



John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

www.johnhallco.com

THE SULLIVANS AT EVERGREEN

LOCATION: Chilton County off CR 29 between Clanton and Thorsby

SIZE: 309 acres +/-

TERRAIN: Flat open pasture to gently rolling bottoms

LAND USE: Horse Trail Riding/ Hunting & Recreation/ Timber investment

HISTORY: Welcome to the Sullivan's at Evergreen, a multi-use recreational farm that is set up for equestrian trail riding, hunting, and timber investing. Privately owned and operated for over 38 years by the same family, the Sullivan's combined their passion of riding horseback and hunting into a tract that is like nothing else on the market today.

EQUESTRIAN USE: After purchasing the ideal property for their vision, the Sullivan's began hand cutting trails of various degrees of difficulty utilizing the land's terrain. Along the way the family took interest in the native flora and planted various fruit trees and flowering shrubs along the trails. The result is a first class horse trail riding facility that can accommodate riders of all skill levels with an emphasis on education. Along the 10+ miles of horse trails, riders will see plaques denoting different types of oaks and fruit trees including pears, persimmons, chestnuts, wild azaleas, crepe myrtles, mountain laurel and blueberry, raspberry, honeysuckle shrubs.

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.

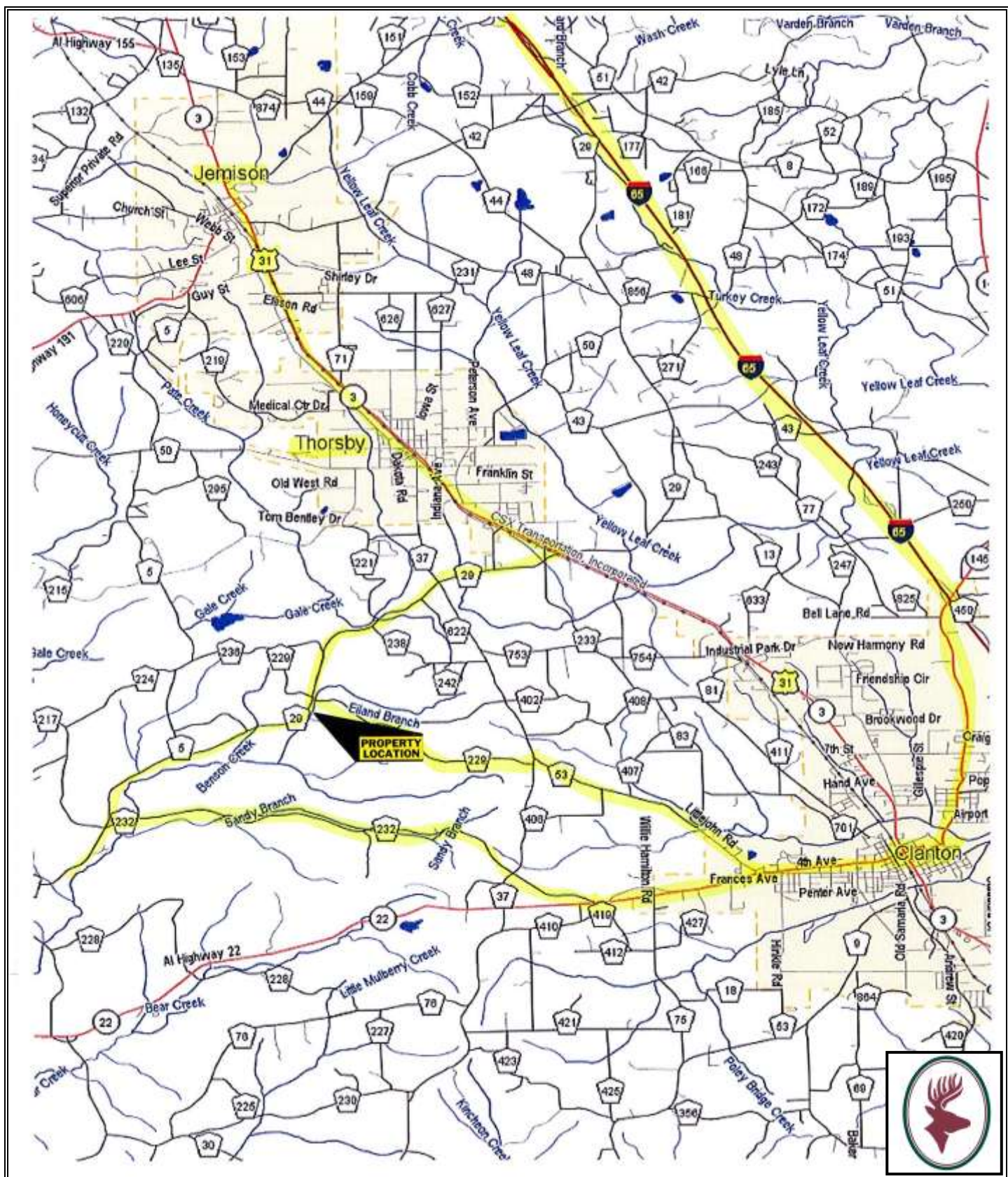
HUNTING: The property is also a well-managed recreational hunting property with many large green fields and six large shooting houses. An immaculate interior road system was built up, crowned and ditched allows access to all parts of the property. There are scores of wild turkey roosting in the large hardwoods along Eiland Branch, a winding creek that traverses the western edges of the property. There is also a 14 acre hay field that has hosted incredible dove hunts in the past. For those interested in quail hunting, there are several areas ideal for wing shooting on the property.

