



John Hall & Company

Land | Commercial | Investment Property
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Trinity Retreat 1212 acres +/- Russell County, Al

The Trinity land is located amongst a virtual Who's Who of large land owners and famous named plantations - Pete Hall John Hall & Company

LOCATION: Russell County south of Ft Mitchell on the Chattahoochee River and the Georgia state line

LAND USE: Hunting Plantation – Private and Corporate Retreat - Recreation on the Chatahoochee River – Possible Mineral Reserves and Conservation Easement Potential – Timber Investment

PRICE: \$4,995,000.00 – **PRICE REDUCTION OF over \$300,0000!**

Call Pete Hall for details at 334 312 7099

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TRINITY ATTRIBUTES

- First time on the market in over 100 years – only two owners since the Creek Indians
- 1212 acres +/- in Russell County
- 1.325 miles of frontage on the Chattahoochee River (over 7000 linear feet)
- Over two miles on Snake Creek which makes up the majority of the Western property line
- 10.7 miles of groomed trails for Hiking and Access
- Surrounded by large land owners including Ft Mitchell, Ft Benning, the Capps Holdings and more
- Several excellent duck hunting opportunities
- Zero hunting pressure on deer population over the last hundred years – Trophy bucks abound!
- Unparalleled turkey population
- Significant timber value – Timber appraised for over \$1000 per acre in July of 2024
- Massive Old Growth Hardwoods, Various stands of planted pine from 5 years up to 20 years plus
- 20 miles from Columbus/ Phoenix City Area – 2 hours from Atlanta Airport – 1.5 hours from Montgomery, Al
- Beautiful inlet on Snake Creek 35 acres +/-
- 100 ft grade of Gently Rolling Terrain – 190 ft at the river to 290 at the highest point
- Stunning Ravines and Hardwood bottoms
- Waterfall
- Grotto
- 45 bedroom Retreat House with Chapel and corporate Kitchen (See Description page 5)
- The pilgrim house is 2,596 square feet

- The boiler house is a 1,350 square foot shop/residence
- Historic Father Judge Chapel
- Indian Heritage

First time on the Market in over 100 years with only two owners since the Creek Indians settled along the Chattahoochee River

TRINITY HISTORY

- 1917 the property was offered to Father Judge and he assumed the mortgage payments from the Mott family (Marie Mott Burr later became a Sister)
- 1924 the 60 room Mother House completed
- 1930 Mother House burned and subsequently relocated to Philadelphia
- 1932 MSBT's officially recognized as a canonically established religious institute
- 1933 Father Judge passed away
- 1965 Blessed Trinity Shrine Retreat completed
- 1988 Muriel Klam Memorial Pond completed
- 2019 New walking trails created to enhance visitor experience of surrounding nature



PROPERTY BREAKDOWN

- 445 acres or 38% of the tract is located within the Zone A (100 Year) Flood Plain
- 94 Acres or 8% of the tract is classified as Wetlands
- 9,000' via Norfolk Southern Railway
- 7,000' Holy Trinity Road
- Cutover: 223 Acres
- Pine Plantation: 400 Acres
- Pine Natural Regeneration: 54 Acres
- Upland Hardwood: 263
- Bottomland Hardwood: 164 Acres
- Gas Pipeline: 31 Acres
- Site: 13 Acres
- Pond: 2 Acres
- Beaver Pond: 7 Acres
- Deer Hunting Season Zone E

Analysis/Comments on Improvements

| | | |
|-----------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Improvement Characteristics | Property Type: | Religious facilities |
| Number of Buildings: | | 3 |
| Number of Stories | | 1 |
| Construction Class: | | D per Marshall Valuation Service |
| Construction Quality: | | Good to average |
| Gross Building Area (GLA): | | 35,039 SF (based on building plans) |
| Retreat house: | | The retreat house is a 45 bedroom facility with a Chapel, cafeteria, gathering space and gathering space, and large basement. The retreat house is a total of 17,875 square feet. This is made up of a 9,590 square foot core, a 3,628 chapel, and 17,875 square feet of wings extending off of the central portion. |
| Pilgrim House: | | The pilgrim house is 2,596 square feet and consists of a single-unit residence with a vestibule and living quarters. The construction of the pilgrim house is similar in appearance to the other structures. |
| Boiler House | | The boiler house is a 1,350 square foot shop/residence building that has a large mechanical room, shop and small living quarters. The construction of the boiler house is similar in appearance to the other structures. |

