

The River Place

On The Conecuh River, Brantley, Alabama

Seldom do we see a really unique and beautiful piece of property. Most of us remember big hardwood trees and clear creeks from our childhood and wish we could enjoy that memory again. *The River Place* represents such a place from times past.

Location

Alabama Highway 331 travels from Montgomery south to the beaches of South Walton in Florida. The property is located ~ 90 minutes from the beaches. About 40 miles south of Montgomery, highway 331 travels through the small southern town of Brantley, Alabama. Less than one mile south of Brantley, Highway 189 turns east toward Elba Alabama. Almost immediately upon turning off of 331 and onto highway 189, a large county maintained dirt road turns left traveling toward the Conecuh River. (See Map 1) The River Place begins ~ 3 miles down that county road. Brantley is a town steeped in history and as such the river that travels on the southern edge of Brantley also holds that historical aura. The Conecuh River is one of a very few natural rivers remaining in the south. By natural we mean the river flows freely without dams controlling it's levels or dredging controlling its depth as it passes through The River Place. Further south a dam does create The Gantt Lake Recreational Area.

The Property

The River Place is 557 acres+- of pine and hardwood timberland. The Conecuh river is a winding waterway creating ~ 2+ miles of beautiful riverfront property. The river place is a unique topographic area along the Conecuh River. While much of the area is a flood plain, this property is quite different. The property has high banks that overlook river vistas with views of the winding river and hardwood river bottom areas. Several areas have been identified as home sites and owners have created access to these areas. *The River Place* has ~ 120 acres of hardwood areas. One can walk along the river through towering Oaks, Magnolias, and Cypress trees among other species. The large hardwoods that have stood vigil over this pristine area for ~ 100 years create a scene that is truly impressive.

As one walks through the western riverfront area an indentation in the soil reveals an old road that leads to the rivers edge. The road is clearly visible on the opposite shore though no remnant of a bridge remains. Perhaps a ferry once assisted area pioneers as they crossed the river? One can stand and easily imagine Civil War troops walking through the area on their fateful travels. This old road is one of many easily accessed areas that could be used to launch a small boat into the river.

The property varies in its topography. There are low areas that run along the river's edge and then steep banks from which one can view the river for some distance. This topography is exposed to the eye in the areas where the timber has been selectively thinned by ownership.

Property History

Union Timber And Investment Company LLC purchased *The River Place* from Weyerhaeuser Corp. in early 2005. Weyerhaeuser had acquired the property by acquiring the company that owned the property; McMillan Bloedel Inc. McMillan Bloedel had pulp and paper mills in the area in years past and owned land bases to furnish raw materials for those mills. As such, the property was planted heavily with pine timber. The pine plantation was established in 1990. As stated, the company's objective was to produce pulp for their mills. This resulted in a plantation that was extremely thick. In fact, in many areas visibility was restricted to a few feet. Union Timber's objective has been two-fold. Our first goal was to open the property up so that it was accessible on foot and visibility was improved. The second goal was to thin the existing area to allow the trees room to grow and develop into larger trees suited for saw timber rather than the small pulpwood originally intended by McMillan Bloedel.

The objective of Union Timber has been to change the plantation from a pulp production area into a forest of larger trees suited for recreation, investment, and wildlife development. Our desire has been to return the property to a healthy and useable forest.

Access

If traveling south on highway 331, *The River Place* is accessed by turning onto highway 189 and then immediately turning left onto the county maintained dirt road known as the Bullock-Ellis Rd. Then continue ~ 3 miles to the west entrance to the property. If traveling north from Elba on 189, the

property is reached by turning north off 189 at the Friendship Church sign. Continue ~ 4 miles until Strickland Road is on the left. If one continues straight on Strickland Rd. one will enter the property at the eastern access as shown on Maps (A) and (B).

The west access, as shown on map (A) is a common access used by Rayonier Forest Products, International Paper Co., and continues through to The River Place and on to the river. The east access, also visible on Map (A), is accessible from Honey Mill Creek Rd.(Strickland Rd) Both major access roads are clearly marked on county, state and other maps as common access roads. (Notice access roads on the included maps.) Both access roads have been in use by adjoining landowners for many years. The east access road was once a county road and continues to be shown as a county road in the plat book but the portion of the road immediately adjacent to *The River Place* has not been maintained by the county for some time.

All areas of the property are easily accessed by a series of internal roads. Some of these roads are accessible by trucks/SUV's while smaller roads are 4-wheeler accessible. There are many food plots each of which has at least one primary access road; many are accessed from two directions so that they may be used during hunting season regardless of wind direction. The river bottom areas have roads that lead to hardwood bottoms as well as the riverside. These are useable year round, as are all the roads, for hunting, hiking, or accessing the river. There are several places where one can launch a small boat from the property.

Island

On the west end of the property, a small bend in the river forks and causes one fork of the river to run into the property and then back to the major run of the river. This creates a small "island" containing between 1.5 and 2 acres +/- . The natural beauty of this area around the river and the large hardwood trees here are indeed impressive. Here White Oak trees tower 100 ft over the forest floor. The riverbanks are extensively accessible for fishing the river from the banks. Just one last example that this property has it all: *The River Place* has its own island!

Wildlife

Wildlife populations on *The River Place* are absolutely phenomenal. The property has heavy populations of deer and turkey. The property has been

managed extensively for many years particularly for these two species. There are ~ 10 food plots that are maintained year round to create a food source for all the creatures on the property. There are many deer stands, both “condo-stands” and ladder stands, located throughout the property. The property has been hunted very lightly for at least the last few years. Current ownership has not leased the hunting rights to the property nor have the owners hunted the property themselves. The owners have spent some time on the property during hunting season observing resident wildlife. This property has everything wildlife needs. There is abundant food and water and plenty of cover for sleeping, breeding and browsing without any disturbance from humans.

Pricing and Availability

The owners of Union Timber And Investment Company LLC have strict criteria for the property we purchase. Further, one of our objectives is that any property we sell must be marketed at a price we would buy personally and consider a good investment. Our properties are intended to be unique, attractive properties. We want them to have access from major roads, abundant wildlife populations, and some significant water source, either a river or lake(s). Finally we want our properties to be an attractive timber investment. We create a timber investment that can be managed long-term to produce income while maintaining the aesthetic quality of the property. Time Limited Forestry of Elba, Alabama intensively manages our property and we encourage any potential purchaser to discuss our land and timber management practices as well as recommended future management practices with Time Limited Forestry.