

Triple Creek Plantation
1400 Cook Springs Cut-Off Rd.
Pell City, AL 35128

\$17,800,000
3,650± Acres
St. Clair County



MORE INFO ONLINE:

jonkohler.com

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Pell City, AL / St. Clair County

SUMMARY

Address

1400 Cook Springs Cut-Off Rd.

City, State Zip

Pell City, AL 35128

County

St. Clair County

Type

Hunting Land, Recreational Land, Lakefront, Timberland

Latitude / Longitude

33.590103 / -86.394425

Bedrooms / Bathrooms

11 / 7.5

Acreage

3,650

Price

\$17,800,000

Property Website

<https://www.landleader.com/property/triple-creek-plantation-st-clair-alabama/64668>



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PROPERTY DESCRIPTION

In the heart of Alabama, nestled just 35 miles from Birmingham, lies a land people can only dream of. This is Triple Creek - a plantation that stands as a true testament to the timeless allure of the Southern sporting tradition. Spanning 3,650 acres of rolling hills and vast wildlife, Triple Creek is not just a place; it's a living legend.

From the architecture of the land to the thoughtfully designed habitat, roads, and ponds. Every inch of Triple Creek was mapped out with the outdoor experience in mind, and more importantly, for sharing that experience with others.

Over 1500+/- acres of meticulously managed quail habitat, where an average of one bird per acre thrives. This remarkable density places Triple Creek among one of the top three quail plantations in Alabama. Beyond quail, the rest of the property is dedicated to trophy whitetail deer and turkey, making it a haven for hunters of all pursuits.

The initial problem with the dream was that there wasn't a wild bobwhite quail in the entire county. In 2019, Kevin took the first step towards that dream. Partnering with Tall Timbers and other experts, he embarked on one of the most ambitious quail translocation projects the South had ever seen. Wild quail were brought in from Georgia, and the work began. As of the last count, the 1500 acres of wild bird habitat has an estimated .9 birds per acre which places it among the top wild bird properties in Alabama and one of the most respected in the South. This entire transformation has been well documented with extensive records on Spring and Fall quail counts, prescribed burns, herbicide treatments, and it even boasts a telemetry-based trapping system. There are 8 wild quail courses and 24 miles of feedline with feeding every other week. To say no expense was spared is an understatement. It is regarded as one of the most successful quail translocation projects in the South and is a testament on how following the science-based recommendations of Tall Timbers can take a property with zero quail and turn it into one of the top wing-shooting properties in America.

The property has incredible terrain and fertile soil. In fact, the ground cover here is very similar to what we see in the highly productive Red Hills Plantation Belt. Although the current landowner does not focus on trophy whitetail deer they are here, and the age and genetics are exceptional. The hardwoods, creeks, draws, and open areas are exceptional Deer and turkey habitat throughout all 3,650 acres.

There is a beautiful rolling topography with 800-to-500-foot elevation changes.

The balance of the property is based on three main creek bottoms, thus the name, "Triple Creek". There are 4.9 miles of creeks—Wolf Creek, Hearthstone Creek, and Turkey Branch—along with 7.9 miles of smaller creeks. The creek bottoms look like something out of a national park with clear flowing water, rolling topography, massive ancient hardwoods, white oak, and exceptional deer and turkey habitat.

This is a year-round property, with three intensively managed fishing ponds including a 1.8 +/- acre pond by the skeet range, a 1.5 +/- acre catfish pond, and a 2.5 +/- acre house pond. In addition, the property boasts several natural oxbow duck ponds, ideal for waterfowl hunting. These water features not only enhance the natural beauty of the property but also provide excellent habitats for wildlife.

For additional recreation, the property includes an 8-machine, 5-stand clay shooting range fully lighted with stadium lights, and an artificial putting green with three tee boxes.

Triple Creek also has world-class architecture and amenities. The plantation's buildings and amenities are designed for both comfort and functionality. All the buildings were designed by a noted architect out of Birmingham, Alabama. The main house is a spacious 3,000 square feet and is all custom and antique; mantels, pine flooring, etc. It has 4 bedrooms, 4 bathrooms, a living room with fireplace, dining room, billiard room, custom kitchen, laundry room, and screened-in porch. The replacement cost of the main house is approximately \$2.3M.

