

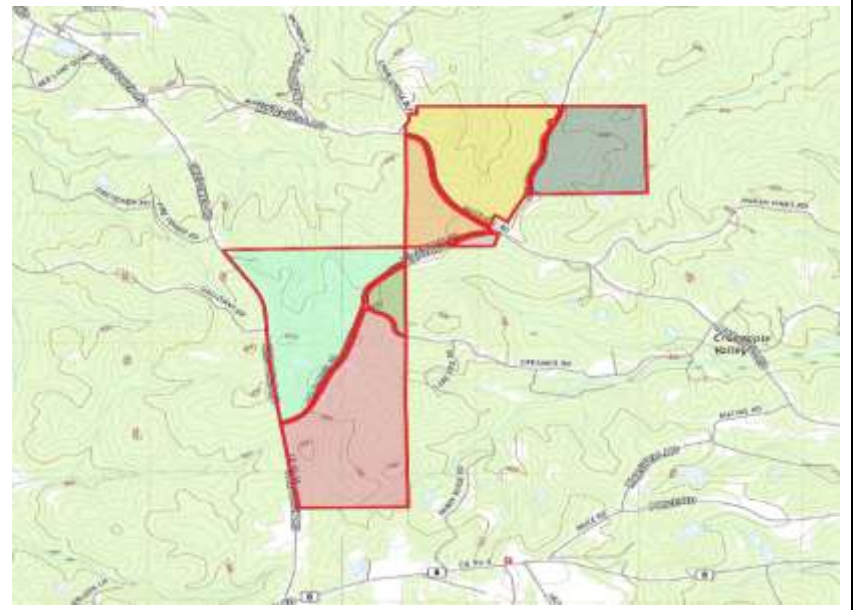


John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

Pete Hall
334.312.7099
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Weil/ Regions Trust +/- 700 Acres Elmore County, Al near Wetumpka



Price: \$ 3,430,000 or \$4900 per acre

Location - Abutting the city limits of Redland just a few miles from Wetumpka and Jasmine Hills with frontage on Jug Factory, Firetower, Marshall, and Creamer Roads

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

56 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

For a list of individual tract prices go to www.johnhallco.com

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.

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. Approximately 360 of the 700 acres are in 5 year old planted pine with the rest in hardwood drains and bottoms.
- 2) 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. 6 Parcels with miles of paved county-maintained road frontage with infrastructure that includes power and water.

Development is already happening all around the property from Redland Rd to Wetumpka to Blue Ridge Estates. Mini Farms and Estate lots are in high demand as well. The opportunity is here and now if you wish to monetize this value or use the property recreationally as the investment continues to increase

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**
- **Very good School Systems in Elmore County**

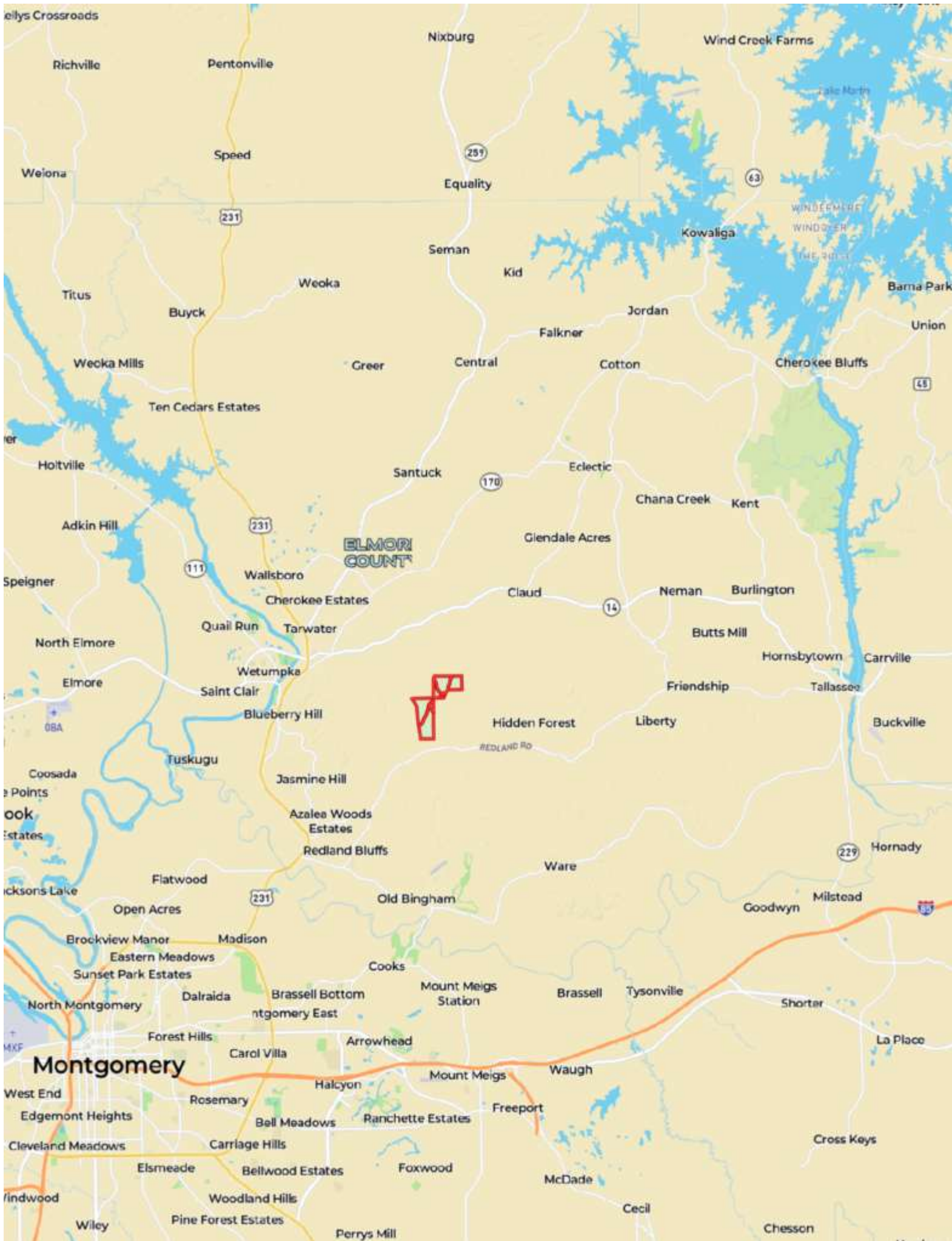
Call Pete Hall at (334) 312 7099 for more information

