



Double T Ranch

2,423 +/- Acres | Washington County, AL | \$9,999,995



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PROPERTY SUMMARY

As much an experience as it is a piece of real estate, the Double T Ranch is a hidden gem of southwest Alabama. Located 8 miles east of Millry in Washington County the property is comprised of 2,423 acres of gently rolling hills ranging in elevation from below 80 feet in some of the creek bottoms to points upwards of 200 feet above sea level on some of the hilltops in a sandy loam soil type that contains a gravelly component in places. The incredible road network on the property has enjoyed an impeccable standard of upkeep and will allow for vehicle travel during even the wettest periods of the year.

The property consists largely of timberland of various cover types ranging from mature longleaf pine-upland hardwood mix to open pasture. The property has been professionally managed under a silviculture strategy that was tailored specifically to the property and focused on intensive timber management using tools such as prescribed fire and strategic timber harvest while maintaining a continuous concentration on wildlife habitat enhancement. This long-term landscape-level strategy has created a substantial amount of habitat diversity for many species of wildlife including whitetail deer, eastern wild turkey, waterfowl, bobwhite quail, a myriad of songbirds, and many other wildlife species native to upland topography in southwest Alabama. The property has a total of 22 strategically located, established food plots each of which are equipped with state-of-the-art Redneck brand hunting blinds to enable comfortable hunting opportunities in a wide range of scenarios, regardless of the weather conditions.

The main lodge compound overlooks a beautiful +/-13 acre lake which is an established, world-class fishery stocked with trophy largemouth bass, bream, white perch, and catfish. The lodge lake is equipped with a concrete boat ramp and roughly 800 yards of open, well-manicured shoreline that provides a variety of both shallow and deep water fishing opportunities for all anglers, regardless of the preference to fish open water or around a piece of cover. Connecting the lake to the main lodge is a luxurious pier complex complete with a screened-in sitting area where you can enjoy the twilight hour over cocktails and exchange stories of the day's catch. The pier is also equipped with an electronic boat hoist, a stainless-steel sink, and a wooden picnic table which serves as a great place to enjoy lunch while you rest your arms from catching fish. A spiral staircase on the pier leads to an upstairs platform that can be used for additional lakeside seating or can be equipped with a skeet thrower where you can fine-tune your shotgunning skills out over the lake. The property also contains a +/-22-acre lake that was recently constructed immediately adjacent to a well-established dove field and while providing additional, excellent freshwater fishing opportunities, should only further the success of drawing migrating doves and ducks to the property during the fall.

The lodging spaces are all carefully laid out to facilitate the entertainment of the group on the property with wood-burning fireplaces both indoors and outdoors, screened-in outdoor sitting areas, and large primary indoor entertainment spaces. All are elegantly and tastefully crafted with wood walls, a smattering of decorative custom stone in places, custom-crafted crown molding, natural wood in the vaulted ceilings, marble and granite countertops and stainless-steel appliances throughout all of which provide a rustic, traditional feel, while also affording all of the class, comfort, and provisions that one would expect from modern, state-of-the-art amenities all put together with a level of thoughtfulness that truly left no stone unturned. The lodging spaces include a 4-bedroom, 4-bathroom 4,500 square foot main lodge, a barndominium style 3-bedroom, 2-bathroom 3,900 square foot primary overflow lodge with roughly 3,200 square feet of attached shop and storage space with an automatic roll up door and 400 square feet of climate-controlled storage space next door to the main lodge, and a 2-bedroom, 1-bathroom 1,350 square foot log home style house that serves as a secondary overflow lodging space that is situated separate from the main compound on property.



ACREAGE BREAKDOWN

2,423+/- Acres

ADDRESS

7880 county Rd 34
Millry, AL 36558

LOCATION

Contact us for property location details.

In addition, the property also includes:

- 9,600 square foot enclosed shop on a concrete pad

- 3,200 square foot equipment shed with a full length 20' lean-to on a concrete pad

- 1,800 square foot skinning shed with coated concrete floors and an 8'x8' walk-in cooler and additional attached shop/storage space

- 1,800 square foot climate-controlled feed shed with coated concrete floor and roll-up access door and 12' exterior lean to which is perfect for storing livestock feed, UTVs, or various other hunting equipment.

