



MUD CREEK FARM
FACKLER, ALABAMA





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FACKLER, ALABAMA

\$1,000,000 | 290± ACRES



LISTING AGENT: ELLIOTT DAVENPORT, JR.

THE WINGS GROUP, LLC
1829 AUBURNDALE AVE.
CHATTANOOGA, TENNESSEE 37405

M: 423.364.2092

ELLIOTT@WINGSGROUPLLC.COM



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EXECUTIVE SUMMARY

Mud Creek Farm is 290± acres located in northeast Alabama. This farm offers a lot of quality hunting and fishing opportunities – way more than its size would suggest. The water resources on the farm are excellent. Mud Creek, a major tributary to the Tennessee River, flows through the center of the property for nearly a mile. In addition, there is a 14-acre trophy bass lake that is fed by a natural spring. The construction of this lake was done with the fisherman in mind and includes 1.25 miles of shoreline. The waterfowl hunting potential is promising and sections of the property are ideal for developing a few impoundments. In the past, the current owner has had success in attracting solid numbers of ducks with little effort. The turkey, deer and dove hunting are all good on this farm as well. Structurally, there is a small house and a couple of barns that support the use and operations of the farm. At the moment, the owner is running a small herd of cattle, so the farm is well fenced and cross-fenced. A five-acre and potentially valuable walnut grove exists on the northeast corner of the property as well. Mud Creek Farm is situated near the head of a gorgeous and private cove that is surrounded by Crow Mountain. There are scenic vistas throughout this property. The farm is between Stevenson and Scottsboro and only 50 minutes from Huntsville, 1 hour from Chattanooga, 2 hours from Birmingham, 2 hours from Nashville and 2.5 hours from Atlanta.

LOCATION

Mud Creek Farm is located in Jackson County, Alabama between Stevenson and Scottsboro in the northeast corner of the state. The farm's address is Fackler, AL, but the property actually rests about eight miles west of Fackler near the head of a cove that is surrounded by Crow Mountain. It is 12 miles to Scottsboro and 19 miles to Stevenson.

To get to the farm, you turn north off Highway 72 onto County Road 33 near Hollywood, AL. You travel on CR 33 for 8 miles and before you start going up Crow Mountain, you turn left onto CR 111. From here the farm is only two miles and is located in a ninety-degree bend of the road. CR 111 dead-ends another two miles up the road at the head of the cove. CR 111 is a lightly traveled country road that provides the ideal approach to your retreat.

Mud Creek Farm is centrally located providing convenient access to several larger urban areas that include:

Huntsville, AL = 50 minutes
Chattanooga, TN = 1 hour

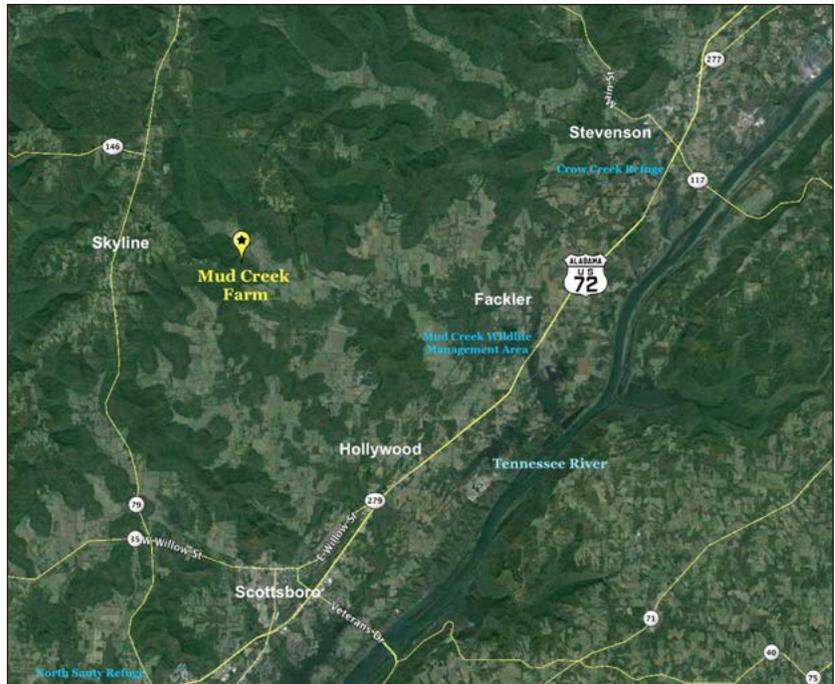
Birmingham, AL = 2 hours
Nashville, TN = 2 hours

