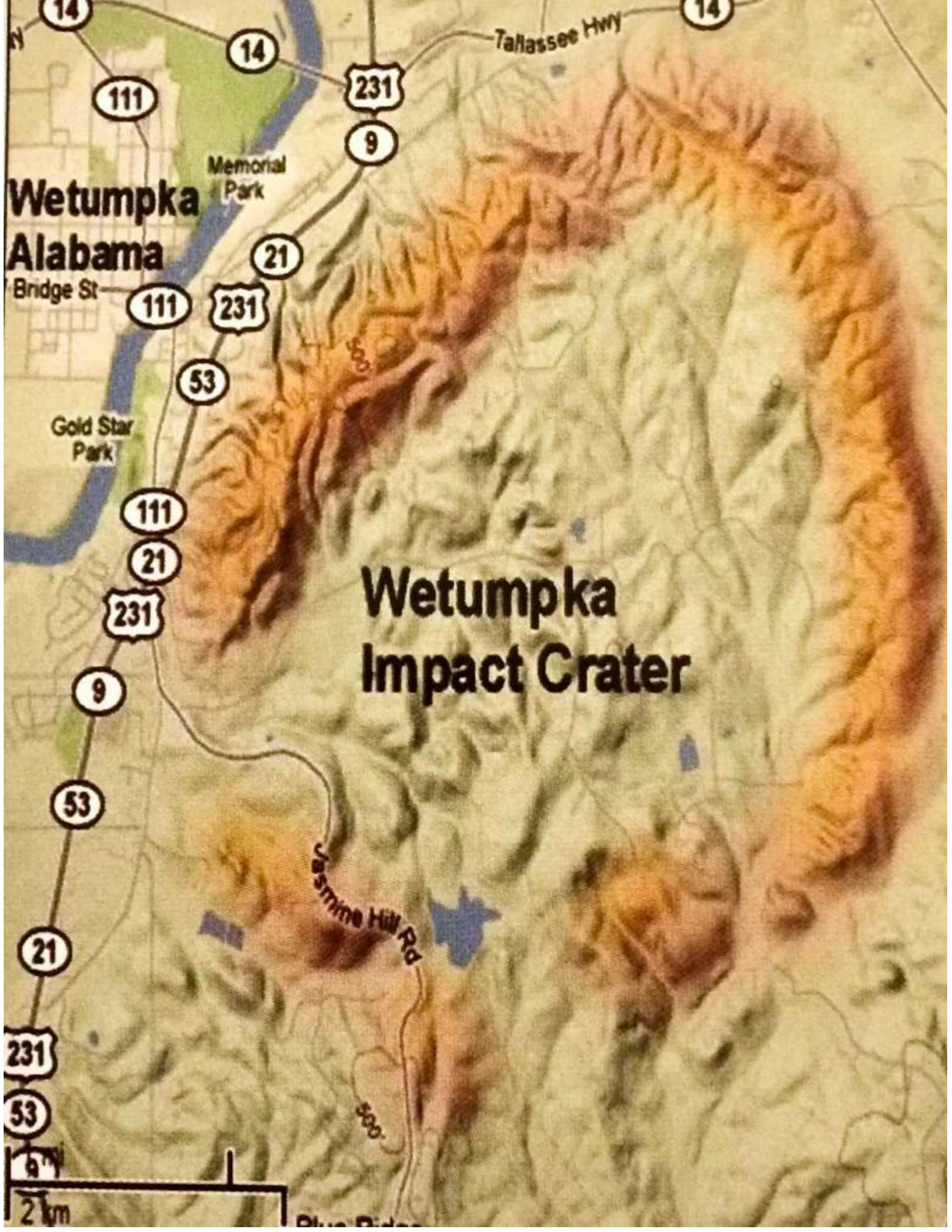


1329 +/- acres West of Firetower Rd
700 +/- acres East of Firetower Rd



City Limits and School Zone Map





**Wetumpka
Alabama**

**Wetumpka
Impact Crater**

2 km

**Clear cut West of Firetower Rd
5-year-old planted pine East of Firetower Rd**