- Two 10,000 lb capacity GSI gravity feed grain bins for bulk feed storage

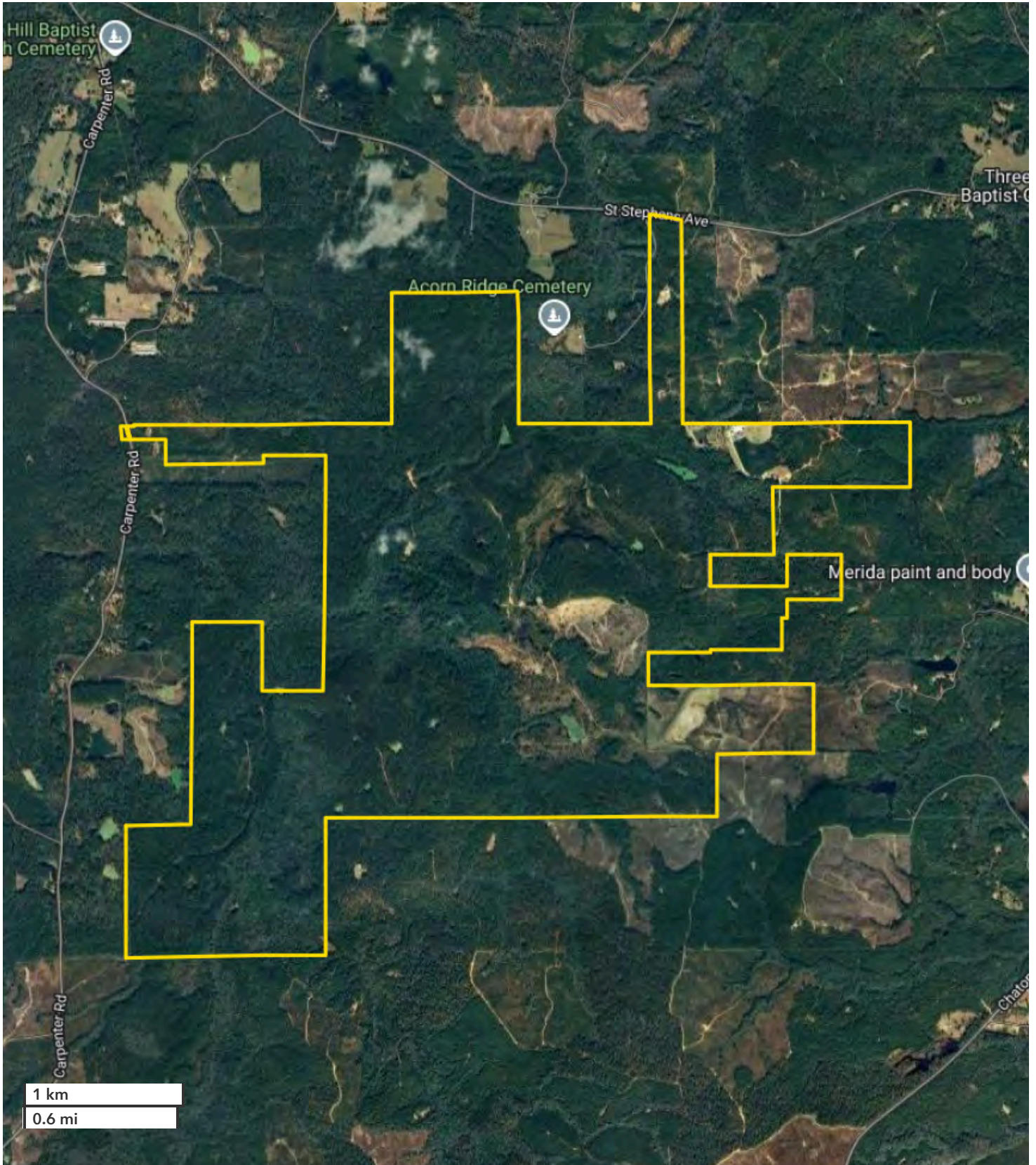
Showings by appointment only to Qualified or Pre Approved Buyers.



