

Georgia sporting estate spanning 5,500 acres lists for \$44 million



by Janelle Ward

A legacy sporting estate with earnings potential could set a record for the priciest recreational land sale in state history. The more than 5,500-acre Spring Creek Plantation in southwest Georgia is available for \$44 million.

Jon Kohler of Florida-based real estate firm Jon Kohler & Associates has the listing. Stretching across Early and Calhoun counties about 25 miles west of Albany, the sprawling property is home to a diverse mix of hunting game across multiple terrains. Kohler told international luxury real estate news outlet Mansion Global in an article published June 8 that the estate spans 8.5 square miles and is almost entirely one contiguous plot. Properties of this quality are rare in the South, he

said. The grounds offer a variety of woods, lakes, ponds and irrigated farmland, according to the Jon Kohler & Associates listing.

The property, previously a farm, has remained under the ownership of the same family for more than 130 years, Mansion Global reported. The current owner invested "an untold amount of money" to convert the property into a year-round recreational estate, Kohler told the publication. The estate features multiple homes to accommodate numerous guests at a time, each turn-key and fully furnished. This includes the recently remodeled Gibbs guest house and Arlington cottage, which span 2,167 square feet and 2,828 square feet, respectively.

A newly built lakefront lodge also graces the property, spanning over 5,000 square feet. Just paces away is a carriage house equipped with a three-car garage and a guest suite. Between the irrigated farmland and royalties generated by an on-site 60-acre active limerock mine, the sporting estate could generate upward of \$500,000 in annual income, per the Jon Kohler & Associates listing. It's one of the highest returns the brokerage has witnessed for a recreational property. Over \$1 million worth of equipment is also part of the deal. The Jon Kohler & Associates team is no stranger to extravagant land sales. In late 2024, Kohler listed a 5,700-acre sporting ranch near the Georgia-Florida border for \$42.5 million.

YouTuber-turned-professional boxer Jake Paul purchased the property, named Southlands, last summer for \$39 million. That price set the record for a recreational land sale in Georgia, Kohler said at the time. Spring Creek Plantation's manager previously managed Southlands, per the Spring Creek Plantation listing, which has since been renamed to Paul Reserve.



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