

# Alabama Sporting Plantation Hits Market for \$10.5M



By Stephanie Rebman, *Birmingham Business Journal*

**A** property that is considered at the epicenter of Alabama's historic plantation belt has hit the market.

Bishop Hill Plantation, a roughly 1,726-acre established quail and sporting plantation, is for sale in Barbour County for \$10.5 million.

The property, which includes a custom lakefront lodge and a custom lakefront guest lodge, is about 22 miles from Union Springs and 18 miles to Eufaula and does not have a conservation easement.

The main lodge overlooks the 8-acre lake. Built in 2006 with an addition added in 2017, it about 3,000 square feet with three bedrooms

three and a half bathrooms. The lodge is built from premium pine and cypress taken from the property and milled at the family-owned mill. Similar to the main lodge, the guest lodge was also constructed from pine and cypress taken off the property and overlooks the lake. Built in 2007, it is 2,000 square feet with two bedrooms, a loft and two and a half bathrooms.

The site includes a lakefront pavilion, sporting clays deck, covered boat dock with electric lift, fenced pastures with custom horse barn, tack room and equipment shed.

The property is professionally managed with stands of mature pine and hardwood timber.

Staggered ages of pine plantation are managed on a three-year prescribed burn rotation. Thirty-two established wildlife food plots bring in deer and turkey. Three stocked lakes and two and a half miles of year-round water on Bear Creek offer fishing. Swimming, water sports and boating are all possible as well.



Creek Farm not only has acreage, but it also includes a modern plantation-style primary residence which was built in 2001 and blends elements of an English country house with the grand plantation

style houses of the South.

Bishop Hill Plantation has a private entrance with custom electric gate, and according to a listing sheet, it is turn-key with furnishings, horses, tractors and implements, ATVs and more. It is suited for family get-aways and corporate retreats.

Tim James Jr. with **Jon Kohler & Associates** is the listing agent.

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Sporting plantation properties come on the market frequently in Alabama.



In 2022, a historic, 5,000-acre plantation in Union Springs listed for \$12.6 million sold for \$11.8 million. Three Notch Plantation, which claims to have the largest wild quail plantation on the market in the Southeast, includes rolling topography, multiple ponds, creeks, quality soil and timber.

In 2021, a historic hunting plantation in Alabama's Black Belt sold after a brief time on the market. The 4,000-acre Enon Plantation in Bullock County's Union Springs area, which was listed for \$9.9 million, sold for \$8.7 million.



In 2023, a 450-acre estate hit the market in Central Alabama. The estate of a multi-generation conservationist and forest products industry leader was for sale for \$4.7 million on the Dallas and Perry county line. Ocmulgee