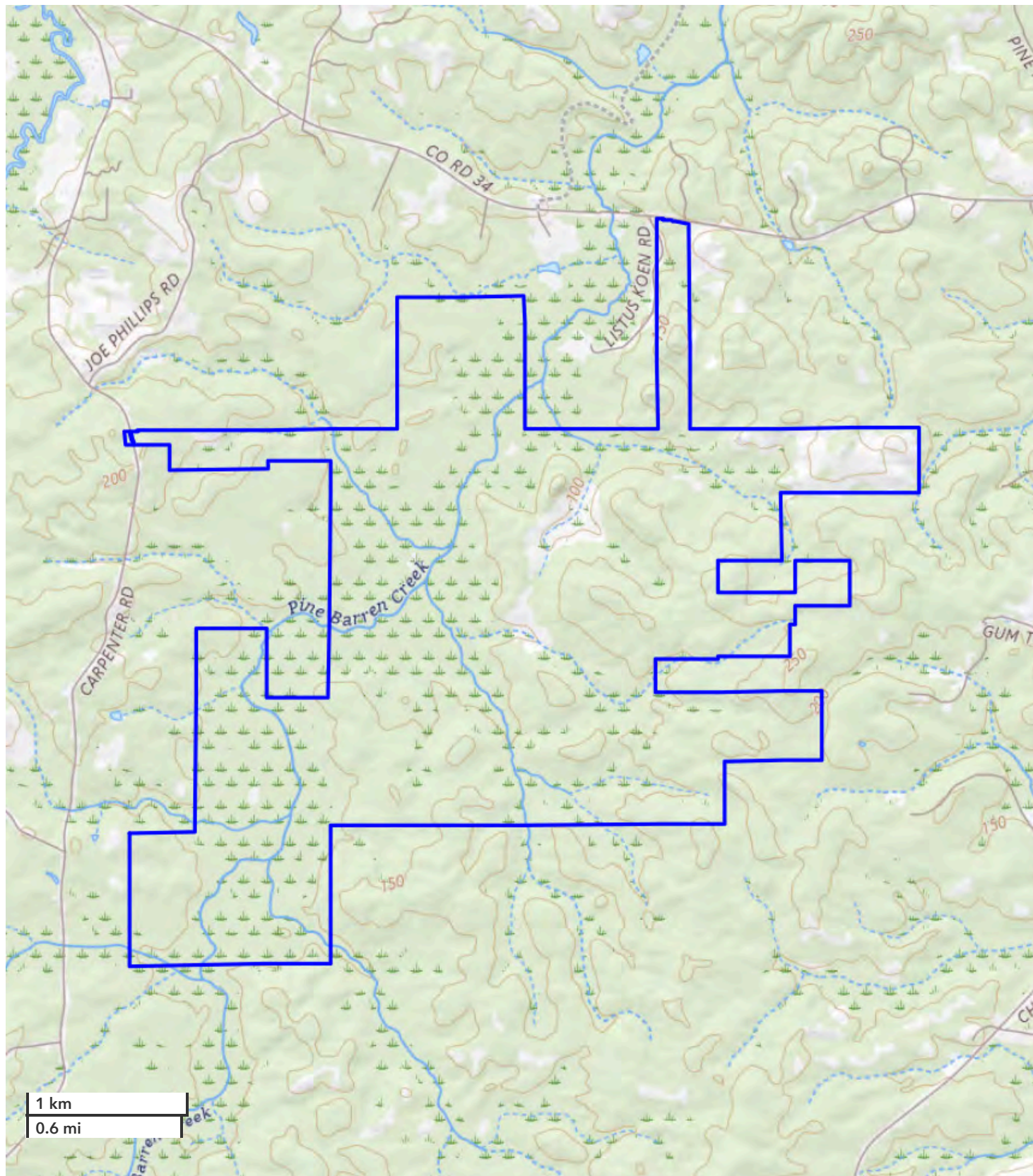
PROPERTY HIGHLIGHTS

- Main lodge suites each equipped with full bathroom and laundry room
- Underground utilities
- Geothermal heating and cooling system in main lodge
- 6+/- acre fenced cattle pasture with 2 loafing sheds
- Additional 3,200 square foot equipment shed separated from main lodge compound
- On-site dirt pit with excellent road building material
- 10'x25' upland bird pen
- 8'x30' chicken coop manufactured by Carolina Coops
- Raised bed garden site
- 4" dedicated well pumping into lodge lake
- 80-kilowatt power unit providing backup power to several improvements around property
- Sleeps 23: 8 total bedrooms and 7 total bathrooms. Total sq ft is 10,550.





