



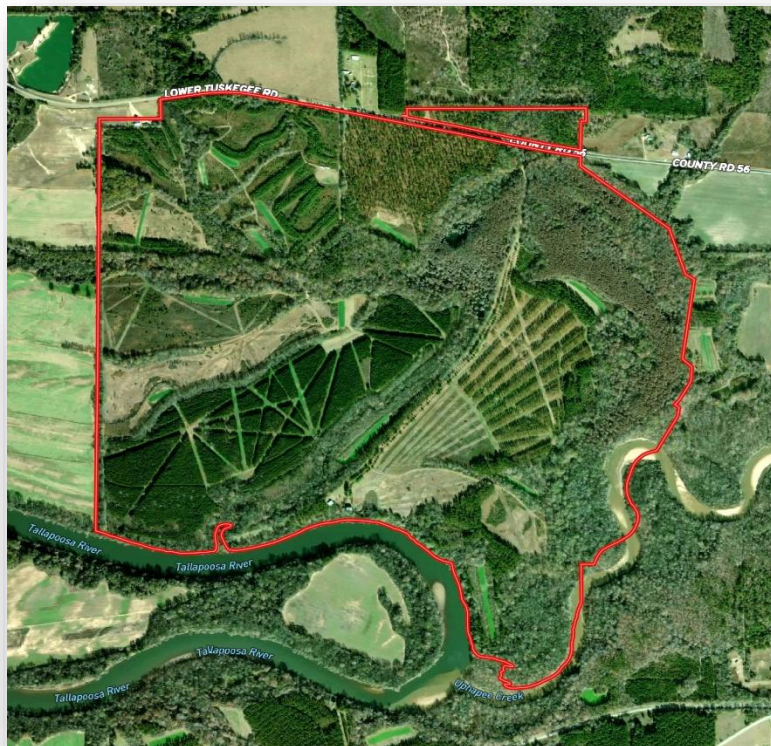
John Hall & Company

Land | Commercial | Investment Property
www.JohnHallCo.com

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RIVER OAKS PLANTATION

740 acres +/- Macon County, Alabama
near Tallassee



LOCATION: Macon and Tallapoosa County on the Elmore County Line Near Tallassee, AL

LAND USE: Hunting Plantation – Recreation on the Tallapoosa River — Timber Investment – Rich Creek Indian History

PRICE: \$3,400,000

SPECIAL FEATURES: Frontage on two major waterways that include approximately 6000 +/- Linear ft on the Tallapoosa River and over 4300 linear ft on Uphapee Creek. 30 years ago, roughly half of the property was converted from ag land into a pine timber plantation designed for upland bird hunting. There are hundreds of planted oaks lining the entrance on both sides of the main road for close to of a mile and the affect is breathtaking. The remaing timber is composed of mature hardwood & cypress swamp along with large open fields that produce excellent duck, deer, and turkey habitat.

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
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A charming 2 story cottage was built in the year 2000 with access to the river. There are substantial gravel reserves that have been tested that could be utilized for a conservation easement. It's 25 minutes from Auburn and 25 minutes from Montgomery. Quite simply there is nothing on the market comparable to River Oaks Plantation

Call Pete Hall at (334) 312 7099 – Shown By Appointment Only

RIVER OAKS ATTRIBUTES

- Hunting and Fishing Paradise
- 740 +/- Acres Predominately in Macon County (Small sliver in Tallapoosa County)
- Three Quarters of a mile on the Tallapoosa River
- Two year-round creeks flow thru property – Mill Creek and Uphabee (Chewacla) Creek
- 25+ years of intense game management. (Participated in Deer Management Program for over 20 years)
- Whitetail Deer & Turkeys have been supplementally fed year-round with 5 to 7 tons of soybeans per year for 15+ years
- Several whitetails in excess of 200 pounds live weight have been taken (Largest 245 pounds)
- Unparalleled turkey population
- Significant timber, a portion of which is Longleaf
- 11 Food Plots
- 7 One Man Shooting Houses
- 7 Two Man Shooting Houses
- 9 Ladder Stands
- 2 Tri-Pods
- 2 Two Man Quad-Pods
- 7 Feeders
- Walk-In Cooler
- 2034 sq ft 3 bedroom 2 bath cottage built in 2000 with a wrap around balcony on each floor
- Tornado Shelter
- John Deere enclosed Tractor with front end loader, bush hog, and disc. Also a Tractor & Implement barn with ample attic and storage space
- Two 20 ft. Storage Containers
- One 40 sq. ft. Storage Container

