

THE INVESTMENT

OFFERING:

Enon Plantation is available for \$9,900,000 Completely Turn-key.

THIS INCLUDES:

1. 4,000+/- acre turn-key Quail Plantation located in the epicenter of Alabama's historic plantation belt. Highly improved and manicured with old growth quail woods, hardwood creek bottoms, fertile Ag fields, beautiful lakes, historic plantation campus, and luxurious amenities; everything is exceptional.
2. Water Resources – The plantation features 2 stocked lakes totaling 58 acres with custom boat house and fishing docks and 3.5 miles on Cox Creek.
3. Improvements – Today's replacement cost of the Improvements is \$3,505,000 discounted 41% is \$2,065,000.
 - 1840's Big House
 - Hunter's Lodge
 - Manager's Lodge
 - Guest Cabin 1 (Potato House)
 - Guest Cabin 2
 - Horse Barn
 - Dog Trot Log Cabin
 - Equipment Barn
 - Dog Kennels
 - Game Cleaning Shed with 2 walk-in coolers
 - Fenced pastures
 - Numerous equipment sheds
 - Storage Barn
 - Elevated shooting houses, deer feeders, etc
 - Extensive all-weather road network

4. Furnishings & Equipment – The replacement cost of \$250,000 discounted 40%, which is \$150,000.
- Big House furnishings
 - Hunter's Lodge furnishings
 - Tractor & Equipment (Equipment List Available Upon Request)

BREAK-DOWN OF ASKING PRICE:

- \$7,103,250 – 4,000 acres @ 1800 per acre
- \$580,000 – Stocked & managed 50-acre lake, 8 acre lake, duck pond
- \$2,065,000– Improvements (today's replacement cost of \$3,505,000, then discounted 41%.
- \$150,000 – Furnishings and Equipment discounted (replacement cost discounted 40%)

AVAILABLE \$9,900,000

Turn-key with furnishings and equipment

Which is \$1800 per acre for the land & timber component plus improvements discounted 41% off replacement cost plus 58 acres in lakes.

It would be Impossible to Duplicate this Property for this Price!