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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Double T Ranch – Washington County, Alabama – 2,503 Acres

Approximately 8 miles east of Millry, Alabama, situated to the south of County Road 34, the sandy, gently rolling hills serve as home to a property that has been carefully put together with a level of well-thought-out detail that left no stone unturned. Traveling the well-maintained gravel driveway due south for 1 mile brings you to the main lodge on property situated in a compound overlooking a beautiful 13-acre lake and elegantly manicured surrounding pasture in a setting that is as breathtaking as any that southwest Alabama has to offer.

Carefully laid out to facilitate the entertainment of the group on property with indoor and outdoor wood burning fireplaces, screened in porches to enjoy a morning cup of coffee or an after-dinner drink, spacious indoor entertainment area, and resort-style suites that cater to any and all personal needs are just some of what you will find in the main lodge. The centerpiece of the 4-bedroom, 4-bath 4,500 square foot main lodge is the large indoor entertainment space which sets the tone for what you will encounter throughout the property in its entirety- rustic, traditional feel, precision custom craftsmanship, and the luxury of top of the line modern amenities. Wood walls with custom-crafted crown molding and natural, knotty pine vaulted ceilings match what you will find throughout the interior with the exception of the walls facing lakeside and tying into the woodburning fireplace where the walls are custom crafted from stone of various dark grey colors that while providing tasteful contrast, does not take away from the gorgeous view of the lake afforded by the storm rated, energy efficient windows that line the exterior wall. The bar area is equipped with stainless steel bar amenities and beautiful marble countertops complimenting what you will find on all of the counterspace in the other entertainment and kitchen spaces on property. The all-wood cabinets and drawers connect to a beautiful built-in china cabinet, perfect for displaying fine china or a collection of fine bourbon, if you so choose. The adjoining room behind the bar area is the main kitchen space which is equipped with all stainless-steel appliances, ample marble counterspace, and a dark granite-topped island bar. The adjacent sitting area provides a setting for those private, more intimate conversations when the larger group is being entertained in the adjoined main living space. Each suite in the main lodge is equipped with a private bathroom and laundry room designed to suit the needs of any guests or family members enjoying those spaces, as well as red-cedar walled closets with that warming aroma that only cedar can provide.

Additional Amenities – Main Lodge:

- Electric power sourced via underground utilities
- Geothermal heating and cooling system
- 8' doors throughout
- Cypress wood awnings and overhangs
- Surround sound system in main entertainment space
- Gas fireplace in sitting area adjacent to kitchen

Exiting through the lakeside door leads into a screened-in sitting area that ties into a concrete staircase that follows gently down to the luxurious pier on the lake. The pier is comprised of a screened-in sitting area where you can enjoy the twilight hour over cocktails and exchange stories of the day's catch. The pier is also equipped with an electronic boat hoist, a stainless-steel sink, and a wooden picnic table which serves as a great place to enjoy lunch while you rest your arms from catching fish. A spiral staircase on the pier leads to an upstairs platform that can be used for

additional lakeside seating or can be equipped with a skeet thrower where you can fine-tune your shotgunning skills out over the lake.

The 13-acre lake is an established, world-class fishery stocked with trophy largemouth bass, bream, white perch, and catfish. The lake is equipped with a concrete boat ramp alongside the pier and roughly 800 yards of open, well-manicured shoreline that provides a variety of both shallow and deep water fishing opportunities for all anglers, regardless of the preference to fish open water or around a piece of cover. The panfish and catfish are provided with supplemental feed via automatic Texas Hunter fish feeders, and the largemouth bass are provided with supplemental baitfish (shad) that are periodically stocked strictly as a food source. The lake also contains an on-demand well water supply provided by a 4" line running from the well house that sits adjacent to the main shop and is dedicated to controlling the lake level and maintaining a fresh water supply during periods of drought. All of these attributes combine to create a healthy, thriving, well-managed fishery that can be sustainably enjoyed for many years to come.

Also overlooking the lake and situated next door to the main lodge is the primary overflow lodge which is a barndominium style space and was the original camphouse on property. With nearly 7,500 square feet under roof, the structure provides an additional 3,900 square feet of elegant lodging space that is complementary to the look, feel, and amenities found in the main lodge and also includes a screened-in porch with a lakeside view. 3,200 square feet of the structure serves as concrete-floored, enclosed storage and workspace with an electronic roll-up door. The remaining 400 square feet is comprised of a climate-controlled storage space lined with cedar walls. There is also additional storage space in the loft area above the living quarters that has built in railing for safety and is accessible via built-in staircase.

