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Hunter's Playground: Spring Creek Plantation hits market for $44M

by **TaMaryn Waters**

It's one of the largest sporting ranch plantations in the southeast and it's up for grabs – for the right price.

Spring Creek Plantation hit the market this week for $44 million. If it sells at or near the asking price, it will be the most expensive sale for a hunting plantation property in Georgia's history.

That would break last year's purchase record by social media influencer and boxer Jake Paul, who bought the iconic Southlands property just south of Bainbridge, Georgia, for $39 million.

Located near Blakely, Georgia (about 90 miles north of Tallahassee), Spring Creek Plantation stretches across nearly 5,520 acres or 8.5 square miles in Early and Calhoun counties, near the Kolomoki Mounds State Park.

"The wow factor is how many really exceptional things that it has going on one property," said Jon Kohler, an expert in large plantation properties in the southeast and broker and partner at Jon Kohler & Associates.

"It has a private 182-acre (spring-fed) lake and a brand new lodge they just build that cost about $3 million to build that overlooks this lake."

Kohler describes it as "one of the most incredible lodge sites anywhere in the southeast."

The property has more than 1,500 acres of trophy whitetail deer woods, 1,060 acres of irrigated farmland that can produce income and a 60-acre rock mine.

Other highlights include access to a 5,000 square-foot jet strip less than 10 minutes away and an on-site, three-car-garage carriage house with a guest suite that's fully furnished.

"It has incredible beauty, large timber, very, very fertile soils, a lot of irrigated farmland mixed in with high-quality recreational land," said Kohler, who said he's already received an offer to purchase half of the property.

But, he added, "I want all of it sold."

Kohler, asked how long he believes it will stay on the market, said there were "already people considering it strongly. It's hard to say with these properties. There aren't many like it."

JON KOHLER & ASSOCIATES 35th ANNIVERSARY

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