Atlanta, GA = 2.5 hours

LOCALE

One important element of Mud Creek Farm worth understanding is its location relative to a few other key places. First of all, the farm gets its name because Mud Creek flows through the center of the property for nearly a mile and the headwaters of Mud Creek are less than two miles northwest of the farm.

As the creek leaves the southeast corner of the property, it winds itself through a huge agrarian landscape until it dumps into the Tennessee River. Mud Creek is considered to be a major tributary of the Tennessee River. As the crow flies this confluence is only ten miles away, and only six miles from the farm the creek turns into big water. Mud Creek has served as a major flyway for ducks in northeast Alabama for decades. It's hard to explain with certainty why this is, but the historical patterns cannot be denied.





THE FARM IS LOCATED:

- 5 miles from Mud Creek Waterfowl Project & Management Area (8,003± acres)
- 10 miles from Crow Creek Refuge (5,415± acres)
- 11 miles from North Sauty Refuge (5,009± acres)

For the reasons stated above, it is our belief that Mud Creek Farm has a compelling amount of unrealized waterfowl potential. Sections of the property are ideal for creating flooded duck impoundments and good numbers of birds have been observed on the property over the years.

SKYLINE WMA

In short distances surrounding the farm, one will find multiple access points to Skyline WMA, which is one of Alabama’s largest state-owned resources. With the help of several conservation-oriented groups, Alabama has been able to grow Skyline to include more than 60,000 acres! The recreational opportunities abound with notable features like Jacob’s Mountain and The Walls of Jericho.

GUNTERSVILLE LAKE

Stretching from the Tennessee River’s Nickajack Dam to Guntersville Dam, Guntersville Lake is Alabama’s largest lake at 69,000± acres. It is a renowned fishery and is considered to be some of the best bass fishing in the southeast. Guntersville Lake is only ten miles from Mud Creek Farm.



