



John Hall & Company
Commercial / Investment Property / Land
www.JohnHallCo.com

For Sale **WINDY CREEK FARMS**



LOCATION: Tallapoosa County just south of Lake Martin

SIZE: 608 acres +/-

TERRAIN: Level to gently rolling bottoms and upland hardwood

LAND USE: Recreational Hunting, Conservation Easement,
Timber Investment, Fishing, Retreat

PRICE: \$2,200,000

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WINDY CREEK FARMS

At John Hall & Company we ask the question, “What is handing down your **VALUES** as well as your **ASSETS WORTH**? The answer - leaving a legacy that is an investment as well as a vehicle that promotes family and teaches life lessons for generations. This is Windy Creek Farms. A 608 +/- acre recreational estate such as Windy Creek Farms only reaches its full potential through time and intense management.

The property boasts an internal road system second to none, old growth hardwood bottoms and upland hardwoods with nut bearing trees such as white and red oak. Overly generous green fields meticulously placed to funnel deer and turkey for your hunt. At Windy Creek, year-around feeding and first class shooting houses exceed expectations. Beautiful Wind Creek creates the Western property line and runs continuously with rushing rapids and waterfalls. Other water sources feed into the world class fishing pond managed by Southeastern Pond Management which is stocked with F-1 Tiger Bass, food fish such as shad and fingerlings, bluegill and more. Pulling in an Eight to Ten pound bass is not unusual.

From the 4 bedroom Modular Home to the first class equipment shed and all other structures, every effort has been made to secure the people and equipment that they contain. Alarm systems have been added for this purpose as well as ease of ingress to each building. The location couldn't be more attractive for those who enjoy Lake Martin living, ties to Auburn, and it's convenient to Montgomery, Atlanta, and Birmingham.

Shown by appointment only:

Call Pete Hall (334) 312 7099 or John Hall (334) 399 1769



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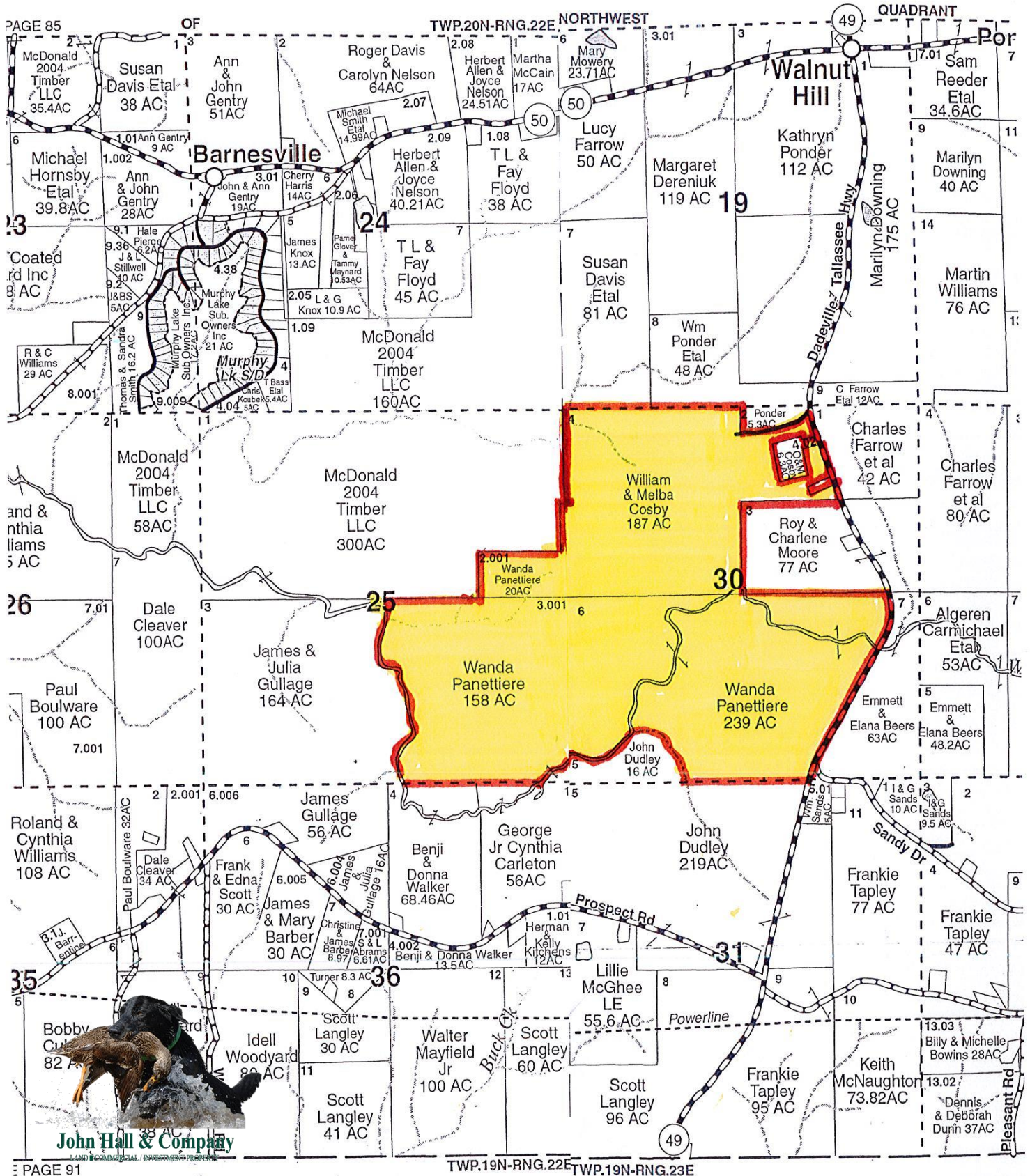