RIVER OAKS HISTORY

Located on a pronounced eastward bend in the Tallapoosa River about 20 miles east of downtown Montgomery, Tukabatchee was once the major Creek town in what has now become southern Alabama. One legend says Tukabatchee is the birthplace of the Green Corn Ceremony, a harvest ritual practiced throughout Creek and Seminole society. Tustanagee Thlucco (Big Warrior), principal chief of the Upper Creeks in the early 1800s, lived in Tukabatchee until his death in 1826. Opothleyahola (Good Shouting Child) was born in Tukabatchee in 1798, and eventually rose to the position of Speaker of the Chiefs. But Tukabatchee is most remembered for a famous visit.

Tecumseh and Tenskwatawa came to Tukabatchee in 1811 to convince the Creek Nation to join their pan-tribal campaign against encroaching European society. Tecumseh's ideas met with some support, but the combination of Big Warrior and Benjamin Hawkins (an Indian Affairs agent) was successful in keeping the Creek Nation out of Tecumseh's machinations. Tukabatchee remained a thriving town until the Treaty of Cusseta ceded all Creek lands east of the Mississippi River to the U.S. government.

In 1929, the Alabama Anthropological Society commissioned a plaque to mark the spot of what they called Tukabahchi. That stone can be seen below. It current sits in from of City Hall in Tallassee, but presumably it was originally placed much closer to the actual site of the town.