Guntersville Lake

TUMBLING ROCK CAVE

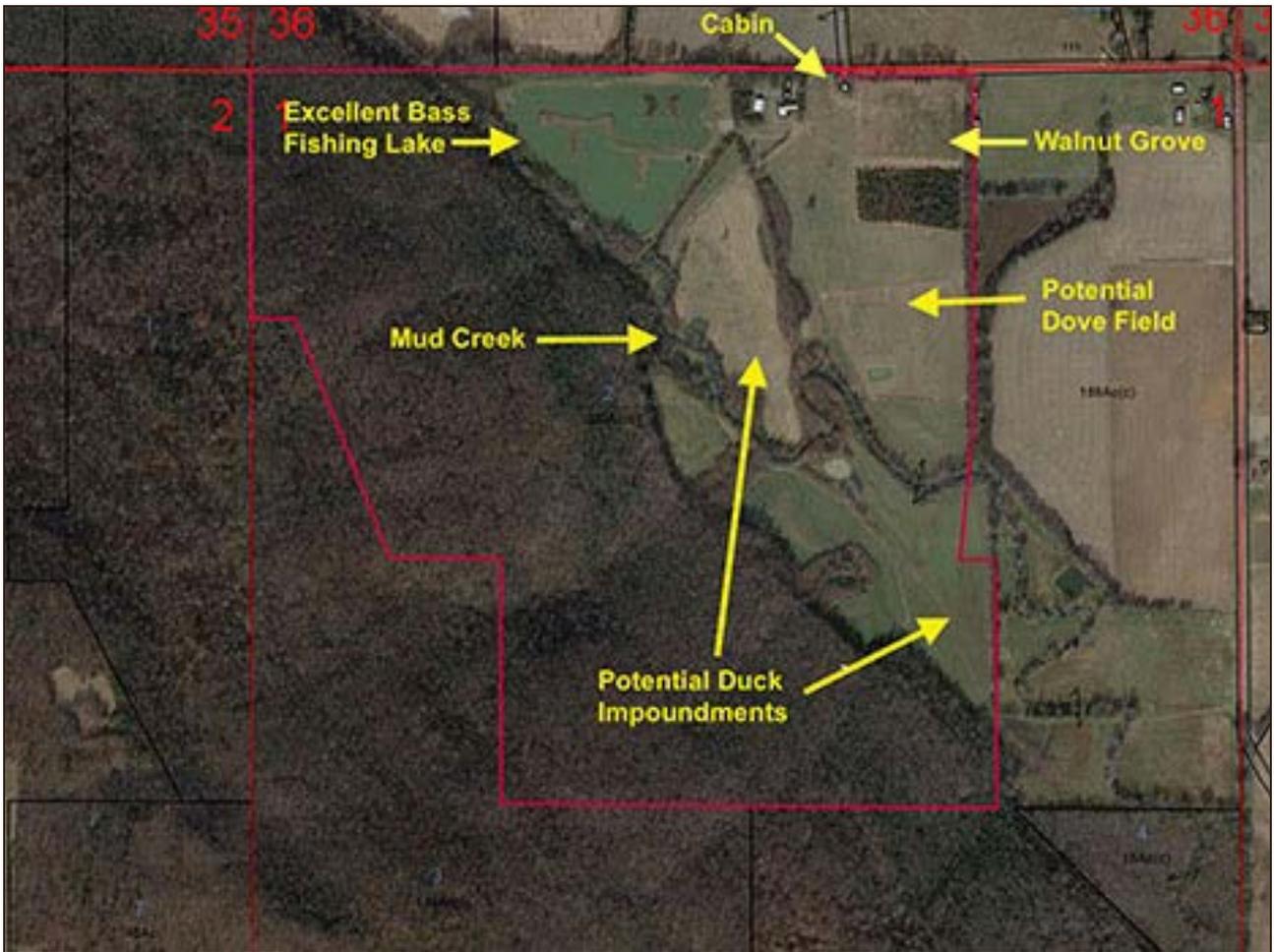
Just a couple miles from the farm’s gate is a really neat geologic feature, Tumbling Rock Cave. On a hot summer day, you can walk to the entrance of this cave and literally feel the cool 60-degree air blowing on you. It’s a neat phenomenon!



GENERAL DESCRIPTION

Mud Creek Farm is located in the elbow of a quiet dead-end country road, which offers the ideal approach to one's retreat. Upon pulling up to the front gate, the small hunting cabin is situated on your left. Just through the gate, you'll find a small cluster of farm buildings and sheds. Continuing on a short distance to the east, you'll find the 14-acre lake. This lake was constructed incredibly well and designed in a manner that doesn't allow for Mud Creek to flood it. You can drive a vehicle around the entire lake as there are two small concrete bridges that cross the spring that feeds it and the overflow. The main farm road takes you south through the center of the property. This road is also very well constructed - made out of large stone for the roadbed with crusher run topping - providing great access. There is a concrete slab bridge that crosses Mud Creek connecting you to the southern half of the farm. Here is where the mountain meets the valley and it is a very secluded area providing some gorgeous vistas and a safe haven for the wildlife.

Mud Creek transects the property for nearly a mile meandering from the northeast corner to the southwest corner. The lower lying areas surrounding the creek present the perfect locations for building some waterfowl impoundments. The western side of the farm is on the side of Crow Mountain with a gradual to steep slope. Approximately half of the acreage is in the valley. There are an estimated 70± acres of open fields, which have historically been maintained as food plots, agriculture fields and pastureland. Four cattle ponds exist and the walnut grove is in the northeast corner close to the house. Mud Creek Farm has lots of diversity, which is best understood upon visiting the property.



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IMPROVEMENTS

There are a few structural improvements located in a small area near the entrance of the farm. They include the following:

House: There is a small 1,105± sq. ft. house located at the main entrance that was built in 1944 and refurbished in 2000. It is old, but very functional and serves as the perfect little hunting cabin. It has two bedrooms, one bathroom, a living room and a kitchen. It also has a front porch and patio in the back with a fire pit overlooking a nice section of the farm.