The subject is improved with a large Retreat house and two other main structures. The retreat house consists of wood frame construction with a brick veneer and some EIFS accents, and concrete block walls. The roof of the retreat house is metal with gutters and downspouts. The retreat house is made up of three sections, The central core, which is 9,590 square feet, the Chapel on the northern side of the central core, which is 3,628 square feet, and three residential wings that connect to the west, south, and east side of the central core. The wings total 17,875 square feet.

The central portion of the retreat house is the core. Interior characteristics of the core include stone floors with exposed brick walls and acoustical ceilings. A central glass ceiling is above the cenacle with stone floors, terrazzo floors, with exposed brick walls and acoustical ceilings. The core also includes a cafeteria, dining hall, gift shop, library and offices. The central core has a commercial kitchen with stainless steel appliances, ceramic tile floors with drains, hard tile walls, vent hoods and hygienic drop-down ceilings with recessed fluorescent lighting. There is also a laundry room in the central core with ceramic tile floors, acoustical ceilings with strip fluorescent lighting and tiled painted concrete block walls. The dining area in the central core has painted concrete block walls, exposed painted wooden ceilings, epoxy floors, and incandescent light fixtures. A drive through canopy extends off the northwest side of the central core.

The chapel has terrazzo floors, drywall walls and ceiling with recessed can lighting, and a large window on the northern end with stone accents. The chapel has wooden accent walls near the sanctuary and alcoves along the eastern portion. The chapel has a conference room and a priest's office near the connection to the central core.

Each wing of the retreat house consists of a long corridor lined with bedrooms and shared bathrooms on either side. The bedrooms have carpet floors, painted concrete walls and acoustical ceilings with incandescent fixtures. Every two bedrooms share a bathroom. The bathrooms have tile walls and floors with a tub/shower combination, vanity and toilet. There are a total of 45 bedrooms in the three wings. Each residential room has independent packaged terminal air conditioners. There is a lounge area on the far end of each wing with ample windows and a doorway for accessing the grounds.

The Pilgrim house is west of the main retreat building. The pilgrim house is a single-unit residence with three full bedrooms, one full bathroom, a living room, kitchen and vestibule, and women's and men's public restrooms. The exterior of the house is brick over wood frame on a concrete slab foundation. The house has a hip metal roof with gutters and downspouts. Two large windows look out on the main building from the front of the house. The two public restrooms have epoxy floors with drains, and tile walls. The main area of the house has acoustical ceilings with strip fluorescent lighting and painted