Sitting just outside of the overflow barndominium is an 80-kilowatt power unit that provides backup power to several structures around the property.

The large shop in the main compound is a 9,600 square foot enclosure with concrete floors, electronic roll-up doors, and a 20' overhang that runs the full length of the structure on either side. The shop is equipped with a 20' ceiling fan which aids in promoting air circulation throughout the enclosure.

All of this roof space naturally catches a significant amount of rainwater. Well, therein lies another detail that was carefully thought-out and well-mitigated. The roofs on many of the structures in the main compound are guttered and the downspouts are tied into an underground pipe that drains directly into the lake. This accomplishes two key things: first, this feature ensures that all of that water is being delivered into the lake to maximize inflow of fresh water during a rain event, and secondly, the feature mitigates the risks for erosion and/or pooling that are inherent with traditional ground-level downspout discharge.

A 3,200 square foot equipment shed with an additional 20' lean-to that runs the full length sits on a concrete pad behind the main shop and provides great additional storage space for farm equipment, livestock hay, and any other items necessary for use around the farm.

An 8'x30' chicken coop made by *Carolina Coops – Custom Designed Chicken Coops* sits in the yard adjacent to the main shop and main lodge and placed alongside a raised-bed garden space. Both

compliment each other well in providing the proffer of farm-fresh eggs and garden-fresh vegetables for you and your guests to enjoy.

Heading back out the driveway there is a 10'x25' upland bird pen with a dedicated water source that will provide excellent containment for upland birds to be kept on-site so that family and friends can readily go out and enjoy an afternoon of upland bird hunting in some of the diverse hunting scenarios that the property provides.

The 1,800 square foot skinning shed is equipped with a heated interior and a roll-up door. The custom steel skinning pole has four steel cable drops on dedicated pullies. The shed has a dedicated water source and a coated concrete floor with drainage and an 8'x8' walk-in cooler for refrigerated storage of your harvested game. There is an additional adjacent enclosed shop space with a roll-up door, built-in work bench, and a pegboard wall great for storing hunting equipment or hand tools.

Leaving the main compound on property and heading back up the driveway toward the main entrance on both the left and right side of the driveway are +/- 6 combined acres of cattle pasture with scattered pine timber providing shade for the livestock, beautiful wooden fencing reinforced with net wire lining the perimeter, and well-constructed custom aluminum gates with sealed ball-bearing hinges strategically placed at various locations. Each pasture has a 400 square foot metal loafing shed for livestock. The northern pasture also contains a +/-1 acre stocked pond that provides additional fishing opportunities.

The 800 square foot climate-controlled feed shed has a coated concrete floor and a roll-up access door perfect for storing livestock feed, UTVs, or various other hunting equipment and a 12' exterior lean-to. Just outside of the feed shed is two 10,000 lb capacity GSI gravity feed grain bins for bulk feed storage.

Back up the driveway toward the entrance and separated from the main compound, a second overflow lodge or caretaker's house is located just over 100 yards to the west of the main driveway. The edge of the yard along the driveway is bordered with a custom-built retaining wall that was constructed with sandstone that was sourced on property. The 1,350 square foot house is a log cabin style home and is comprised of 2 bedrooms, 1 bathroom, and a mudroom with a shower at the side entrance. The house faces east and contains a 5' porch on the east and south sides which provides the perfect place for guests to sit and enjoy a cup of coffee while watching the sun rise through the Alabama pines. The interior is constructed of all white pine walls and western cedar lined closets with marble countertops, stainless appliances, and is all just as tastefully and traditionally designed as the other dwellings on property. The house has a dedicated well-provided water source, as well as underground electric utilities.

Following the driveway back to the north, a spur road to the west leads to the machine shed. The machine shed is 3,200 square feet under-roof powered by underground utilities and serves as an excellent place to park tractors and other pieces of equipment out of the weather. Immediately adjacent to the machine shed is a dirt pit which serves as an on-site source for excellent road building material to maintain the road network that provides access to the bulk of the property.