Barns & Sheds: Just around the corner from the house is a small collection of barns and sheds utilized for equipment storage and general farm work. Built in 2003, one barn includes three equipment bays, a workshop and lean-to covered area for more equipment storage. There are two old wooden barns that are small in size and used for storage. In 2013, a new pole shed with a tin roof was constructed to provide more storage for equipment, boats, etc.

Other Structures: There is small boathouse on the lake capable of storing one fishing boat. Also, there is a very new cattle corral set up with head chute.





CLIMATE

Lying within the United States' humid subtropical zone, the area offers a mild, pleasant climate and four distinct seasons. Spring arrives in March with mild days and cool nights, and by late May temperatures have warmed up considerably to herald warm summer days. On average, July is the warmest month of the year. The summer months tend to receive more precipitation than other times of the year, and the area has an average annual rainfall of 53 inches. Fall is marked by mild to warm days and cooler nights. Winter is usually mild, with the coldest days featuring lows near or slightly above freezing and highs in the upper 40s to mid 50s. Snow occurs sporadically, with an average annual accumulation of approximately 5 inches.

ACREAGE

290± acres

Approximately half of the acreage is in the valley and half is on the side of Crow Mountain with gradual to steep slope.

There are an estimated 70± acres of open fields, which have historically been maintained as food plots, agriculture fields and pastureland.

The lake is fourteen acres and Mud Creek flows through the center of the property for nearly one mile.



WILDLIFE RESOURCES

The wildlife and associated opportunities at Mud Creek Farm are some of its most attractive elements. The terrain allows for a wide variety of quality hunting experiences.

Turkey & Deer: As is typical for this general area, the turkey and deer populations are strong. Crow Mountain serves as an incredible safe haven for these animals and they flock to the open fields and food plots in the valley. The southern portion of this farm is particularly secluded and creates a nice refuge for the turkey and deer. In 2001 the current owner planted a number of assorted trees in strategic locations for the wildlife, such as sawtooth oaks, water oaks, gobbler oaks and chestnuts. There are four shooting houses, one tripod and several double and single stands all located in key locations.

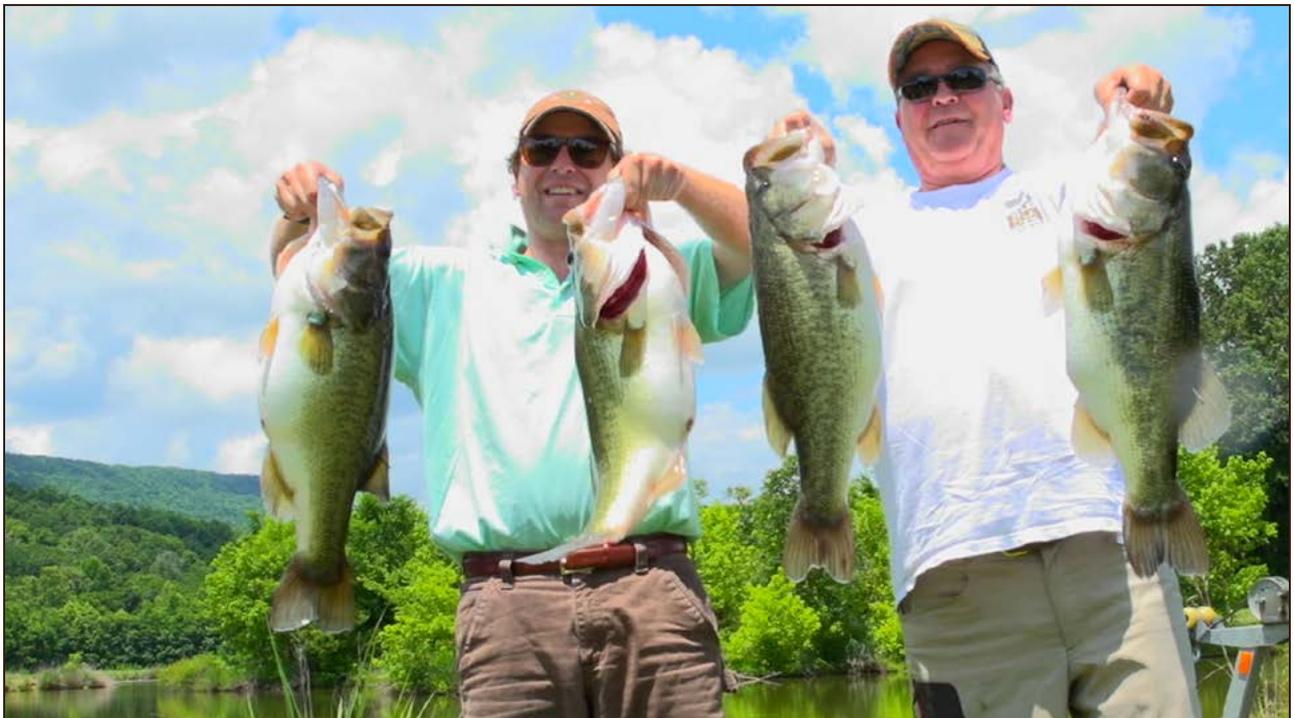
Ducks: As discussed in more detail in the “Locale” section, Mud Creek has historically been a heavily traveled micro-flyway for the waterfowl that winter in the Stevenson and Scottsboro area. The current owner has done just a few basic things for the waterfowl on occasion with the results being rather encouraging, but he has never chosen to develop it to its full potential. The terrain complements the development of some duck impoundments very well and it would require little effort and expense to get this going. There are three distinct locations that are flat and well suited to be developed. Water is not an issue as the property has ample resources in this department. Read the “Locale” section to get a better understanding of Mud Creek Farm’s duck-hunting potential.