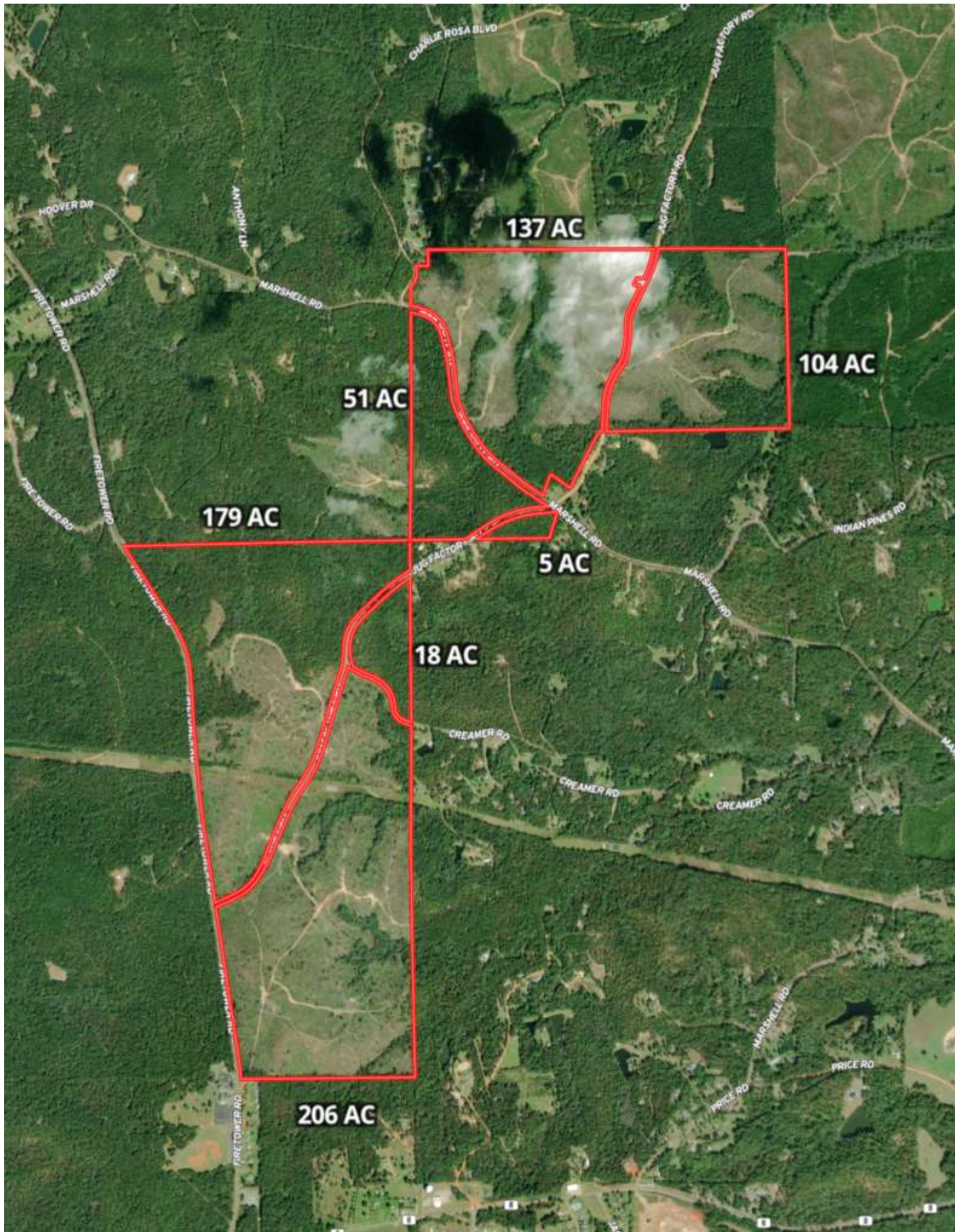
1	206	\$1,010,000	\$4,903
2	179	\$875,000	\$4,888
3	18	\$105,000	\$5,833
4	56	\$355,000	\$6,339
5	137	\$700,000	\$5,109
6	104	\$510,000	\$4,904