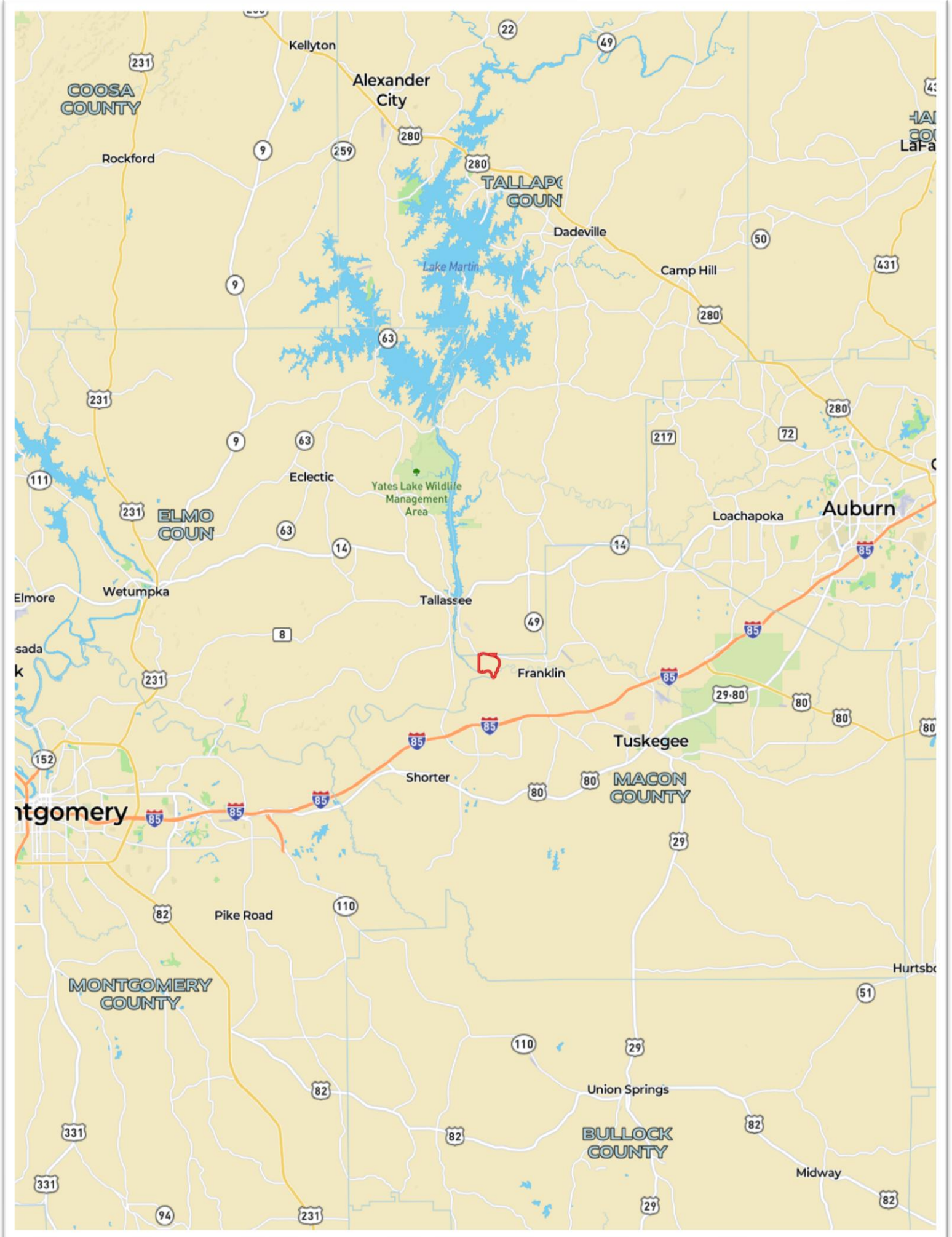
“This stone placed at the Great Council Tree marks the site of Tukabahchi 1686-1836 Capital of the Upper Creek Indian Nation. Here were born Efau Haujo, great medal chief, and Opothleyaholo, Creek leaders. Big Warrior resided nearby. Here came Tecumseh in 1811 to arouse the natives against the white settlers and was successfully opposed by Col. Benjamin Hawkins, principal agent for Indian Affairs south of the Ohio River.