The Bobwhite Lodge is 2,400 square feet with a wrap-around porch overlooking stunning views of a pond. It features a foyer with a sitting area with fireplace, four-bedroom suite, and a large great room with sitting area, pool table, dining area, and kitchen. Approximately 150 yards from the hunting lodge is the Covey Cabin, a cozy 1,750 square foot three-bedroom, two-bathroom guest cabin. Additional accommodation includes the Guide Quarters, a large garage with a small suite for a guide or manager and an excellent place to meet prior to the hunt. With a keen eye for detail, the stone foundation veneer of the main house and Bobwhite Lodge came

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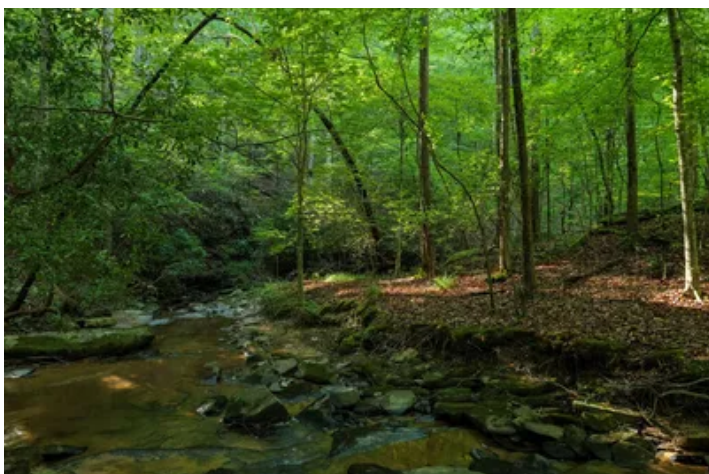
from fieldstone, hand-selected by the landowner and sourced directly from the property. Additional improvements include an enclosed steel barn and a large equipment barn for storage and maintenance of gear and machinery.

The property is protected by a conservation easement; however, the easement provides for one division of the property and allows for four building sites.

Ideally located, Triple Creek is just 35 miles from Birmingham off I-20 East and restaurants and shopping are just minutes away. Birmingham's commercial airport is just 40 minutes away and a private jet airport is 23 minutes away.

What makes this property stand apart is its exceptional wildlife habitat, water, and its perfectly combined functionality and usability for its guests. This is a turnkey sporting property that was thoughtfully planned with every amenity and is ready to step in and enjoy today.