Dove: Right outside the backdoor of the cabin is the perfect location for a dove field, which could be up to 20 acres in size. It has a modest amount of roll and is on some of the farm's higher valley ground. There are two cattle ponds in this field that would allow for great watering holes for retrievers to cool off on a hot September day. With proper management, this location has significant dove hunting potential.

Fishing: The centerpiece of the property is a well-designed fourteen-acre lake. The lake is an intensely managed bass fishery overseen by Southeastern Pond Management. It has been pristinely cared for and the quality of fishing is reflective of the time and effort spent keeping the lake in top form. The lake's perimeter was cored 6 feet deep and compacted to keep it from seeping. The lake was designed to maximize habitat and fishing opportunities. The bottom is sculpted with topo features, concrete pipes, cemented in trees, ditches, brush piles and it boasts 1.25 miles of fishable shoreline. 10-lb bass are caught with regularity!



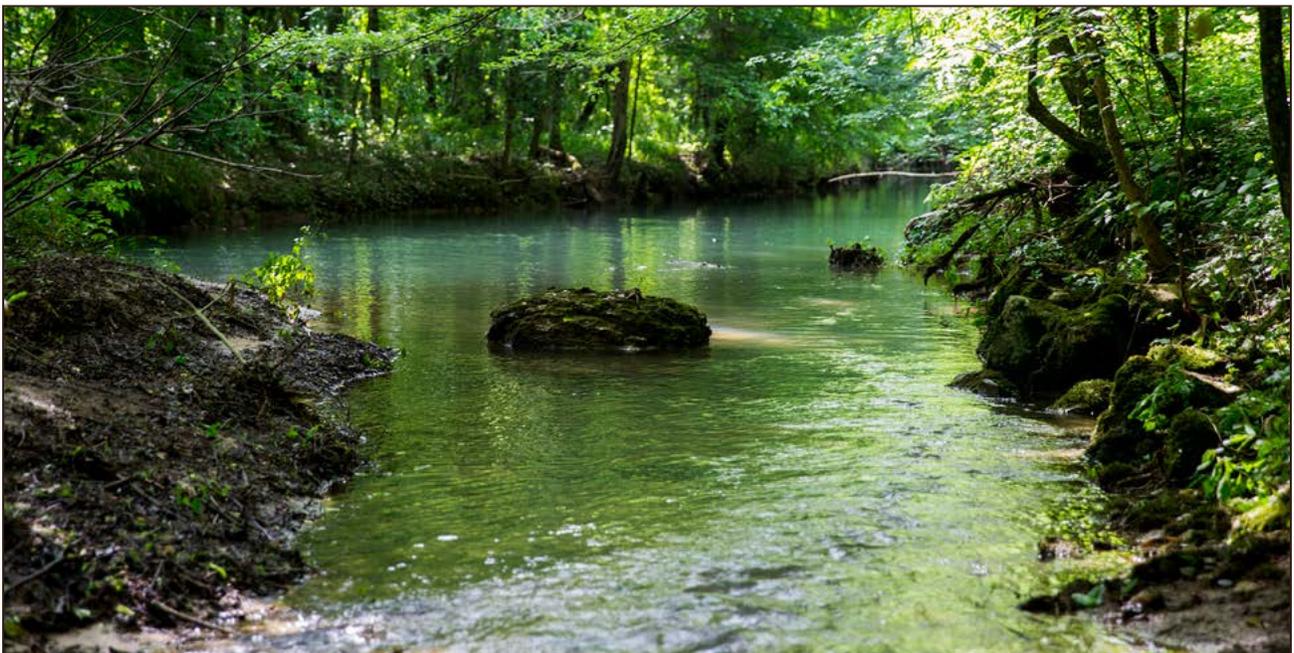


AESTHETIC CONSIDERATIONS

Being near the head of a cove that is surrounded by the tail end of the Cumberland Plateau, MCF truly is a very scenic property. There are vistas from several places on this farm that allow you to look over the valley with the opposing mountains serving as the backdrop. It is the ideal country setting for this part of the southeast.

TAXES

The property taxes for Mud Creek Farm are approximately \$511 annually.





ADDITIONAL INFORMATION

One very unique feature of the farm is that there is a well cared for Walnut Grove on its northeastern corner. Planted in the winter of 2000, these trees are a variety called Purdue #1 Hybrids and are suppose to give three 10' veneer grade saw logs per tree instead of a standard single log. Purdue University estimated that the value per acre of these trees would be \$1M per acre at maturity. There are 5 acres planted totaling 738 trees on a 15'x20' grid. Maturity is forecast to be in 30-40 years from planting, which would mean harvesting would occur in 2030-2040.

