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$44 Million Quail Belt Estate Seeks To Dethrone Jake Paul's $40 Million Georgia Home as State's Priciest Ranch

by **Larissa Runkle**

Less than a year after influencer-turned-boxer Jake Paul made headlines by purchasing a sprawling Georgia ranch for a record-setting $39 million, another Peach State property is poised to steal that impressive title.

Spring Creek Plantation, a 5,519-acre property in southwest Georgia's famed quail belt, has just hit the market for $44 million. If it sells anywhere near the asking price, it would surpass Paul's property, Southlands Plantation, as the most expensive sporting property sale in the state's history.

To grasp the scale of the property, consider this: The estate spans roughly 8.5 square miles, which is more than six times the size of New York City's Central Park. It's the kind of estate more commonly associated with the great ranches of the American West than those found in the Deep South.

"You hear about these places out West, where ranches are measured almost like national parks," says Jon Kohler of Jon Kohler & Associates, who represents the listing. "This property is 8.5 square miles. It's hard for people to wrap their heads around until they see it."

Kohler was also involved in the Southlands transaction and says the two properties share many similarities, in everything from year-round recreational opportunities to status.

"These are legacy sporting properties," he explains. "The manager of Spring Creek used to manage Southlands. They're that similar in terms of quality, lakes, boating, hunting, fishing, and overall lifestyle."

Located across Early and Calhoun counties near the small town of Blakely, the property sits in the heart of Georgia's historic Albany Plantation Belt.

"It's a bit of a who's who around here," says Kohler, pointing to nearby White Oak Pastures, the acclaimed regenerative farming operation founded by Will Harris.

As for Spring Creek Plantation, the estate remained in the Singleterry family for approximately 130 years, as reported by Mansion Global, evolving from a working farm into one of the region's premier recreational properties.

At the center of the property is a newly completed 5,000-square-foot lakefront lodge featuring five bedrooms, vaulted beam ceilings, a chef's kitchen outfitted with Wolf and Sub-Zero appliances, and a dramatic 30-foot stone fireplace.

A newly built carriage house, remodeled lake house, Gibbs Guest House, and Arlington Cottage bring the total number of residences to five, alongside barns, agricultural facilities, and support buildings.

"No one's even spent a night in the new lodge or carriage house yet," says Kohler. "The owners invested roughly $3 million into those improvements alone."

But what really surprises visitors, according to Kohler, is the water. A crystal-clear, 182-acre spring-fed lake serves as the centerpiece of the estate, offering fishing, boating, waterskiing, paddleboarding, and even sailing.

"The lake is just spectacular," says Kohler. "It's a reclaimed mining lake that's gin-clear and fed by deep, cold spring water. Even during the worst drought in Georgia history, it didn't drop an inch."

Beyond the lake, Spring Creek features miles of frontage along its namesake waterway, nearly 2,000 acres under intensive wild quail management, trophy-caliber whitetail deer habitat, and more than 1,000 acres of productive farmland. According to Kohler, agricultural operations and mining royalties generate roughly $500,000 annually.

The property's appeal extends beyond traditional sportsmen. Kohler describes buyers at this level as "recreational investors"—individuals who see premier sporting estates as both lifestyle assets and long-term stores of value. He considers Spring Creek a Social Storm property, a designation reserved for estates that are secure, resilient, and income-producing.

"We have a Rolodex of recreational investors and users," he says. "They're not only recreating, they're investing. If it's a good day, you'll be hunting and fishing. If it's a bad day, your entire family can come stay here."

The estate can comfortably host an extraordinary number of guests, all of whom will enjoy the convenience of a private 5,000-foot jet strip that's just eight minutes away.

"Anyone can fly in and be on the property within minutes," says Kohler. "The difference here is privacy. With some airstrips, everyone knows when you're in town. This one offers a level of discretion that's increasingly hard to find."

For all its luxury amenities, recreational opportunities, and headline-grabbing price tag, Spring Creek's greatest asset may be something less tangible: its stewardship.

"It's like having your own national park," he says. "Only better managed."

The property is located about 40 miles north of Paul's Bainbridge-area ranch, which boasts its own impressive array of amenities, including a 30-acre duck pond, a 20-acre lake, and 5 miles of creek.

It also features a 4,884-square-foot residence with eight bedrooms and 5.5 bathrooms—all of which offer panoramic views of Lake Seminole.

The grounds also come complete with a 2,696-square-foot manager's house, several guesthouses, an 1,800-square-foot horse barn, and a dog kennel.

When it was put on the market, the property was touted as being a haven for outdoor sports, with the listing stating that it was "regarded as one of the few places in the South where one can consistently have and harvest B&C Whitetails."

Jake, who closed on the property in June 2025, certainly appears to have taken full advantage of the many amenities on offer, with videos and images posted to Instagram and YouTube showing him proudly showing off his huge collection of recreational vehicles at the property, while also engaging in numerous hunting outings.

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