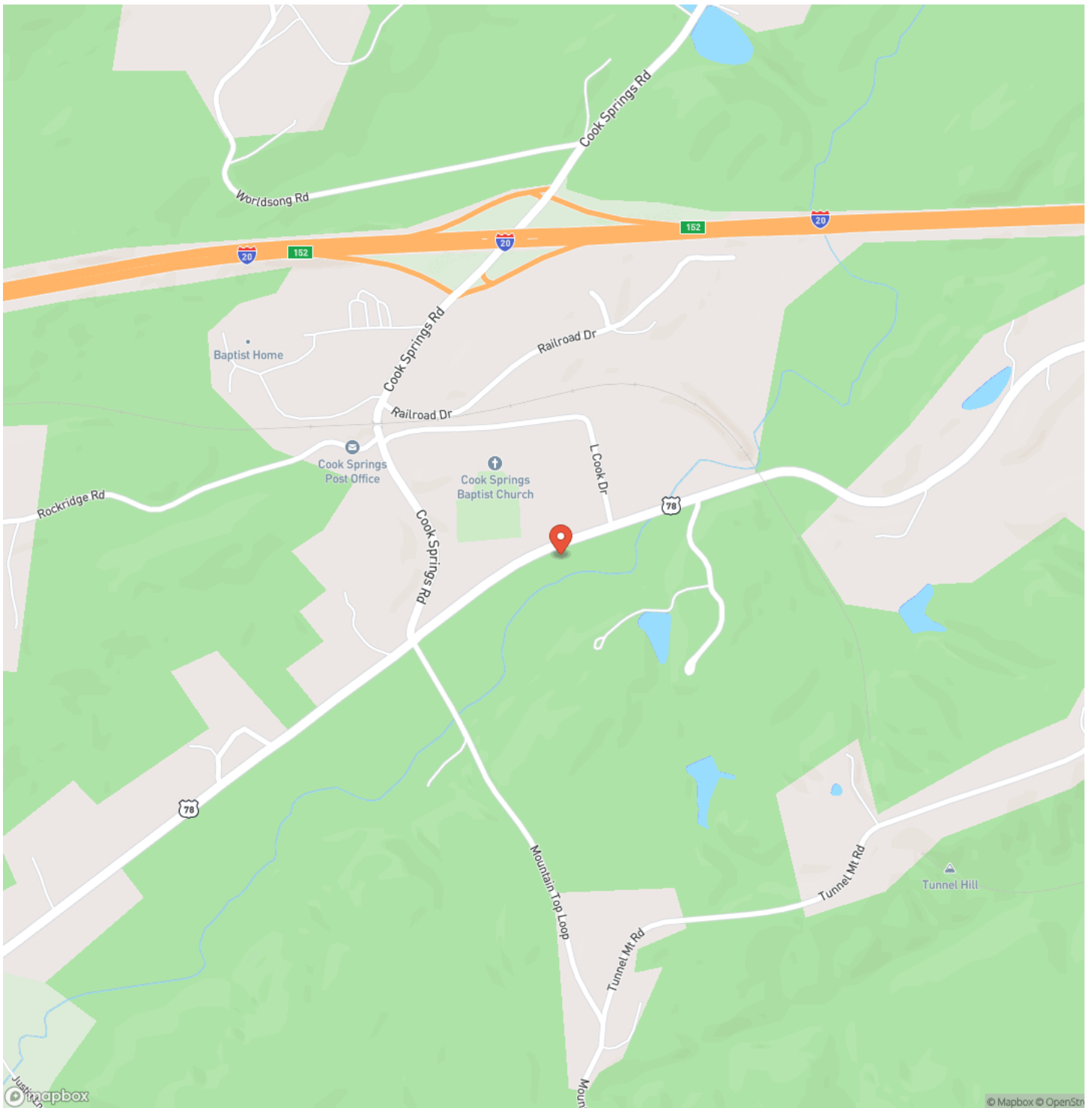
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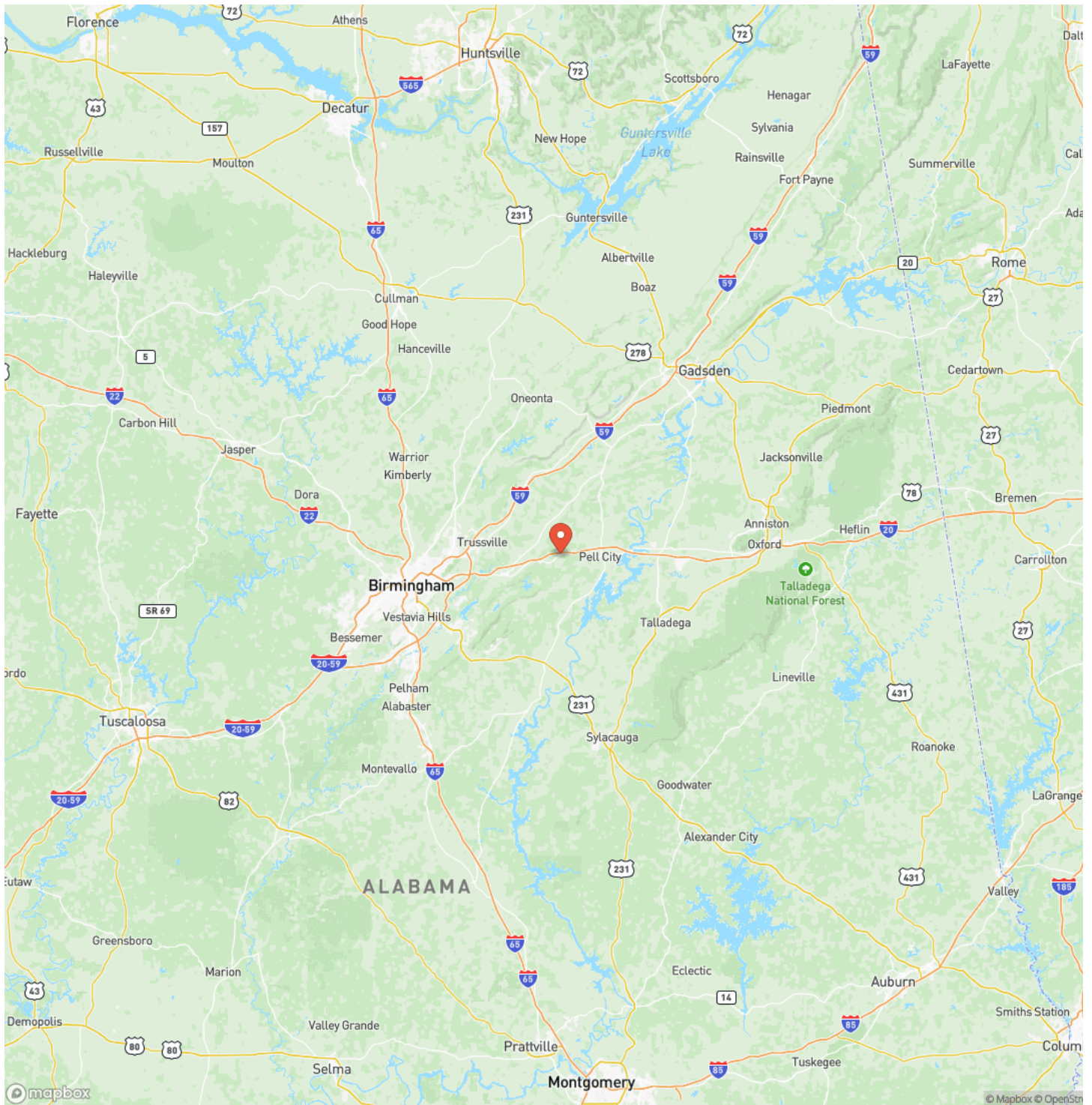
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