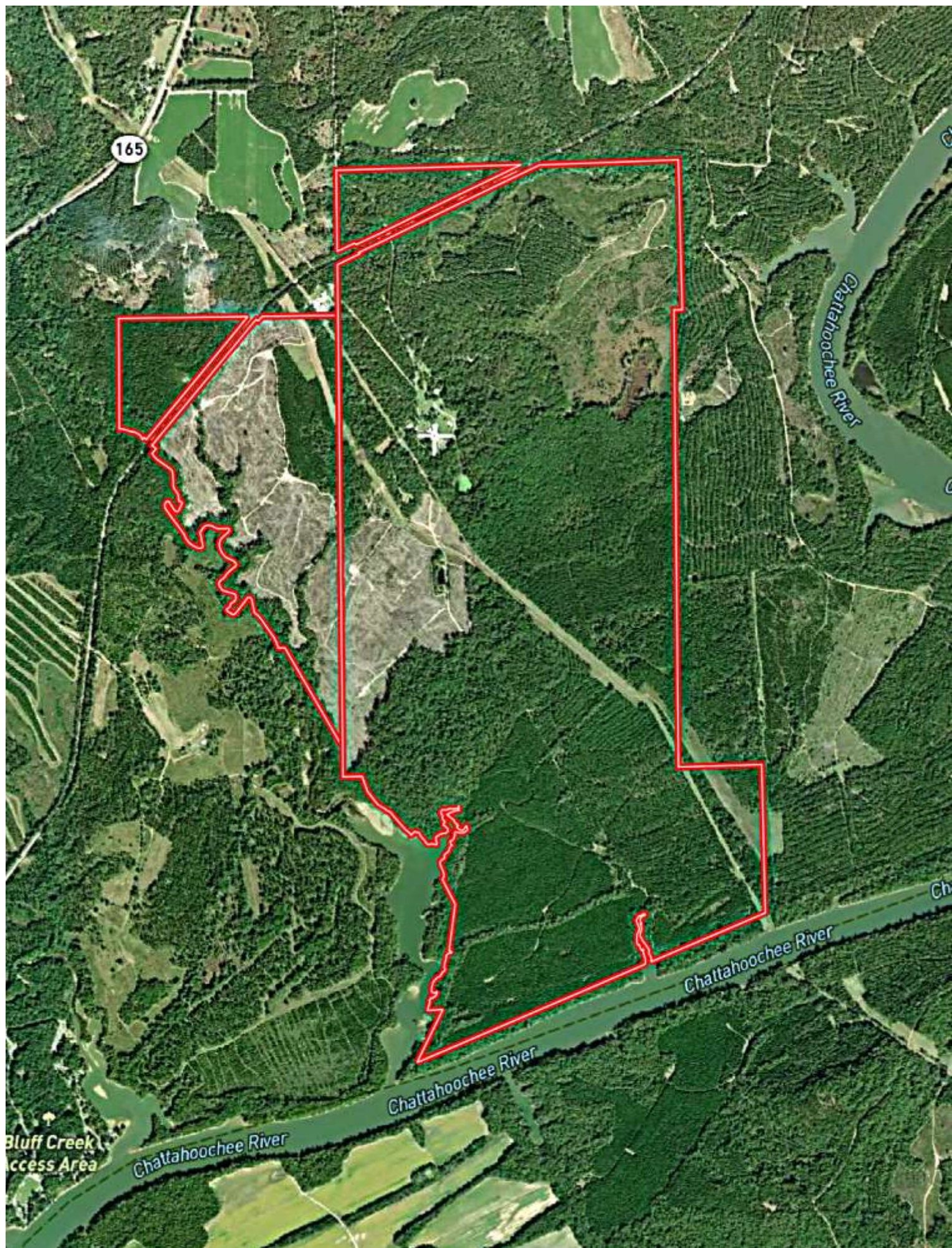
cement clock walls. A bar area separates the kitchen from the main living area. Some areas of the house have carpet flooring.

