



John Hall & Company

Land | Commercial | Investment Property  
www.JohnHallCo.com

Pete Hall  
334.312.7099  
pete@johnhallco.com

## CAMP ONAWA & RETREAT CENTER

106 ACRES +/-



**LOCATION:** Chilton County, Al off CR 383 - Tax Parcel Number 23-02-10-0-000-001.003

**LAND USE:** Camp/ Retreat/ Meeting Facility

**ASKING PRICE:** \$950,000 **HUGE PRICE REDUCTION OF \$450k!**

**SPECIAL FEATURES:** Next Page

*Take I-65 to the Verbena Exit (Exit 200) Go West on CR 59 for about 5 miles to CR 24. Take a left on CR 24 for 2.8 miles until you see CR 383. Take a right and in 1/3<sup>rd</sup> of a mile you will run into the property entrance*

**Call Pete Hall at 334 312-7099 to schedule a showing**

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  
www.JohnHallCo.com

The property is a camp/retreat with a cafeteria building with cooking equipment, a rec building adjacent to the pool with male and female shower and bathrooms, storage and workshop buildings, a church, a dorm house, two dwellings, and 22 camp cabins (refer to attached sketches) with a total of 49,939 square feet of Gross Building Area (GBA).

### **Other Features / Amenities**

Sanctuaries/Chapel: Yes

Kitchen/Food Prep Area: Yes

Classrooms/Education Space: Yes

Gymnasium/Rec Center: Yes

Multi-Purpose Space: Yes

### **Structural Characteristics**

Foundation: Concrete slab

Building Frame: Wood and masonry

Exterior Walls: Concrete block, wood, metal, vinyl

Roof Type / Material: Gable / Metal

### **Interior Characteristics**

Floors: Concrete, tile, and laminate

Walls: Concrete block, painted drywall, and wood panels

Ceiling: Acoustical ceiling tile, exposed support joists, and painted drywall

Lighting: Fluorescent and Incandescent

Restrooms: Adequate and typical for the intended use

### **Mechanical Systems**

Electrical: Assumed adequate

Plumbing: Assumed adequate for the intended use

Heating: Mini-split unit

Air Conditioning: Mini-split unit

### **Site Improvements**

Site Improvements: Dirt and gravel roads, walkways, inground pool, fencing, etc.

Landscaping: Average

### **Legal, Conforming Status**

Legally Permitted Use: Yes

Conforms to Parking: Yes

### **Deferred Maintenance**

Deferred maintenance exists; however, many of the buildings have recently been renovated or are currently undergoing renovations. Contact agent to obtain a line item estimate of the cost of materials to complete renovations as provided by the current tenant. **Estimated Material cost is \$170,000 and total cost between \$330,000 to \$400,000.**

Prospective buyers must obtain their own estimates during the inspection period and John Hall & Company nor owner are responsible for these estimated costs provided in this information package.



