



NEW PROPERTY AVAILABLE

QUAIL CREEK
PLANTATION

Callahan, Florida

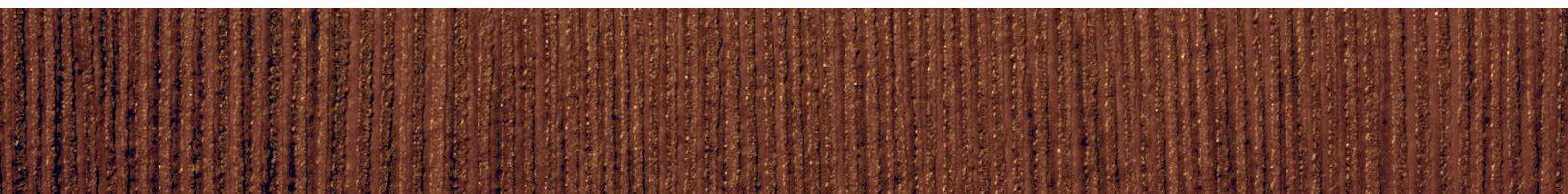
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Quail Creek Plantation is a 1,750 acre high fence hunting preserve of which up to 1,270 acres is now available for purchase. Quail Creek is a mixture of managed, productive planted pine plantation and quail hunting grounds located in Nassau County, Florida on HWY 121 west of the town of Callahan. It is just across 121 from the St Mary's River and Deep Creek flows through the property into the River. The property is convenient to Jacksonville, less than 30 minutes from the international airport, downtown and River City Marketplace.

“Quail Creek is a unique opportunity to own a high quality hunting and recreational property less than an hour from Jacksonville with sustainable income from forestry.”

~ HUNTER BRANT, BROKER
OAKWOOD REALTY GROUP





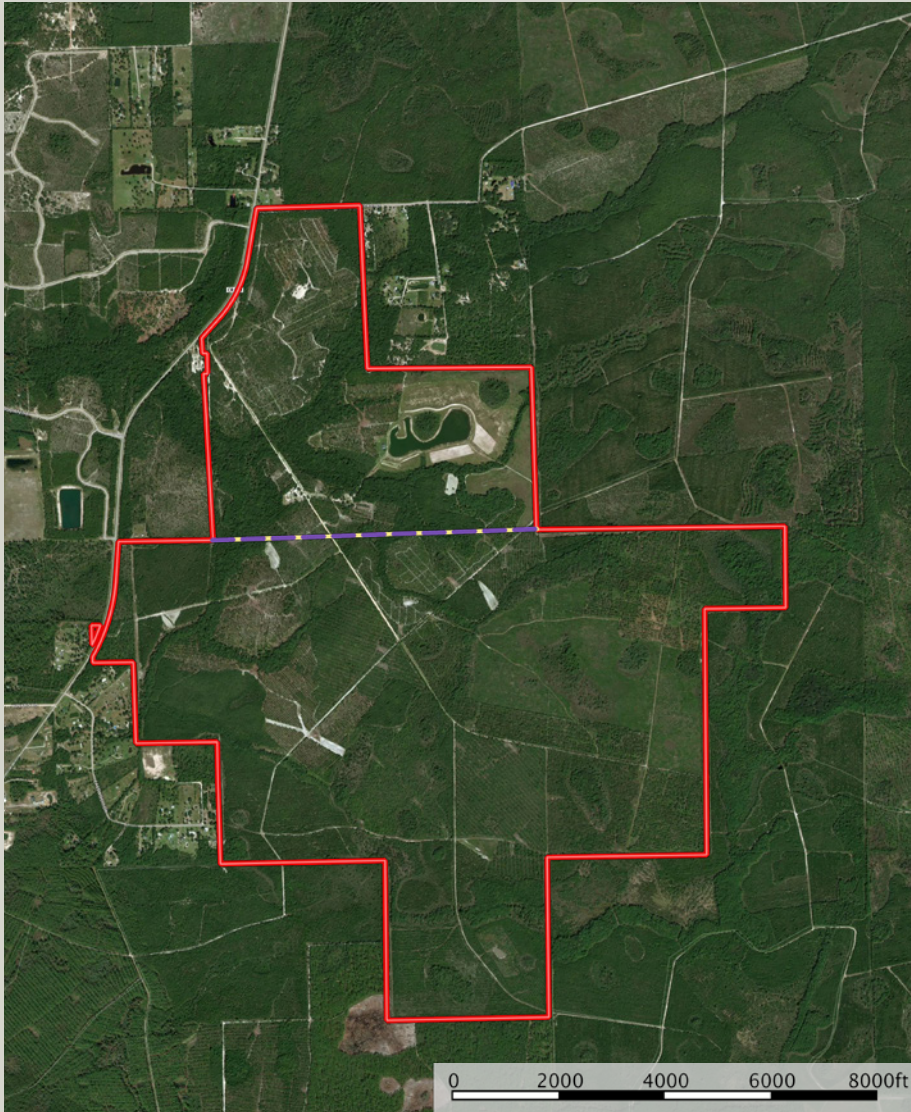
The property is productive pine plantation with 87% or 1,103 of 1,270 acres in uplands. An excellent road system provides access to the entire property. It is high fenced and has been managed for wildlife for the last 10 years with very selective hunting only. The property is unconserved but would be an excellent candidate for either a purchase or donation conservation easement. Higher and Better use potential exists with neighboring Deep Creek Plantation, a gated estate lot community on the River, and its proximity to Jacksonville. Excellent age distribution is present in the pine plantations producing sustainable timber income from day of ownership. The high percentage of uplands and perimeter fencing would allow for an easy conversion of portions to open pasture or silvi-pasture for agricultural purposes.

“The amenities at the adjoining Quail Creek Plantation make it a turn key quail hunting operation at a fraction of the cost.”

QUAIL CREEK PLANTATION

UP TO 1,270 ACRES

\$3,300 PER ACRE



The adjoining professionally managed, pre-season release quail hunting operation at Quail Creek is available on a fee basis at a fraction of the cost to the new Owners as an amenity to ownership.

- Access to neighboring Quail Creek Plantation, including preseason release quail courses, guides, equipment and wagons and bird dogs
- Managed, productive planted pine plantation
- Well maintained road system
- Managed for wildlife for the last 10 years
- High percentage of uplands and perimeter fencing



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