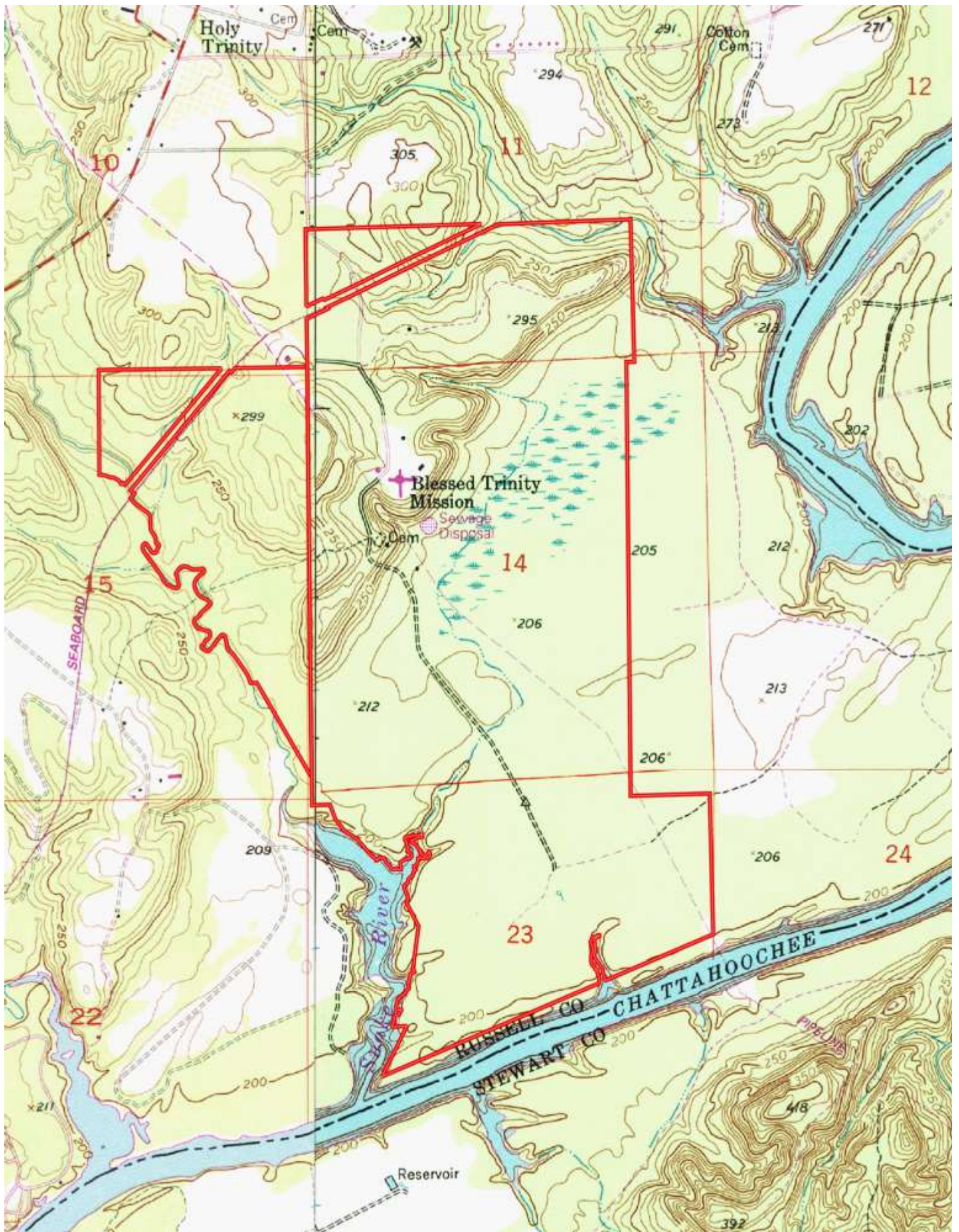
The boiler house is northeast of the main building. The exterior is similar to the pilgrim house with brick exterior walls and a slopped metal roof on a concrete slab foundation. The boiler house is primarily warehouse space with a shop portion. There is a small living area on the south side of the building similar to a small studio apartment with a living area, kitchenette and full bathroom. A screened in porch extends off the south side of the western portion.