Currently, there is a small and viable cattle operation being run on the farm. The property is well fenced and cross-fenced and includes a new corral and head shoot.

"The Walnut Grove may prove to be a valuable asset over time relative to the purchase price."





BROKER'S COMMENTS

As a year-round outdoorsman, I love properties with diversity. From a hunting and fishing standpoint, Mud Creek Farm delivers on this in a big way and the property will keep an owner engaged throughout the seasons. Tucked into a private cove, the scenery and intimacy are ideal, and these are traits that all landowners covet in a location. Another wonderful feature are the water resources – springs, creeks, lakes and ponds all exist on the property!

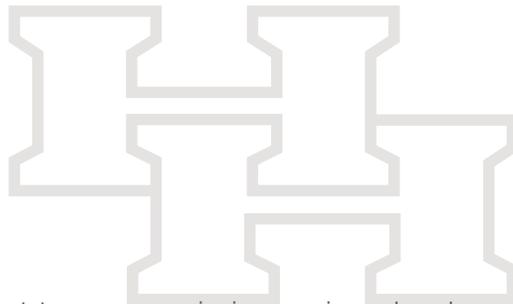


Click on map above for link to Google Earth map of property.

PRICE

\$1,000,000

Co-listed with Southpace Properties.



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.



ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. Wes Oja and Jerome Chvilicek at (406) 656-7500 or Randy Clavel at (308) 534-9000 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. Wes Oja or Jerome Chvilicek at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offers “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “rolodex” of over 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact Scott Shuman at (800) 829-8747.
- 4. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to the intermountain west. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and strong relationships with our lenders allows us to quickly tell you whether we can provide the required financing.

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**IMPORTANT NOTICE
HALL AND HALL PARTNERS, LLP
ALABAMA REAL ESTATE BROKERAGE DISCLOSURE**

REAL ESTATE BROKERAGE SERVICES DISCLOSURE

Alabama law requires you, the consumer, to be informed about the types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one party in a sale. A Sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client's conflict with one another.