The Double T Ranch property is comprised of 2,503 acres of gently rolling hills ranging in elevation from below 80 feet in some of the creek bottoms to points upwards of 200 feet above sea level on some of the hilltops in a sandy loam soil type that contains a gravelly component in places. The incredible road network on property has enjoyed an impeccable standard of upkeep and will allow for vehicle travel during even the wettest periods of the year. The property consists of a variety of cover types ranging from timber that is a mature longleaf pine-upland hardwood mix to open pasture. The property has been professionally managed under a silviculture strategy that was tailored specifically to the property and focused on intensive timber management using tools such as prescribed fire and strategic timber harvest while maintaining a continuous concentration on wildlife habitat enhancement. This long-term landscape-level strategy has created a substantial amount of habitat diversity for many species wildlife including whitetail deer, eastern wild turkey, bobwhite quail, a myriad of songbirds, and many other wildlife species native to upland topography in southwest Alabama. The property has a total of 22 strategically located, established food plots each of which are equipped with state-of-the-art Redneck brand hunting blinds to enable comfortable hunting opportunities in a wide range of scenarios, regardless of the weather conditions. The newest addition to the property is a 22-acre lake recently constructed and located immediately adjacent to a well-established dove field and while providing additional, excellent freshwater fishing opportunities, should only further the success of drawing migrating doves to the property during the fall. The Double T Ranch is the epitome of a well-thought-out, intensively managed property that provides a plethora of hunting, fishing, and other outdoor recreational opportunities with unparalleled accommodations and amenities, much of which is truly difficult to portray with words- you really need to feel the dirt under your own feet to gain a true appreciation of this gem. Don't miss out on this once in a lifetime opportunity to own an incredibly special piece of real estate!

THIS IS PROVIDED FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

REAL ESTATE BROKERAGE SERVICES DISCLOSURE

➤ Alabama law requires you, the consumer, to be informed about the types of services that 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 the seller or the buyer. The licensee when acting as an agent must represent the best interests of the client by placing the interests of the client ahead of the interests of any other party. In a real estate transaction, when a real estate licensee is employed as an agent, the licensee is obligated to advise and advocate for the best interests of his or her client. A single agent must be loyal and faithful to the client.

When two or more licensees under the same qualifying broker are in separate agency agreements with a different party in the same transaction, the qualifying broker can designate those licensees as single agents as to the licensee's client. The designation must be in writing and done as soon as reasonably possible. A designated single agent is not a dual agent, and neither the qualifying broker, the designated single agent, nor any other licensee involved in the transaction shall be assumed to have knowledge to any other party with whom the licensee has not entered an agency agreement.

A **DUAL AGENT** is a licensee, who is an individual, acting as an agent 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 each client, except where the duties owed to the clients' conflict with one another.

A **TRANSACTION FACILITATOR** assists one or more parties, who are customers, in a sale. Transaction facilitator describes a brokerage arrangement whereby the real estate licensee assists one or more parties, who are customers, in a contemplated real estate transaction, without being the agent, fiduciary, or advocate of that party to the transaction. The transaction facilitator can act as an intermediary between buyers and sellers. A licensee can serve as a transaction facilitator to a single party or to both the buyer and seller. A licensee can also represent one party as an agent and serve as a transaction facilitator for the other party in the transaction. In the absence of an agency agreement, a licensee is presumed to be acting as a transaction facilitator for any otherwise unrepresented party to whom the licensee is providing services.

➤ **Alabama law imposes the following obligations on all real estate licensees to all parties in a real estate transaction:**

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. To present all written offers in a timely and truthful manner when assisting a party in the negotiation of a real estate transaction; and
5. To act on behalf of the licensee or his or her immediate family, or on behalf of any other individual, organization, or business entity in which the licensee has personal interest only with a timely written disclosure of this interest to all parties to the transaction.



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

Some examples are:

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

You may 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 facilitator. A written agreement is required by law prior to a licensee listing a property on your behalf or submitting an offer on your behalf for compensation.

The licensee's broker is required by law to have on file an agency disclosure office policy describing the company's brokerage services and general information on how the company and licensee are compensated for the brokerage services. That agency disclosure office policy is required, in addition to this form, to be provided to you prior to the licensee providing you any brokerage services. You should feel free to ask any questions 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 it would be appreciated.

Name of Licensee

Licensee's Signature

Date

Name of Consumer

Consumer's Signature (Acknowledgement for Receipt Purposes Only)

Date