TIMBER: Another component to this unique investment is the beautiful timber the Sullivan's have cultivated. There are various ages of merchantable planted pine and hardwood in both the pulpwood log stages of maturity. The owner estimates a per acre value of \$600-\$800 which should be verified by interested parties through an independent cruise.

AMMENITES: On site there is a furnished 3 bed 2 bath modular home and several barns for equipment storage. Other amenities on the property include concrete block restrooms for riders with a hot shower, and a small office/headquarters building with eight RV hook-ups. There is power running to the home, well and city water available, and 1900 feet of frontage on CR 29. The property is rich with Indian artifacts and operated as a successful and profitable Choose and Cut Christmas Tree Farm for over twenty years. With so many options this one of a kind farm can be utilized as a private retreat or multi use investment.

Call Pete Hall (334) 312 7099 for an appointment to view the property. A list of equipment that can be purchased outside the list price will be provided to interested parties.

Price: \$865,200.00 or \$2800.00 per acre



0 SCALE OF MILES 1/2
0 660 1320 1980 2640 SCALE OF FEET 5280

TWP.22N-RNG.13E - SOUTHEAST

CHILTON COUNTY, ALABAMA (LOCATOR 12)



TWP.21N-RNG.13E

SEE PAGE 71

TWP.21N-RNG.13E

TWP.22N-RNG.14E

SEE PAGE 52

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TWP.22N-RNG.14E

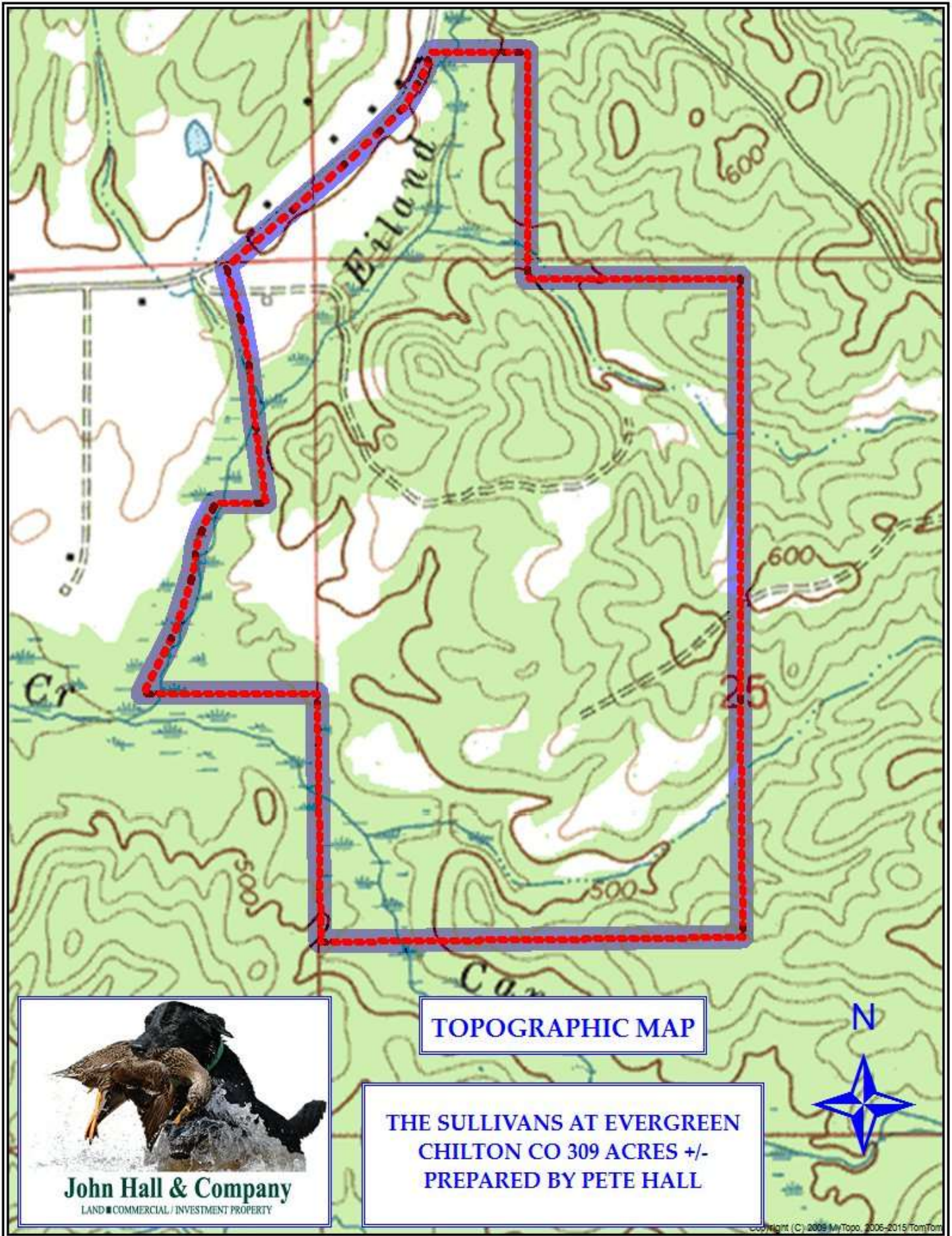
Caney Branch
Elland Branch

AERIAL MAP

THE SULLIVANS AT
EVERGREEN
309 ACRES +/- CHILTON CO
PREPARED BY PETE HALL



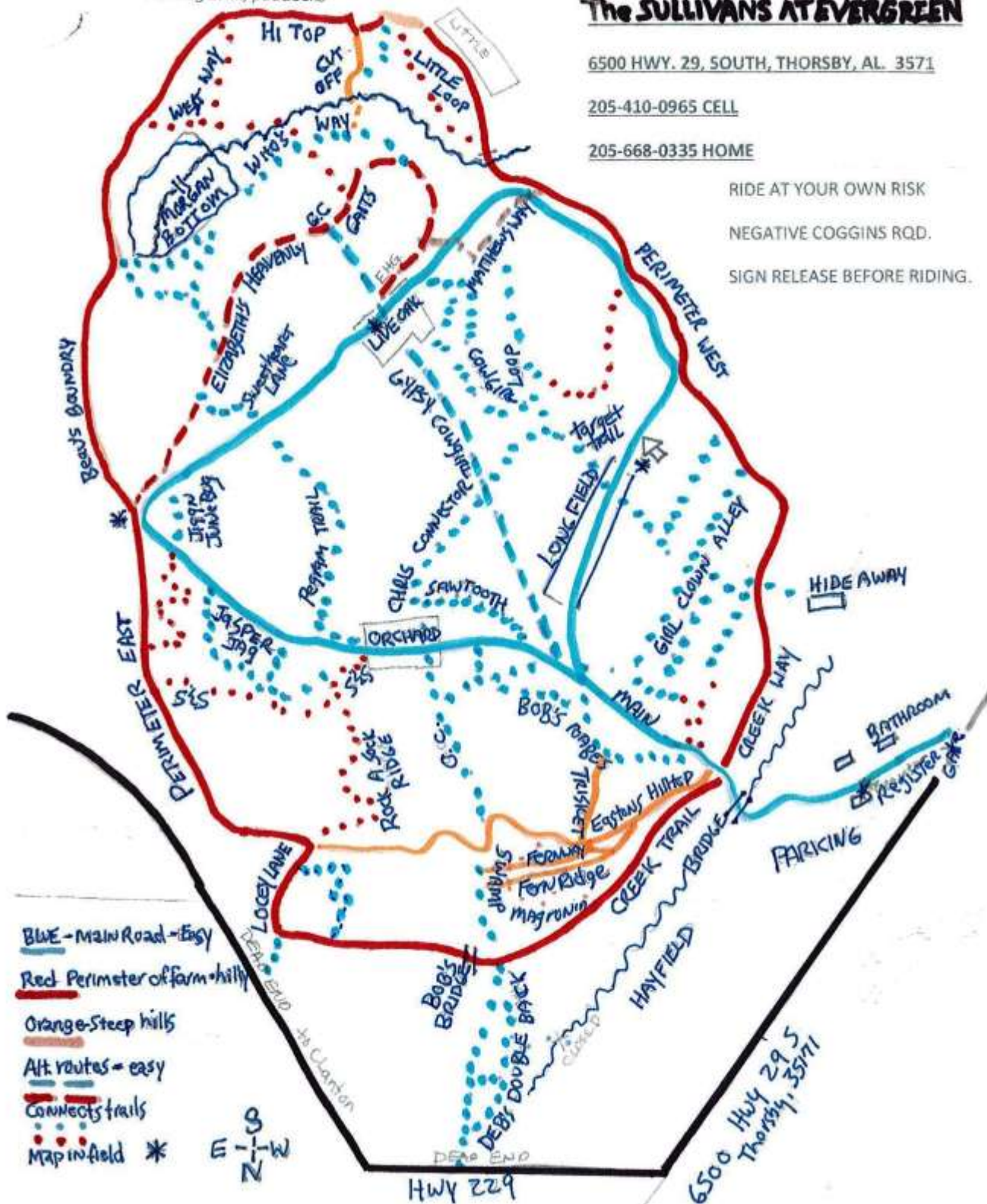
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Parking area/paddocks