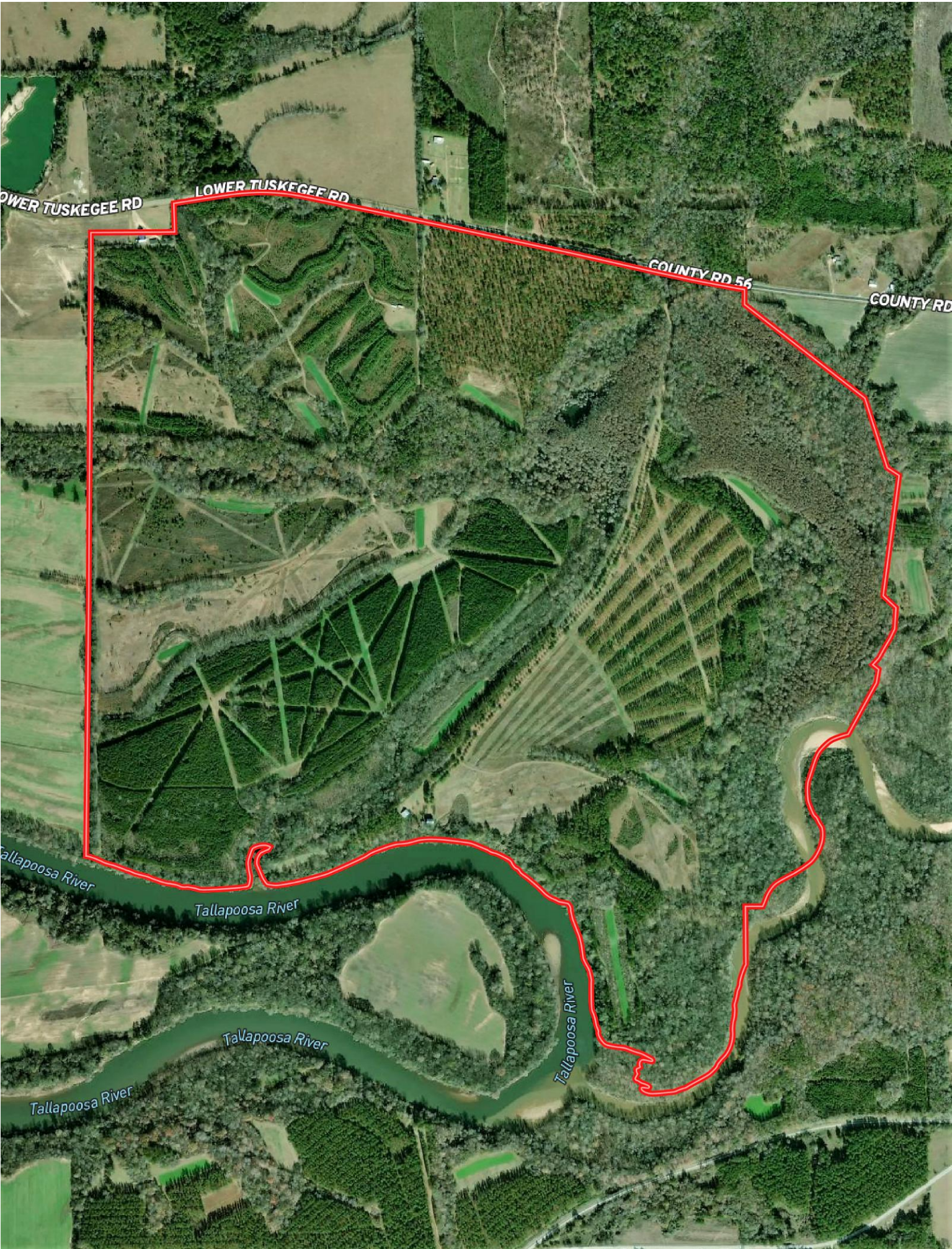
The Alabama Historical Association placed a modern marker honoring Tukabatchee just west of its home bend in the Tallapoosa in 2011. The reverse side of the marker contains the exact same message as the front, but this time written in Muskogee