TENNESSEE

## CLANTON COUNTY MAP

Located In Alabama



MISSISSIPPI

GEORGIA

FLORIDA



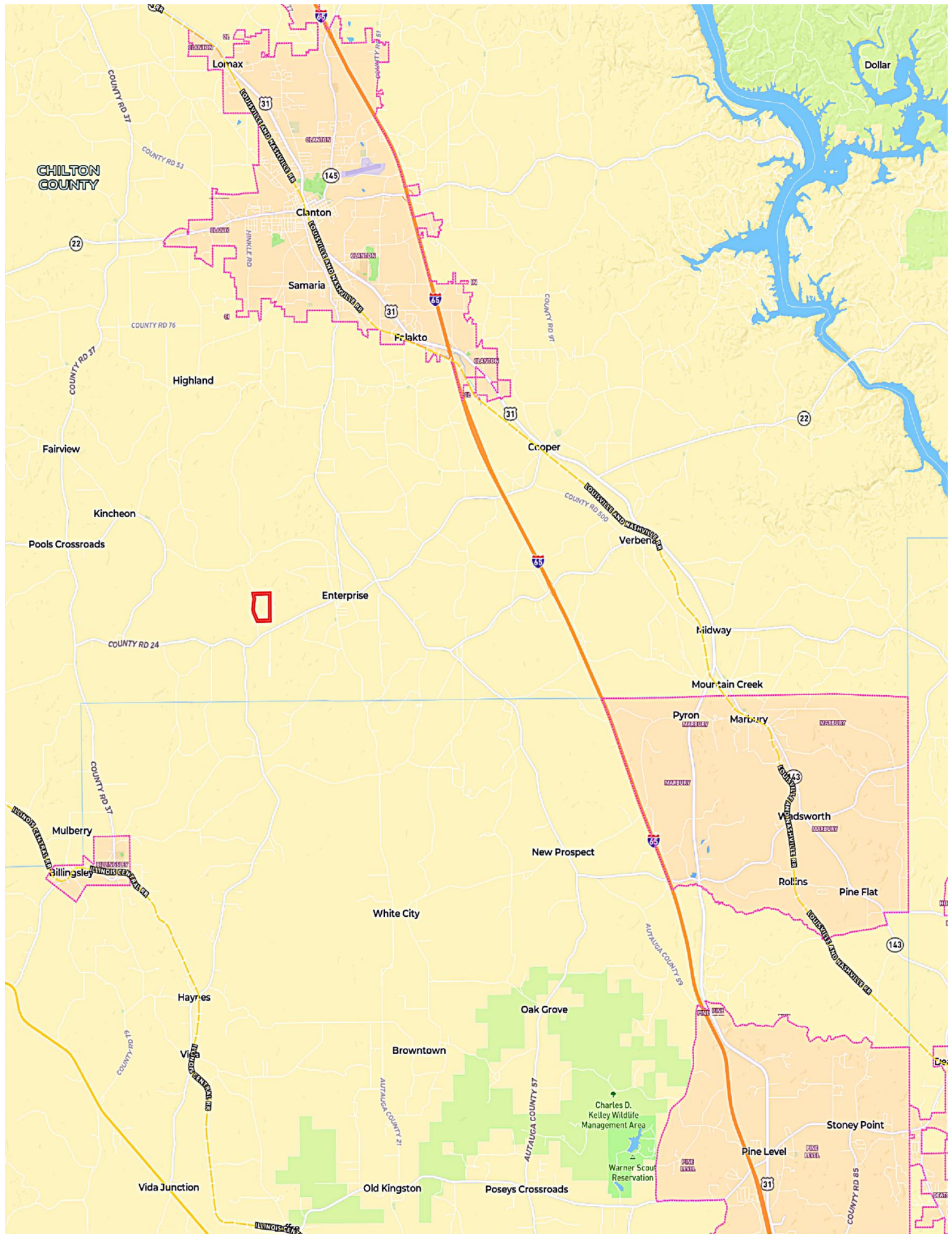
Gulf Of Mexico

0 5 10 20 30 40 Miles  
Copyright © 2010 www.mapsofworld.com  
(Updated on 21 July, 2016)