A TRANSACTION BROKER assists one or more parties in a sale. A transaction broker is not an agent and does not have the same obligations as an agent. The transaction broker and licensee working with him or her perform the services set out in their contract.

Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

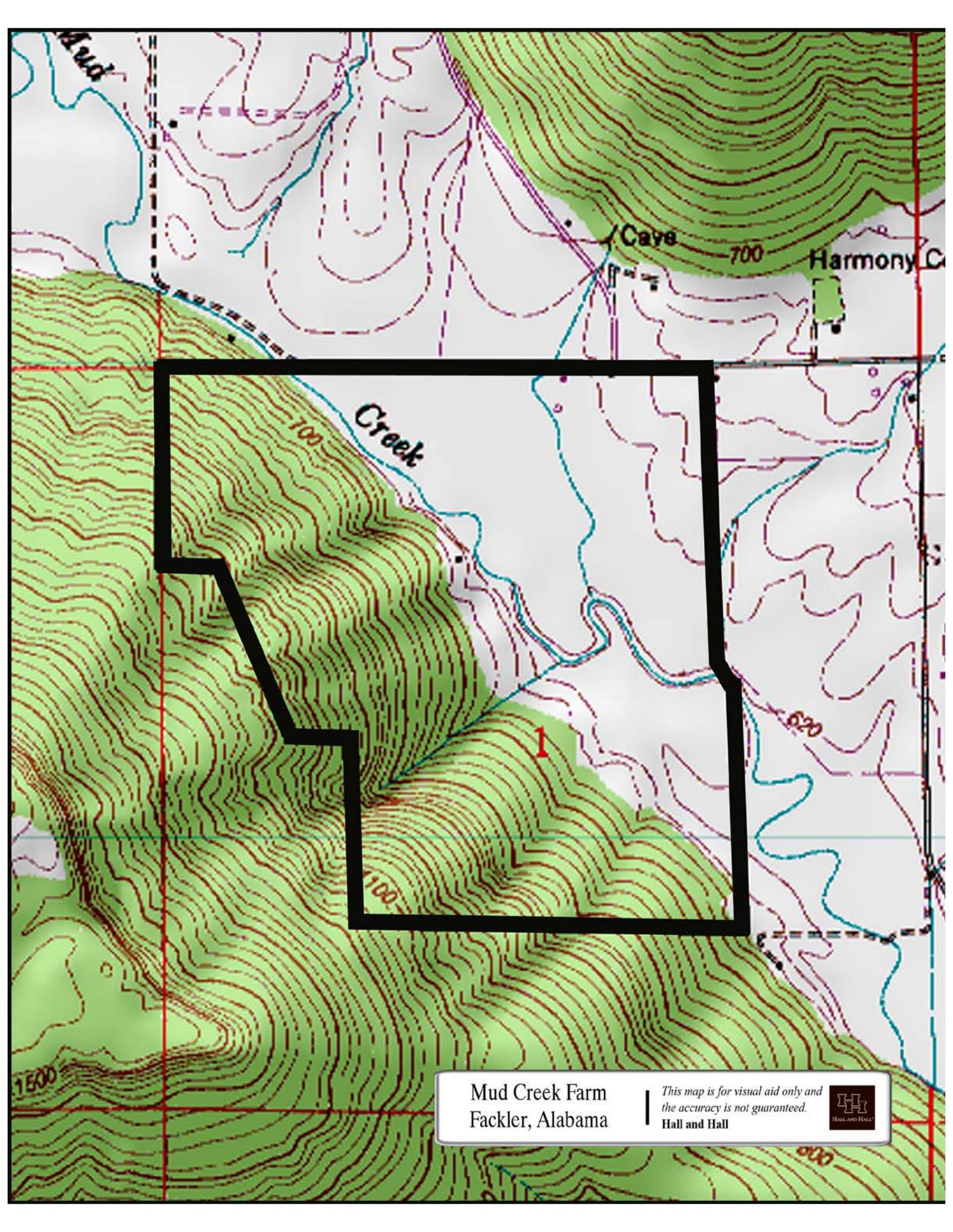
Further, even if you are working with a licensee who is not your agent, there are many things that the licensee may do to assist you, the customer. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee and sign a brokerage service agreement. **If you do not sign an agreement, by law the licensee working with you is a transaction broker.**

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any question you have.