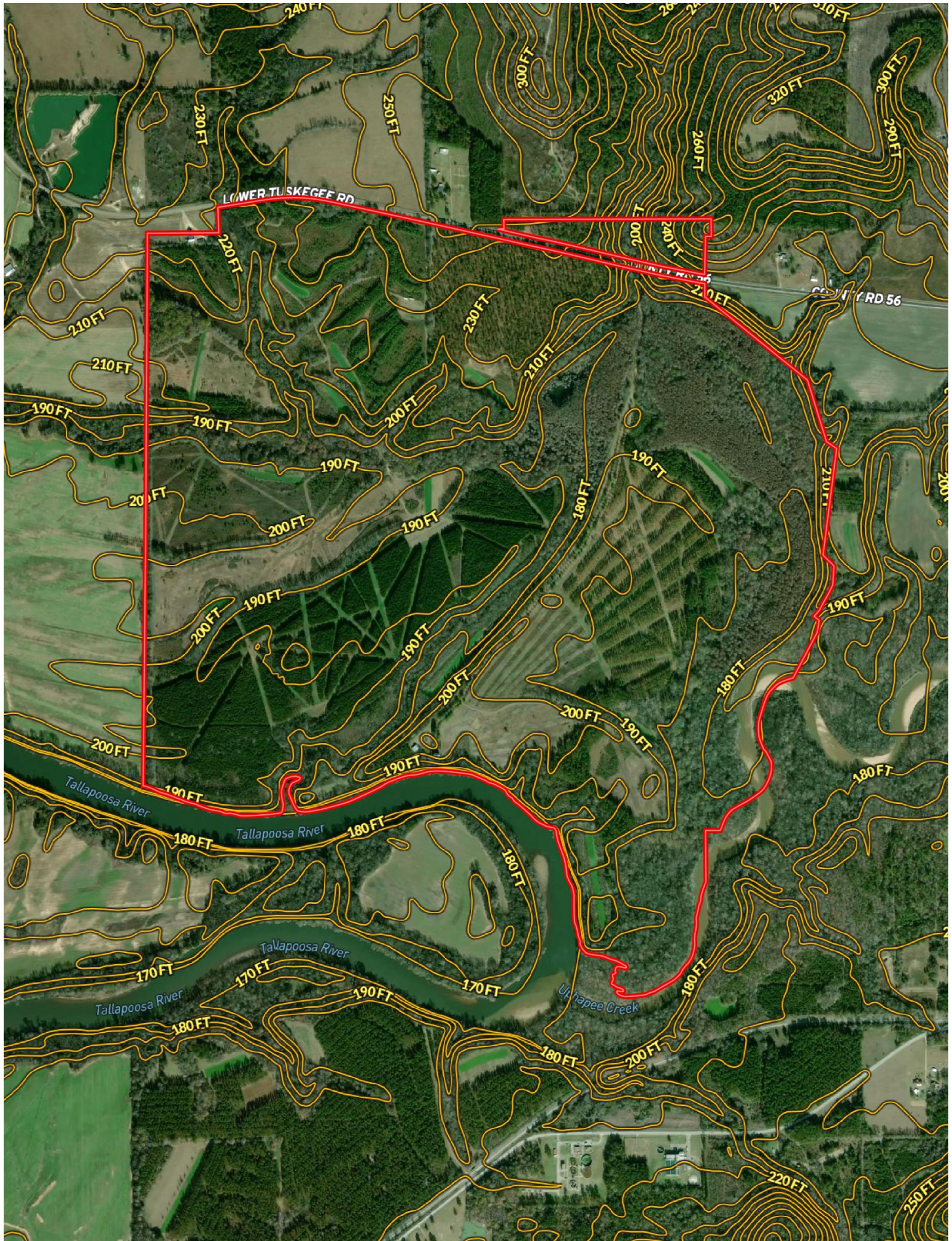
“On this bend of the Tallapoosa River, stretching out before you, lay one of the ancient towns of the Muscogee Creek People, called Tukabatchee. Tukabatchee is one of the original four mother towns of the old Creek Confederacy. Tukabatchee served as one of the Creek Confederacy capitals in the Upper Creek region on the Tallapoosa River. In the fall of 1811, Tecumseh of Creek and Shawnee ancestry came here to his mother’s town to persuade the Nation’s warriors to adopt his ideas of rejection of the presence of American intruders and return to traditional ways. Tecumseh’s visit to Tukabatchee represents the beginning of a series of events that resulted in the Creek War. Tecumseh addressed the nation gathered here and gave his war speech where he persuaded some Upper Creek warriors to take the war walk against the intruders. The Creek Confederacy was not totally unified in this nativistic movement which led to the Creeks fighting each other causing the Creek Civil War of 1813-1814.”