Windy Creek Farms Specs

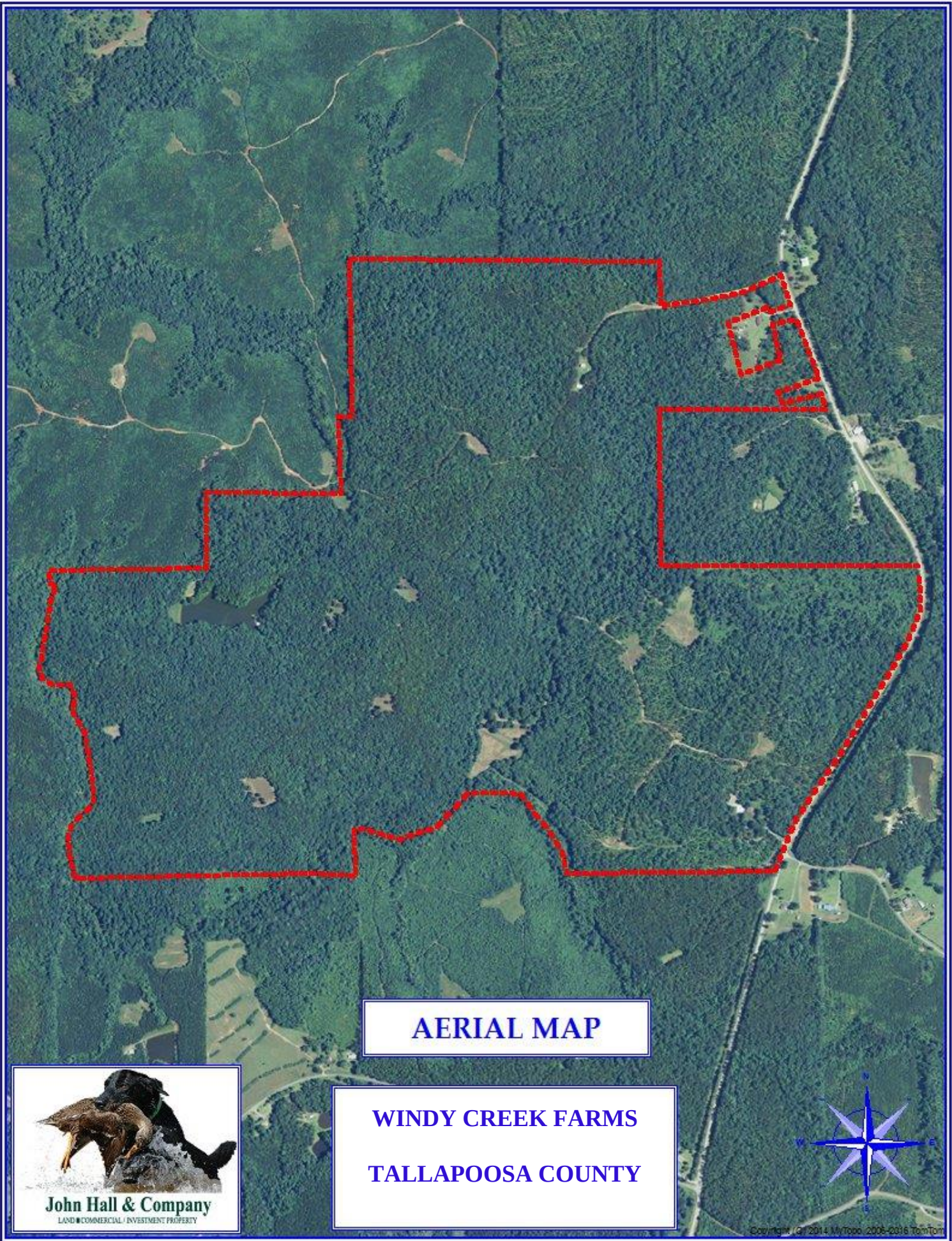
- **2700 SF-4 BR 3 ½ bath, modular home fully furnished with fireplace. Modern Kitchen with washer dryer and freezer. There is a large deck on rear of home.**
- **22/25kw generator & 250 gallon propane tank. Alabama Power.**
- **City Water**
- **50'x50' new barn plus a 1200 SF metal storage barn**
- **7 ½ acre spring fed lake with gazebo, dock and 2 fish feeders. Trophy bass and blue gill. The pond is professionally managed by South East Pond Management**
- **9 elevated shooting houses with leather swivel chairs and windows**
- **3 room camp house**
- **Very valuable mature hardwoods, pines and 10 large wildlife plots.**
- **Wind Creek flows through the property for approximately 1.5 miles and features a nice waterfall.**
- **12 year old John Deere tractor (90hp) with only 900 hrs**
- **7ft Rhino Bushhog, 6 foot disc and corn planter**
- **New Polaris Ranger 900cc**
- **3 y/o Polaris Ranger (Electric)**
- **2 riding lawn mowers**
- **Security system at house and both barns**



TALLAPOOSA COUNTY, ALABAMA (LOCATOR 20)