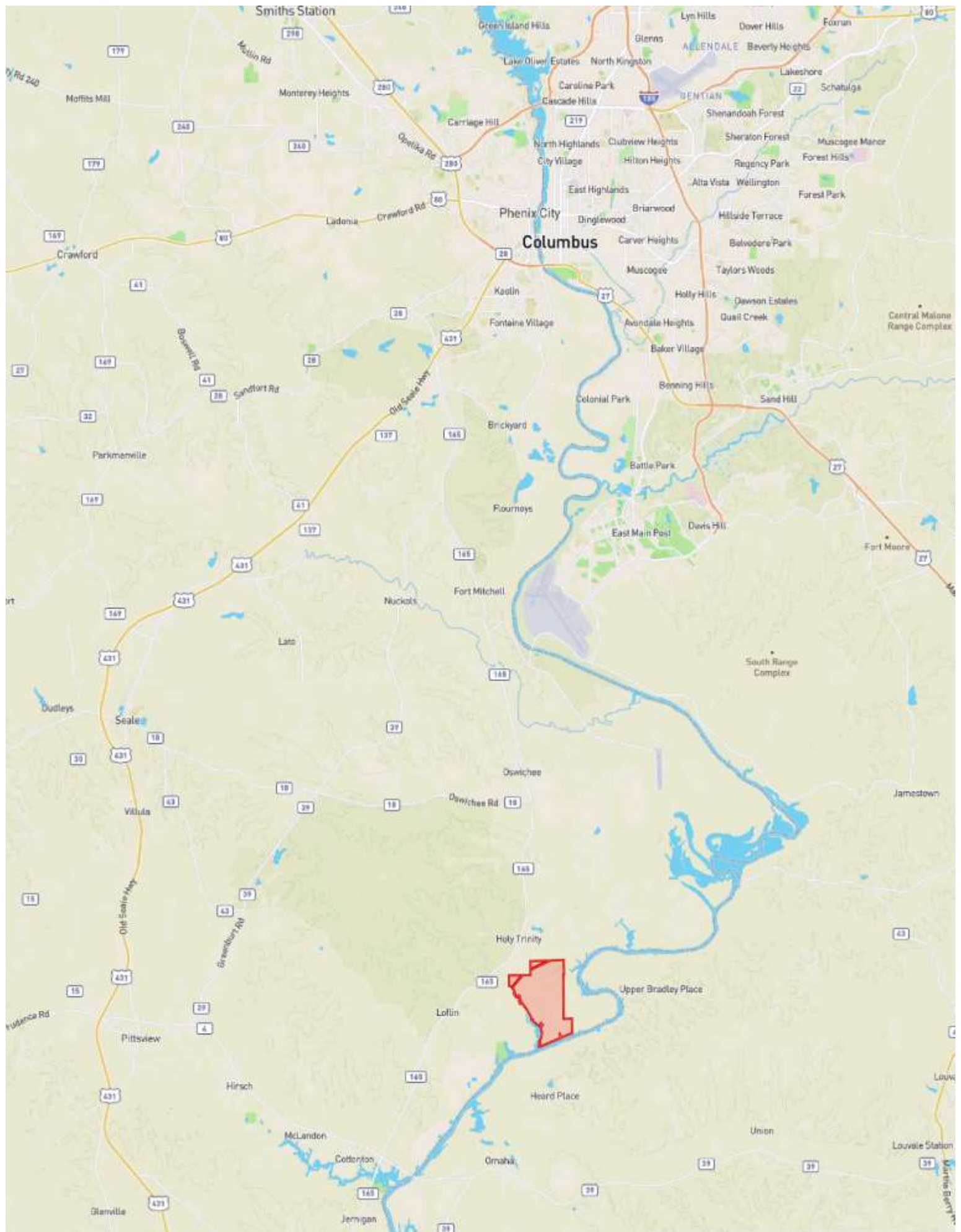
The Hermitage Emmaus is located off the main road a short distance into the woods on a dirt road. A cement ramp leads up to a screened in porch at the entrance. There is a small sitting area next to the kitchen. There is a full bathroom and single bedroom. Vinyl flooring throughout.

