

A \$17.8 Million Quail Plantation Is One of Alabama's Most Expensive Properties for Sale



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Two hundred years ago, quail were common in Alabama's St. Clair County. In the 19th century, "wild quail reigned supreme across all of Alabama," said real-estate agent Jon Kohler of Jon Kohler and Associates.

But by the time Kevin Stump bought about 750 acres of St. Clair County land in 2013, wild quail hadn't been seen in the area for years. An avid quail hunter, he set out to change that.

With help from experts, he began a project to restore the wild-quail population on his property, importing bobwhite quail from southwest Georgia. Today, the property is home to about 1,500 wild quail, one of the highest populations in the state.

Known as Triple Creek, Stump's roughly 3,650-acre quail plantation is now going on the market for \$17.8 million. It is one of the most expensive properties for sale in the state, according to Kohler, the listing agent.

Kevin is the founder of the natural-gas marketing company Interconn Resources. He and his wife, Jane Stump, are based in Birmingham and use the plantation as a getaway with their children and grandchildren, he said.

Triple Creek is located around 30 miles from Birmingham. The Stumps created it by combining adjacent empty lots they acquired over about 10 years. The pair built the roads and utilities on the property, as well as a roughly 3,000-square-foot

main house with four bedrooms and a billiards room.

They also built two guest lodges, two barns, a clay shooting range and a garage with an office for the property's hunting guide. Triple Creek has around 12.8 miles of creek, several duck ponds and three fishing ponds. Kevin declined to give the cost of buying the land or developing the property.



The property has eight designated quail-hunting areas, he said. A conservation easement on the land preserves the current landscape and wildlife habitats, Kevin said, although there are two 5-acre sites that can be built on.

The Stumps have enjoyed many holidays with their family at Triple Creek. They also hosted company and local charity events there.

Kevin, 66, and Jane, 67, have decided to sell the property because they are getting older, making the upkeep of such a large property more challenging. However, Kevin said they recently purchased a smaller neighboring property and plan to continue visiting the area.

It is rare to find a property in Alabama with a huntable population of wild quail, Kohler said. In 2022, he brokered the sale of a roughly 5,000-acre property with wild quail south of Montgomery for \$12.65 million.



While the grounds had a bountiful population of whitetail deer and turkey when they bought it, Kevin said, he dreamed of turning Triple Creek into a quail plantation. He started quail hunting at age 23 with clients at the request of his then-boss. "It was one of my customers who taught me how to handle a gun and how to quail hunt," he said. By the end of the day, he was a quail-hunting enthusiast.

At Triple Creek, Kevin had traps installed to limit quail predators. Once a year, he has half the property burned to mimic the frequency of natural wildfires in a wild-quail habitat.

