

St. Clair County Sporting Ranch Hits Market for \$8.99M



By Stephanie Rebman, *Birmingham Business Journal*

Chadwick Farm, an 1,828-square-foot quail and sporting property is for sale for \$8.99 million.

The property has multiple structures on site, including a main lodge, a party barn, a cabin and more.

A custom 2,000-square-foot main lodge has three bedrooms and two and a half bathrooms. It was built in 2008 with reclaimed heart pine wide plank floors, vaulted ceilings, custom appliances, a wood burning fireplace, covered porches and a double carport. A custom 2,200-square-foot party barn was also built in 2008 and has 18-inch heart

pine flooring, vaulted ceilings with reclaimed wood, a second-floor apartment with living room, bedroom and bathroom.

A detached bathhouse has four toilet stalls and a common sink area with a matching exterior to the party barn. A dog trot log cabin is 576 square feet with 900 square feet of covered porches.

The property has a pavilion, pole barn, kennel area, tool and equipment storage and more.

Chadwick Farm, which does not have a conservation easement, but does have 1.2 miles of fencing, 10 miles of interior roads, custom

entrances with electric gates, food plots, frontage along a creek and bee hives producing local honey.

Nearly 20 acres of stocked lake managed by Southeastern Pond are on site along with roughly 150 acres of quail woods. Deer and turkey are plentiful.

The property is being offered turn-key with furnishings, tractors, implements and more.

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

Also for sale in St. Clair County is Alabama businessman and oil executive Kevin Stump's property, Triple Creek Plantation, which is listed for \$17.8 million.

Sporting plantation properties come on the market frequently in Alabama.

Most recently, Bishop Hill Plantation, a roughly 1,726-acre established quail and sporting plantation, hit the market in Barbour County for \$10.5 million.

In 2023, a 450-acre estate hit the market in Central Alabama. The estate of a multi-generation conservationist and forest products industry

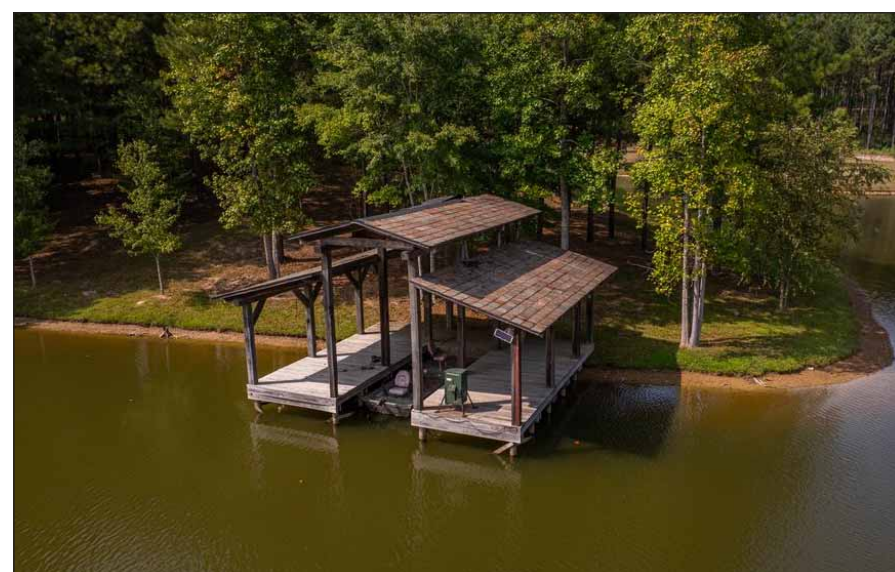


leader was for sale for \$4.7 million on the Dallas and Perry county line.

Ocmulgee 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.

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.