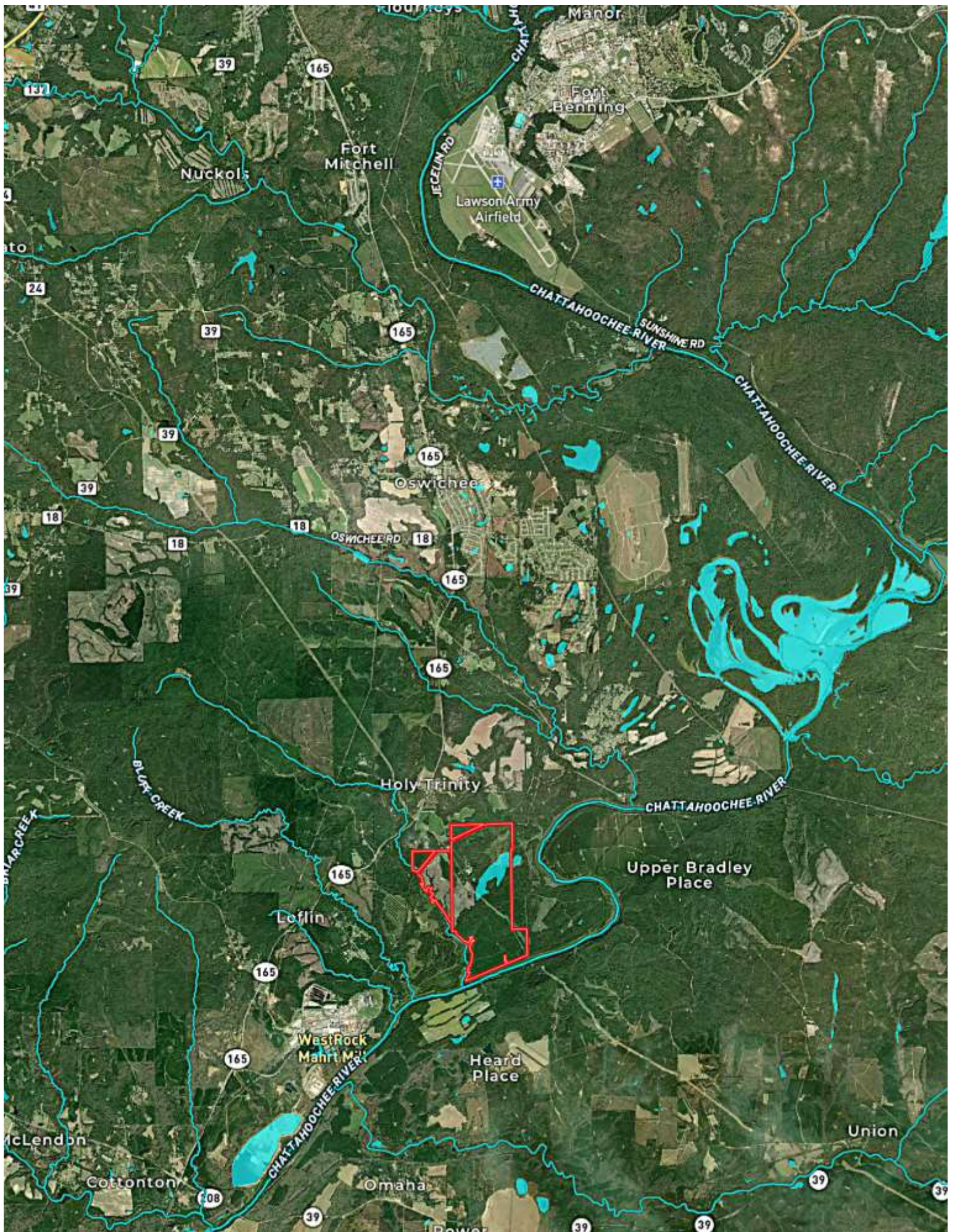
Father Judge's Chapel is north of the main building. A circular, mostly open pavilion covers the historic chapel. The pavilion area has stone floors with some flower beds around the historic wooden chapel, stucco ceiling and a round metal roof. A concrete walkway with brick walls leads to the pavilion from the nearby Holy Trinity Road.