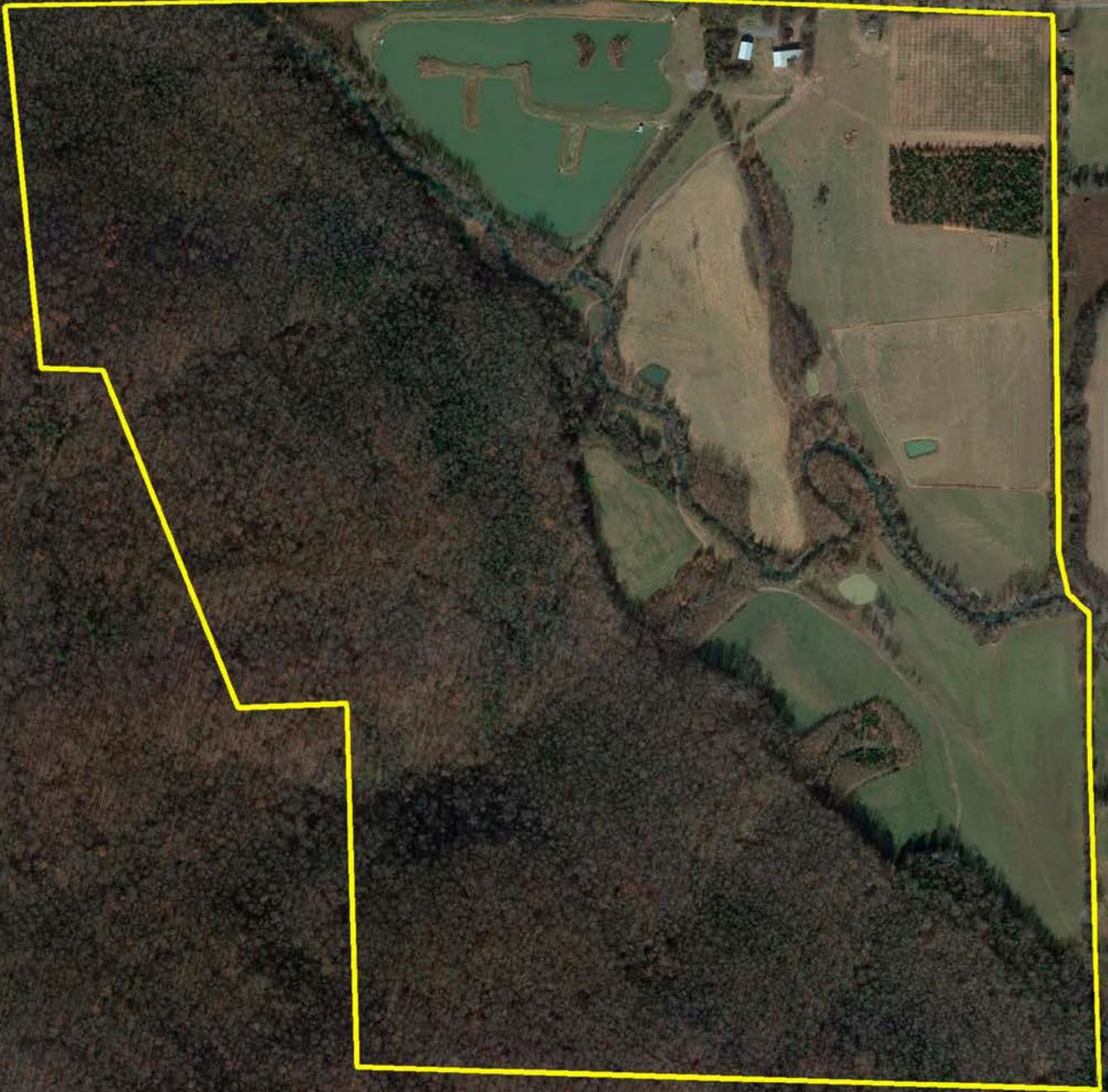
The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.



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