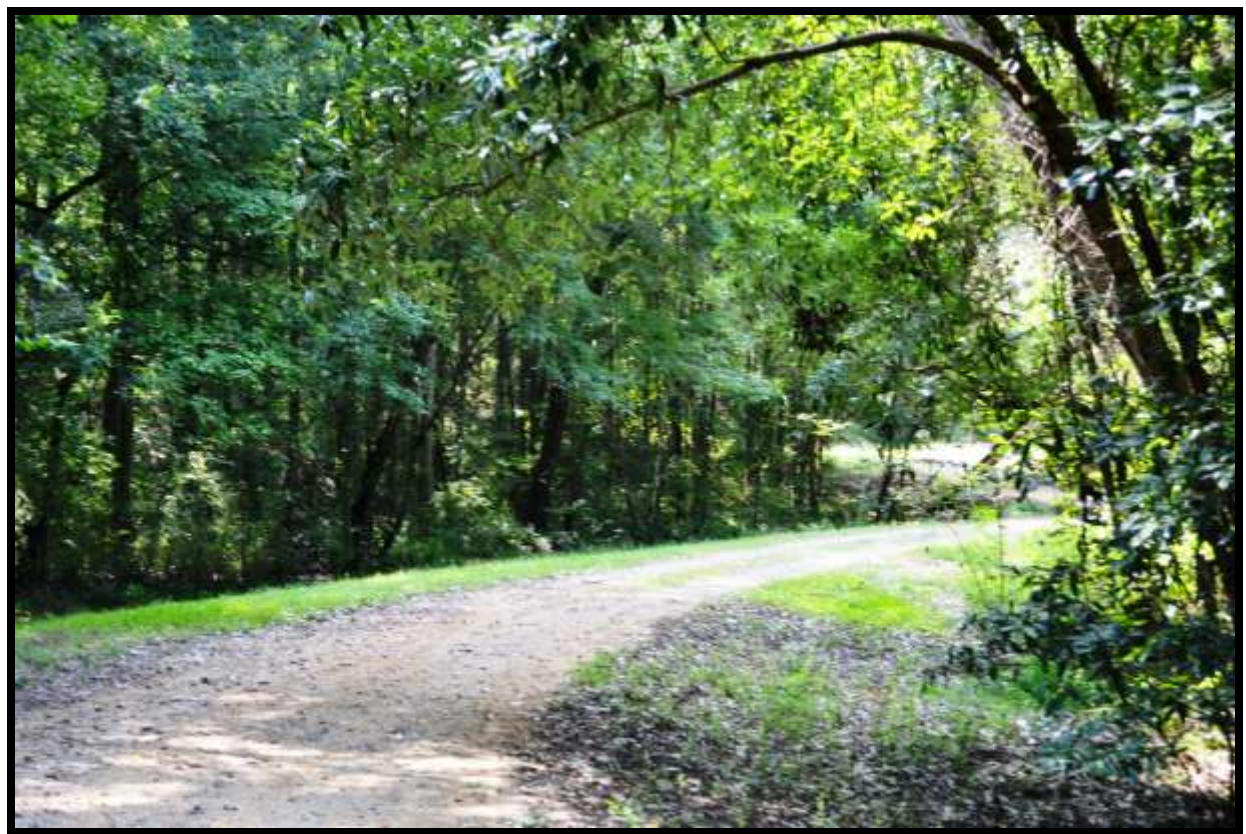
[205-668-0335](#) [HOME](#)

SIGN RELEASE BEFORE RIDING.





14 Acre Pasture in Bahia – Incredible Dove Field



Well-conceived extensive internal road system. Crowned, ditched, and heavily compacted



Horse trails through the pines



Casual gait on moderate trail



Large Greenfield with shooting house amongst the saw tooth



Winding creek with a scenic picnic area



Long greenfield with shooting house for those who prefer a challenging shot!



Horse trails through the pines



Summer time view of a greenfield with crepe myrtles



Advanced/Steep trail shaded by mountain laurel



Modular Home



Trail riding headquarters/barn



Trail riding restrooms



Pole Barn with horse stalls