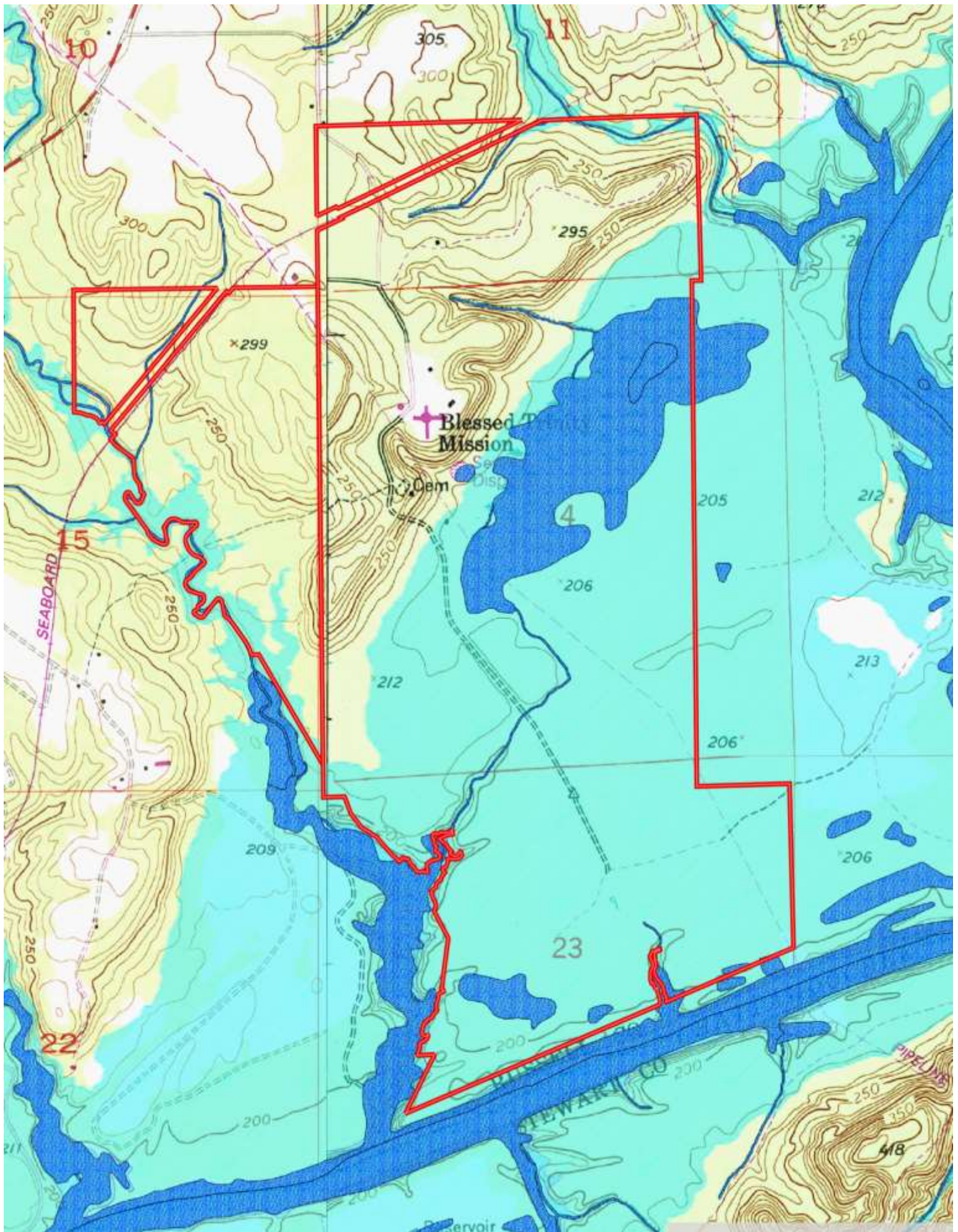
The subject improvements appear to be in average condition with effective ages of 30 years. The functional utility of the property is rated as adequate and designed for its intended use based upon a comparison of similar properties in the market area. No material deferred maintenance was observed by the appraiser or reported by the property owner.













Chattahoochee River Frontage



Wood Duck Heaven



Camping Recreation Serenity





Blessed Trinity Shrine Retreat





Sake Creek Estuary (Above) Turkey Hardwoods! (Below)





Grotto (Above) - Gently Rolling Hills (Below)





White Oaks Everywhere! (Below)