SEPARATED TOTAL	700	\$3,555,000	\$5078.57
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IF PURCHASED ENTIRE TRACT	700	\$3,430,000	\$4,900
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WEIL PROPERTY PRICE BREAKDOWN





137 AC

104 AC

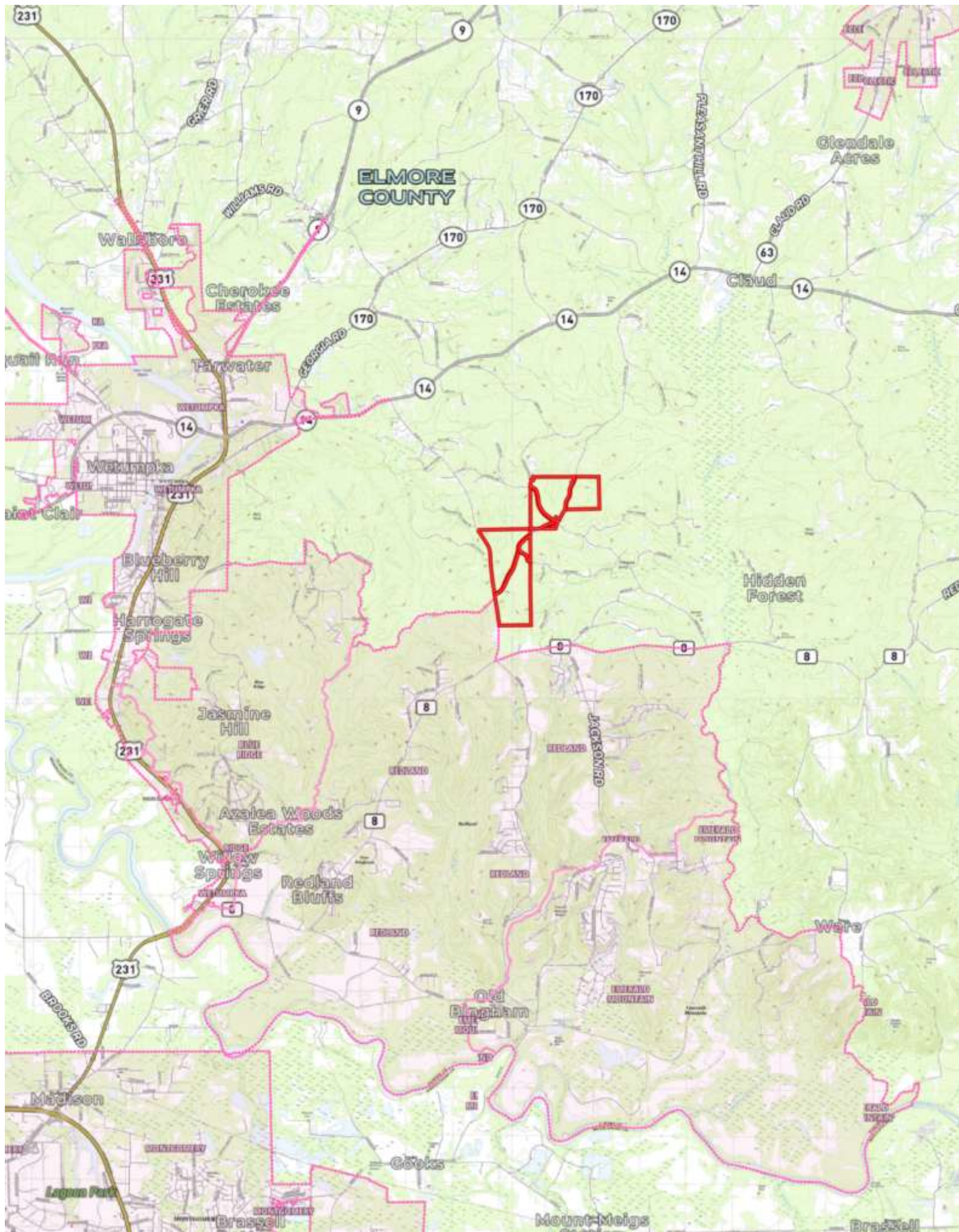
51 AC

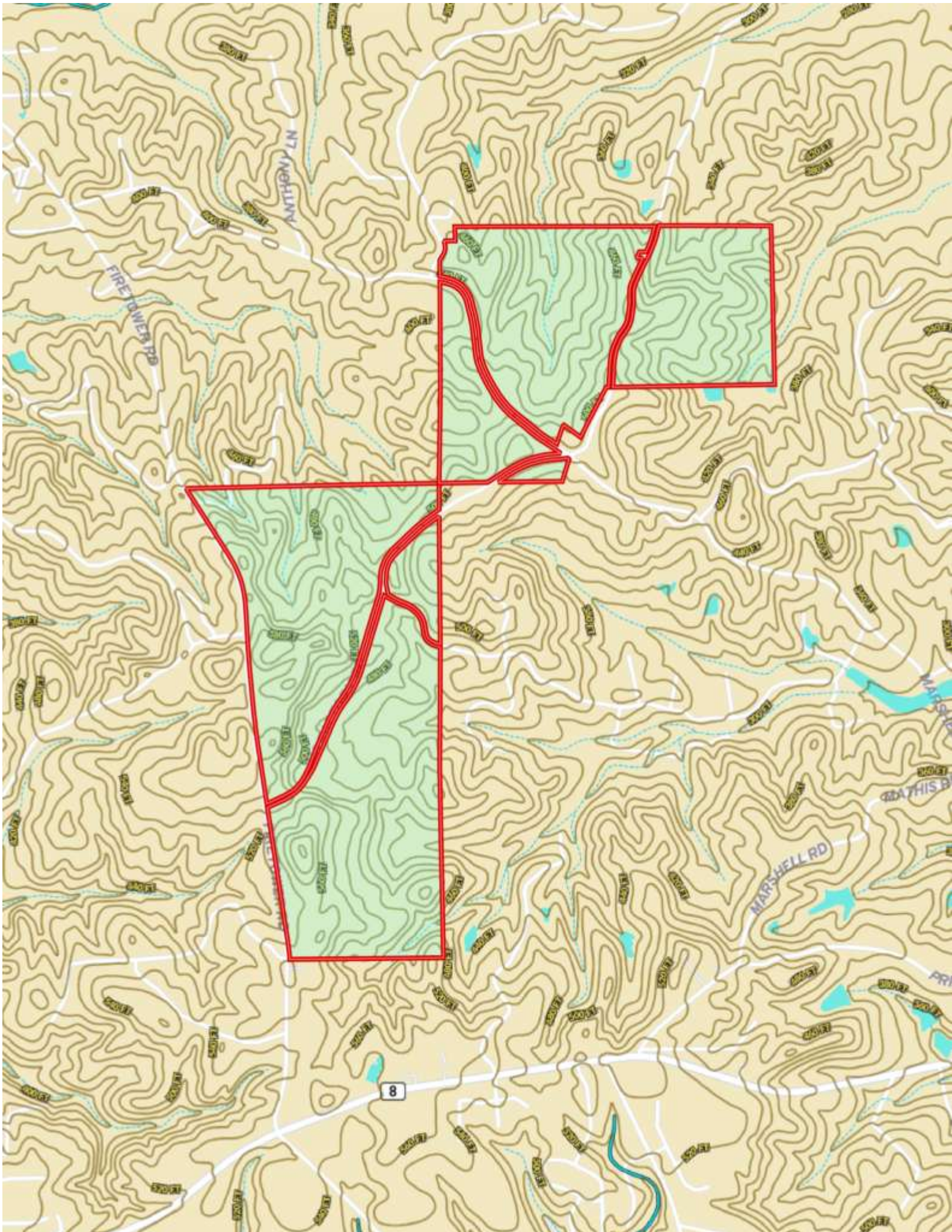
179 AC

5 AC

18 AC

206 AC





5 year old planted pine