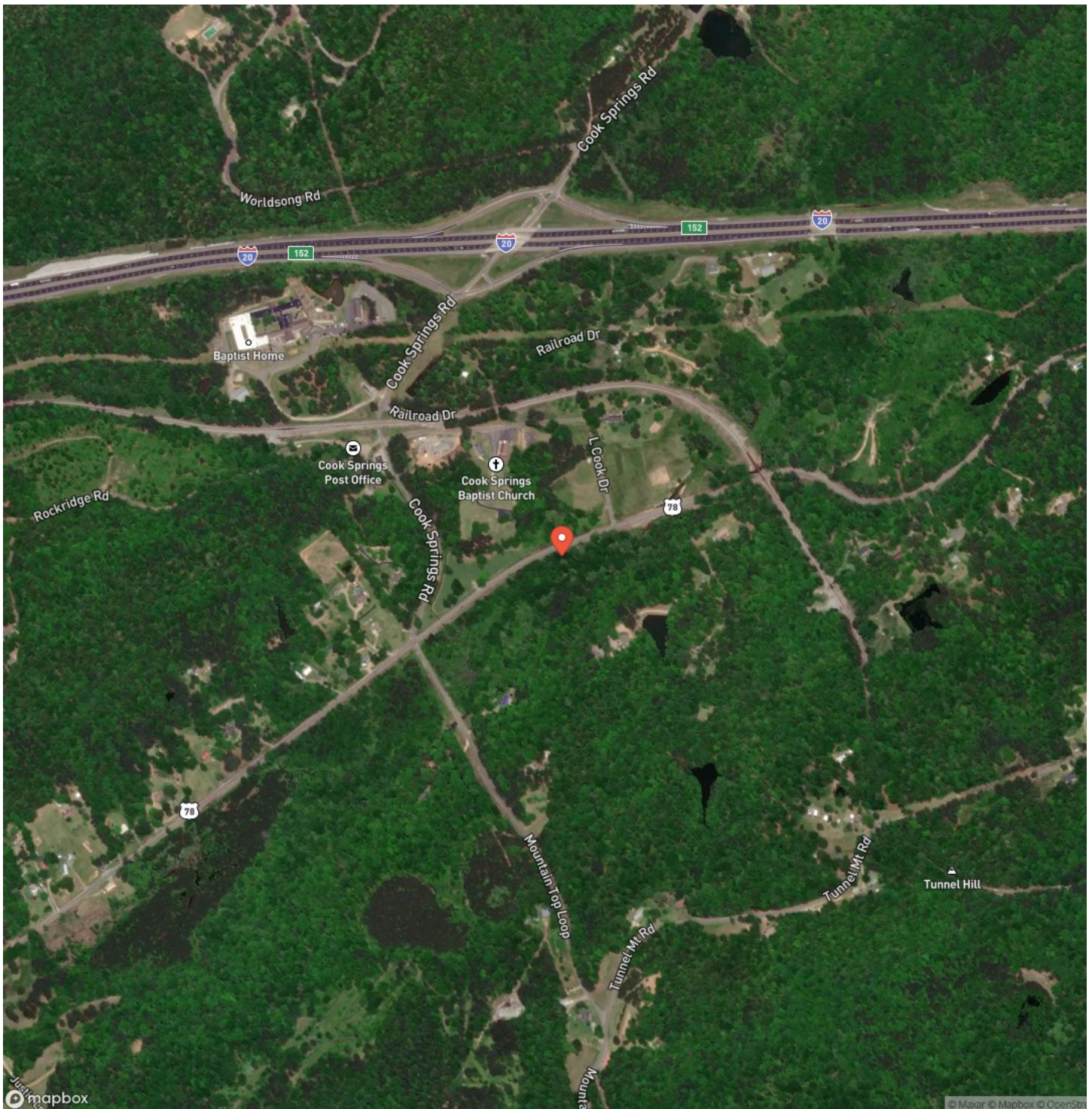
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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