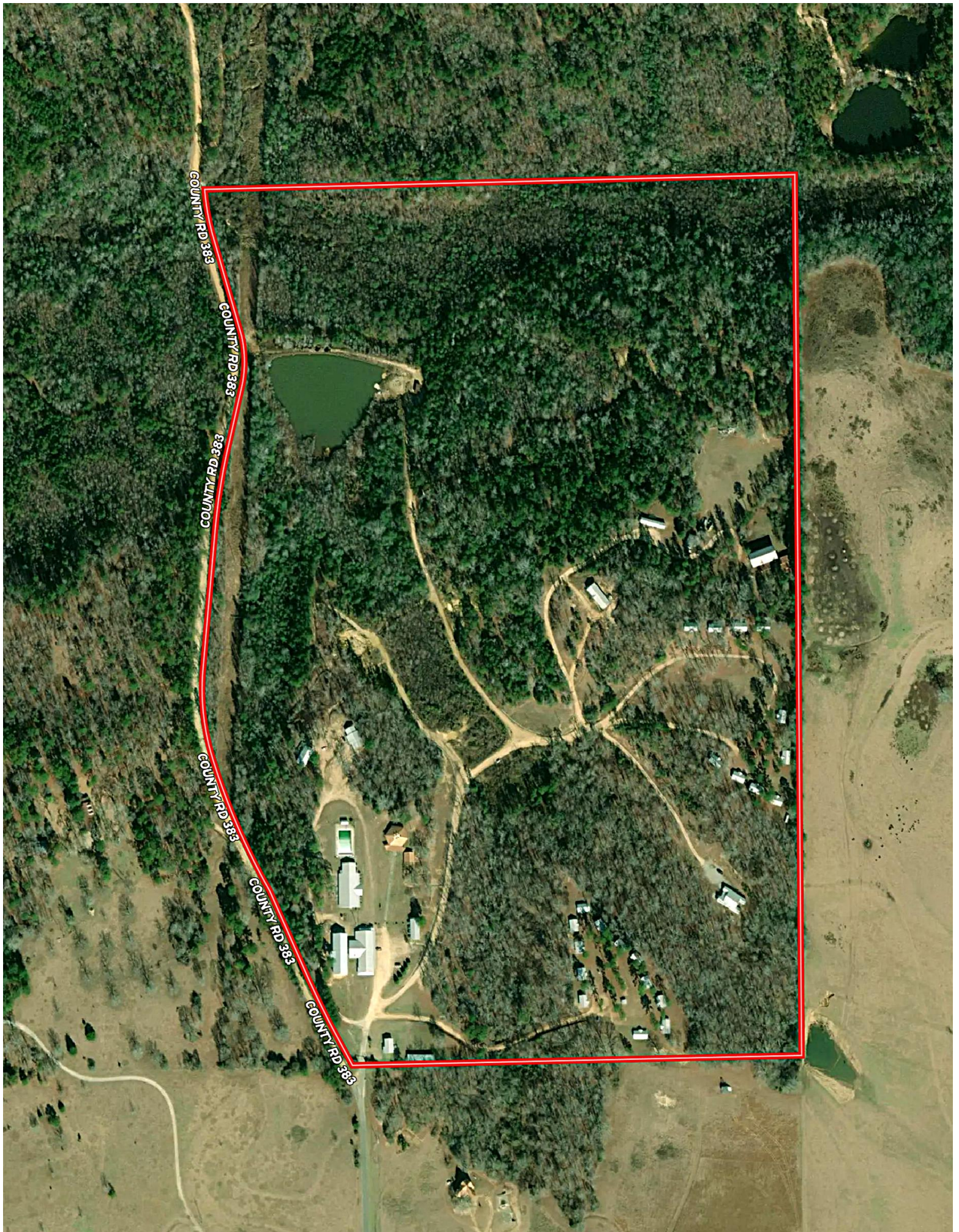
### LEGEND

- State Boundary
- County Boundary
- ★ State Capital
- County Seat

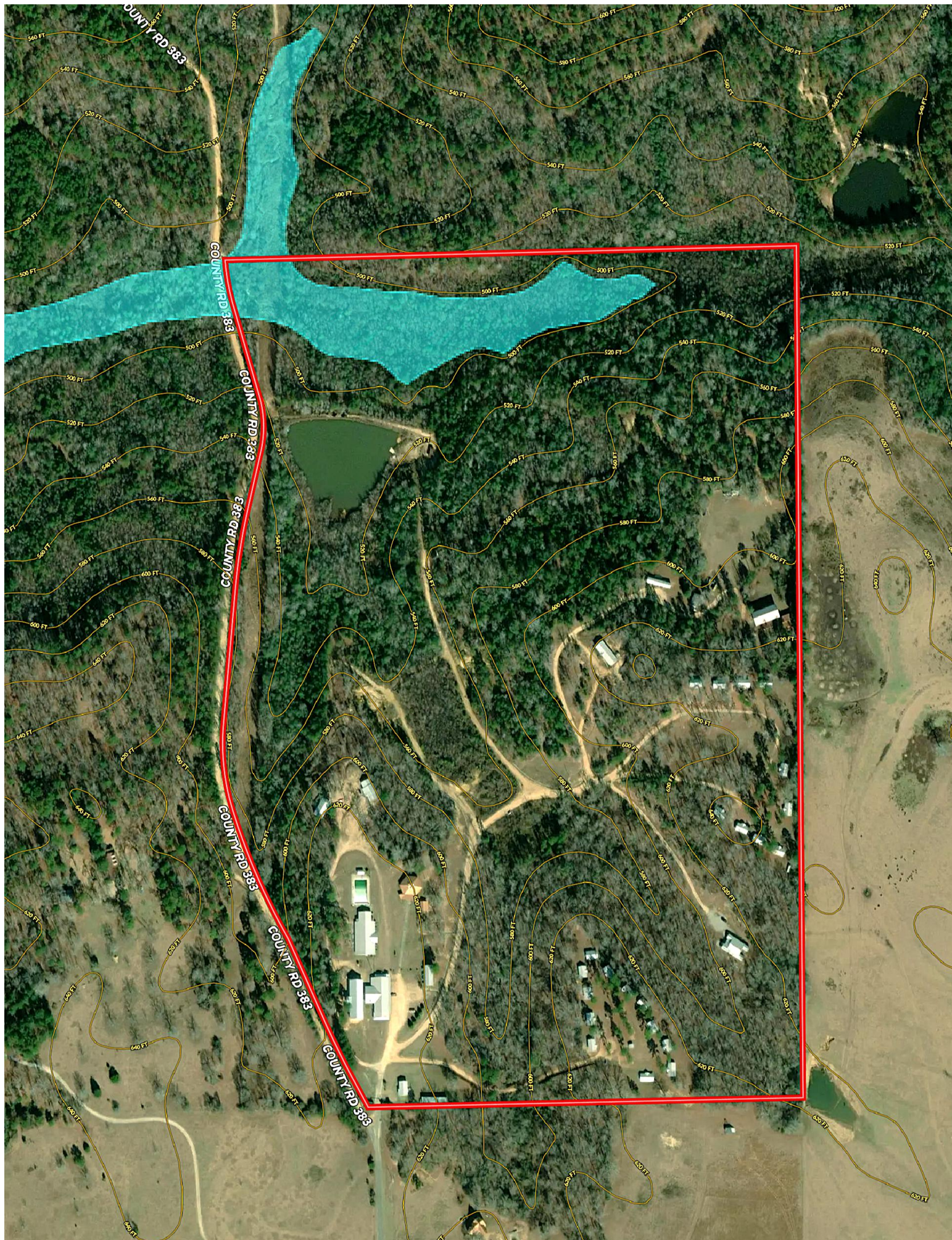




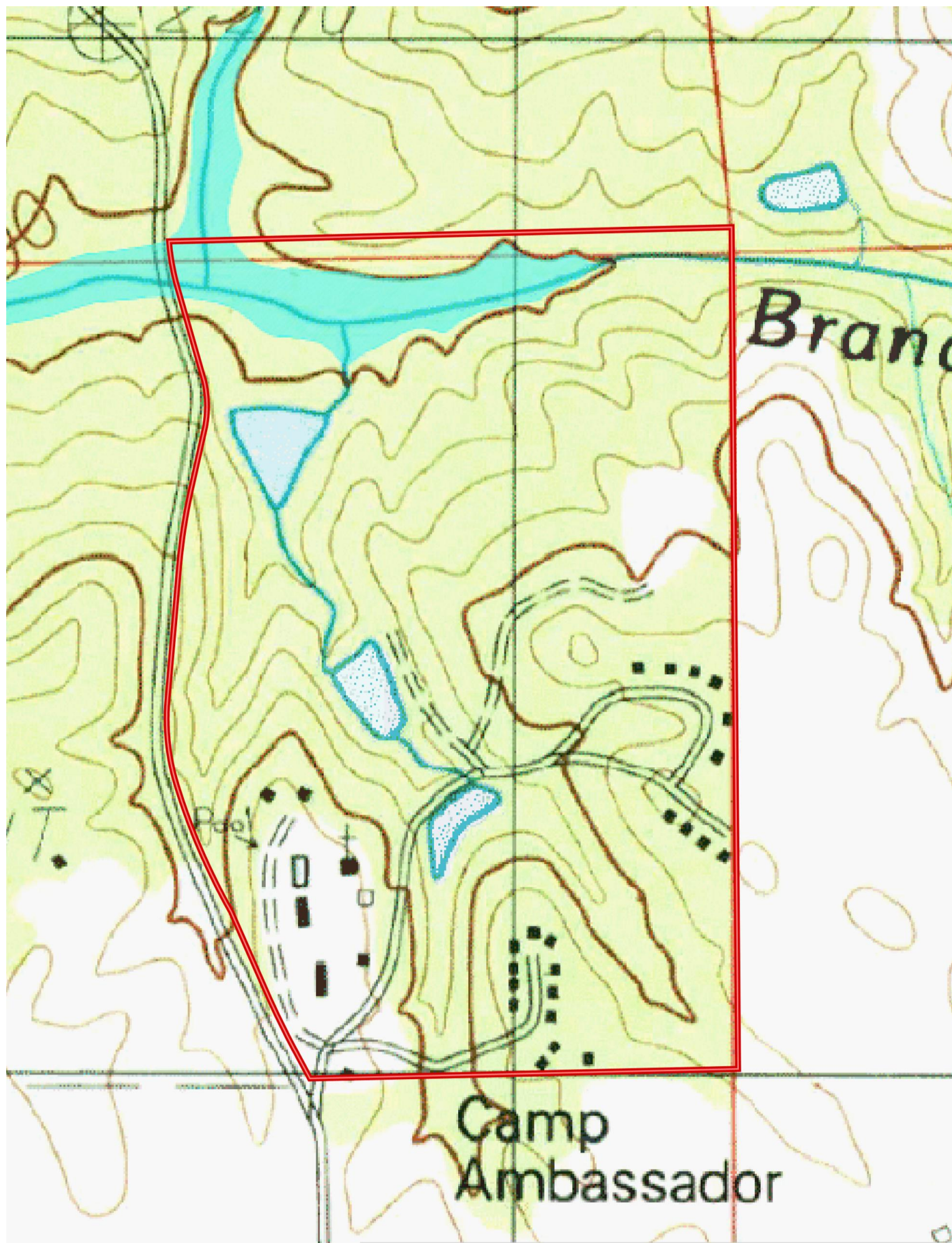
























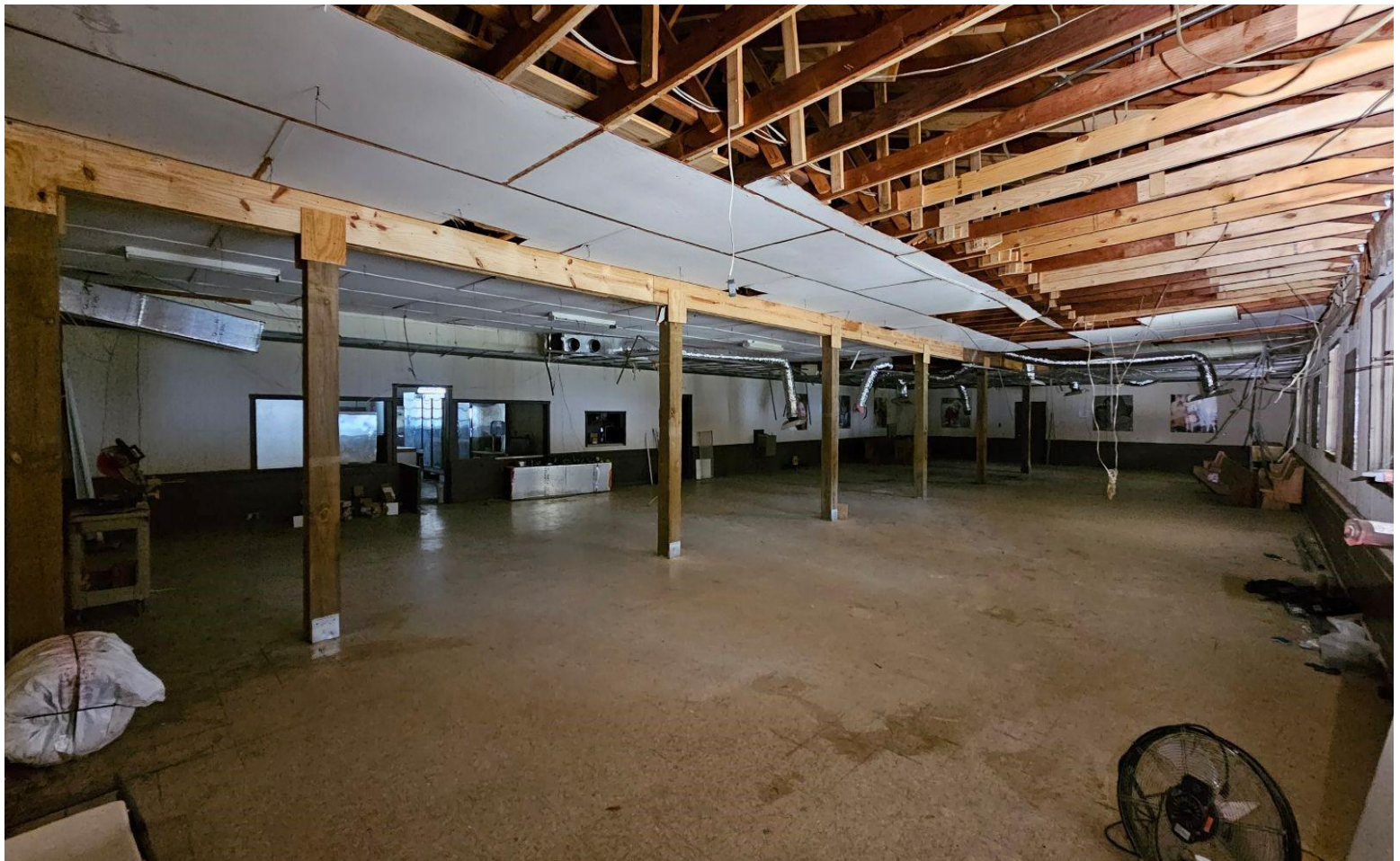














The property is a camp/retreat with a cafeteria building with cooking equipment, a rec building adjacent to the pool with male and female shower and bathrooms, storage and workshop buildings, a church, a dorm