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AERIAL MAP

WINDY CREEK FARMS

TALLAPOOSA COUNTY



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Windy Creek Farms Equipment List

- 4 HP Air Compressor - hoses and attachments
- John Deere Tractor Model 5020 - 940 hrs with Front End Loader model 541, 12 years old
- Scag Commercial Grande Lawn Mower Model Cheetah 60" cut
- Echo Backpack Blower Model PB - 500T
- STIHL Poll Saw Pro Series
- Shindaiwa - Cutter and Trimmer Combo C270
- Polaris Ranger 900 Model Ranger XP 900 - Gas 4x4. new 2015 -12/12/15
- Polaris Ranger EV - Electric - 4x4. new 2014- 9/24/13
- Chain Saw Husqvarna Model 272XP
- 20' Trailer - New - Stored in Pole Barn - Northside
- John Deere Corn Planter Model Model 71
- Bush Hog - Rhino Model Twister TW84 - Serial # 18165 7ft
- Double Disc Mfg. by Prime Mfg. Co. Model #505 - Serial #32332
- John Deere 48" Cut - EZTRAK 23 HP Model Z425 2012
- Fertilizer Seed Spreader - Baltic Spreader
- Box Blade
- All home furnishings, appliances, trophy mounts and other miscellaneous items, tools, etc.