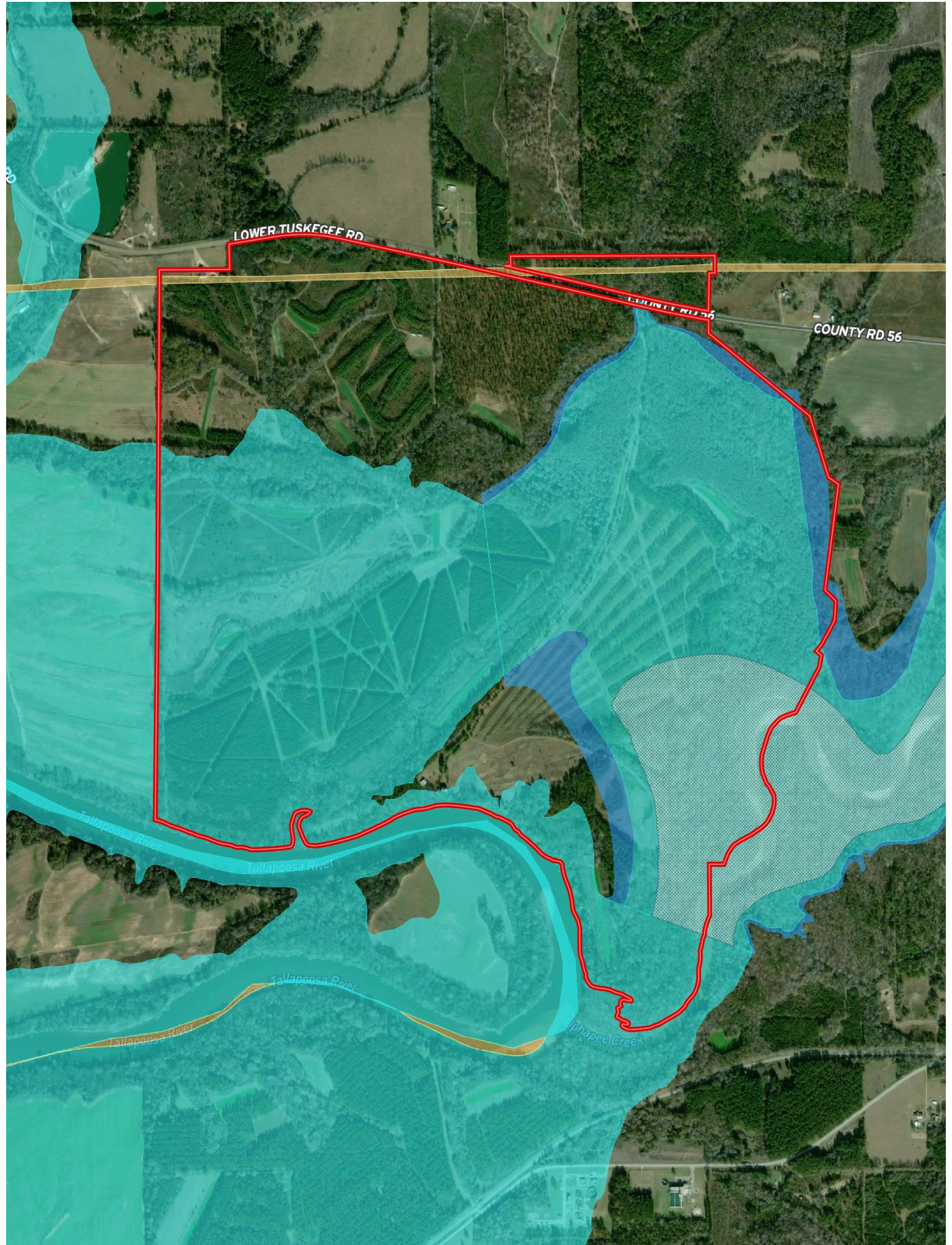
— Alabama Historical Association – 2011

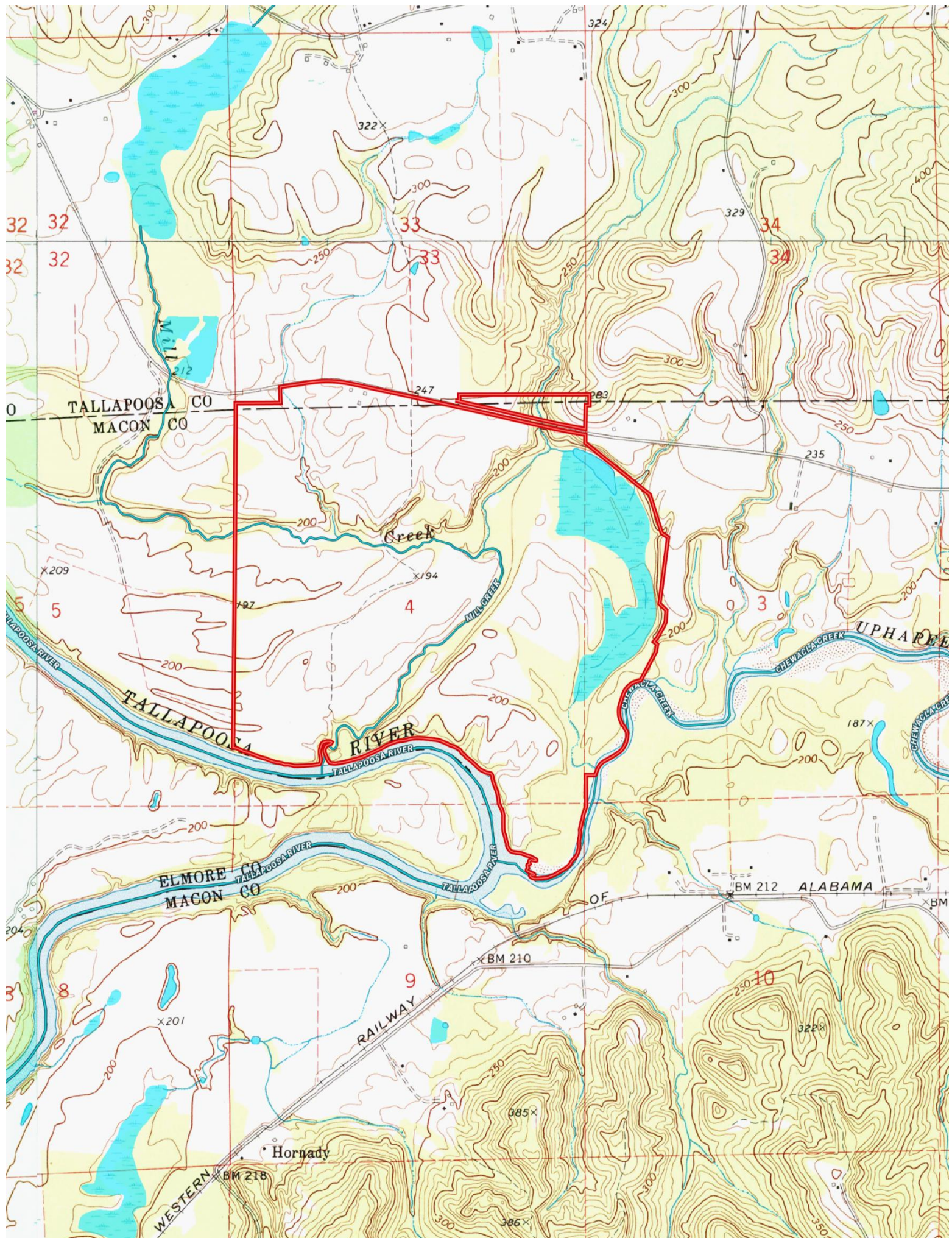
Oscelo, the renown warrior and influential leader of the Seminole people was born in Talisi. His mother was Muscogee, and his great-grandfather was a Scotsman. He was reared by his mother in the Creek (Muscogee) tradition. When he was a child, they migrated to Florida with other Red Stick refugees, led by a relative, Peter McQueen, after their group's defeat in 1814 in the Creek Wars. There they became part of what was known as the Seminole people.











LOWER TUSKEGEE RD

COUNTY RD 35

COUNTY RD

Tallapoosa River

Tallapoosa River

Tallapoosa River

Tallapoosa River

Uphapee Creek