house, two dwellings, and 22 camp cabins (refer to attached sketches) with a total of 49,939 square feet of Gross Building Area (GBA).

### Other Features / Amenities

Sanctuaries/Chapel: Yes

Kitchen/Food Prep Area: Yes

Classrooms/Education Space: Yes

Gymnasium/Rec Center: Yes

Multi-Purpose Space: Yes

### Structural Characteristics

Foundation: Concrete slab

Building Frame: Wood and masonry

Exterior Walls: Concrete block, wood, metal, vinyl

Roof Type / Material: Gable / Metal

### Interior Characteristics

Floors: Concrete, tile, and laminate

Walls: Concrete block, painted drywall, and wood panels

Ceiling: Acoustical ceiling tile, exposed support joists, and painted drywall

Lighting: Fluorescent and Incandescent

Restrooms: Adequate and typical for the intended use

### Mechanical Systems

Electrical: Assumed adequate

Plumbing: Assumed adequate for the intended use

Heating: Mini-split unit

Air Conditioning: Mini-split unit

### Site Improvements

Site Improvements: Dirt and gravel roads, walkways, inground pool, fencing, etc.

Landscaping: Average

### Legal, Conforming Status

Legally Permitted Use: Yes

Conforms to Parking: Yes

### Deferred Maintenance

Deferred maintenance exists; however, many of the buildings have recently been renovated or are currently undergoing renovations. The figure below represents **an estimated** cost to complete the renovations.

### Curable Deterioration (Cost to Complete)

\$330,500

Total \$330,500

Cost to Complete