



Colliers

Thomas Creek Plantation

For Sale | Call for Pricing

447506 US Hwy-301, Callahan, FL 32011-7355

475± AC | \$15,000,000

Eric Bumgarner, CCIM

Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph Turri

Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy

Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson

Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville





Welcome to Thomas Creek Plantation

Welcome to Thomas Creek Plantation, an expansive 475-acre retreat nestled in the heart of Nassau County, Florida. This exceptional property caters to the desires of any outdoor enthusiast, offering a vast array of amenities and facilities to enhance your experience. This amazing opportunity to acquire such a large land tract that's mostly high and dry, offers endless opportunities for the next potential owner to accomplish whatever plans they may have. Situated approximately 1-mile south from the Town of Callahan in sprawling Nassau County, this property is situated directly in the path of progress. Whether your plans are to undergo a major new development or to enjoy all the outdoor allure that this property has to offer, or both, this is a must see property that no words could describe.

Investment Highlights:

- Sprawling 475 acre outdoor paradise located in Nassau County, FL
- Perfect for residential or industrial development, or to land bank for future development
- Endless opportunities for future plans of the property





With over 25 buildings and structures spanning over 32,000 square feet, Thomas Creek Plantation provides unparalleled opportunities for recreation and relaxation. From the dedicated skeet shooting building to the spacious main and secondary horse stables, every aspect of this estate has been carefully crafted to meet the needs of discerning buyers. Venture

outdoors and discover multiple ponds designed for various activities, including duck hunting, bass fishing, and wildlife observation. A fully equipped skeet shooting pond ensures endless entertainment for shooting enthusiasts, while an active creek meanders gracefully through the property, adding to its natural charm.

Thomas Creek Plantation is meticulously maintained, with well-manicured trails and covered pavilions scattered throughout the landscape. A commercial-grade kitchen, complete with a large walk-in freezer, provides the perfect space to prepare and store your trophy hunts, while game feeding stations attract wildlife, enhancing the hunting experience.

The estate boasts an array of practical features, including a fully fenced perimeter, an in-ground swimming pool, basketball court, and an irrigated pecan tree farm. Two 6" wells and two 500-gallon above-ground propane tanks ensure self-sufficiency, while a 400A, 240V power supply, backed by a generator, guarantees uninterrupted electricity.

Elevated hunting condos offer commanding views of the surrounding landscape, while runs for hunting dogs, quail pens, and a chicken coop cater to the needs of outdoor enthusiasts. Multiple riding paddocks and a bunkhouse for staff or guests add to the property's versatility and appeal.



Property Highlights

Lot Size	475.49± AC
Parcel	12-1N-24-0000-0003-0000 11-1N-24-2180-0032-0000 11-1N-24-2180-0064-0000
Zoning	Agricultural
Utilities	All to site
Proposed Use	<ul style="list-style-type: none">• Industrial• Golf course/ driving range• Hold for development• Hold for investment• Horse stables• Industrial park• Master planned community• Religious facility• Single-family development

Features Include

- Fully fenced
- In-ground swimming pool at main house
- Basketball
- Meticulously maintained with mowed trails throughout the entire property
- Covered pavilions throughout
- Commercial grade kitchen with large walk-in freezer to store your trophy hunt
- Game feeding stations throughout property
- Irrigated Pecan Tree farm
- Riding stables
- (2) two 6' wells
- (2) two 500 gallon above ground propane tanks
- 400A, 240V power serving the property with a back-up generator to ensure continuous power
- Elevated hunting condos throughout the property
- Runs for hunting dogs
- Quail pens
- **Chicken coop**
- **Multiple riding paddocks**
- **Bunk house for staff or guests**

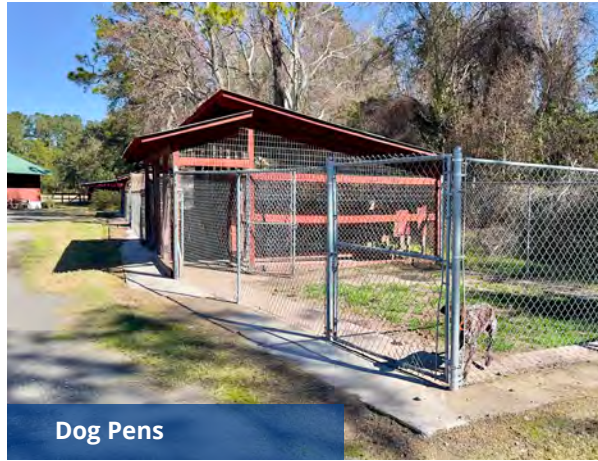
Buildings & Structures

Main House	3,205± SF
Covered carport	1,447± SF
Bunk house	1,751± SF
Kitchen & meeting room	1,260± SF
Carport/storage with bathroom	2,053± SF
Summer kitchen	520± SF
Summer kitchen restroom	55± SF
Pole barn (front dog pen)	1,001± SF
Backup generator pole barn	285± SF
Skeet shoot building	434± SF
Main horse stables	6,576± SF
Secondary horse stables	1,513± SF
Equipment storage & parts room	2,036± SF
Hay barn (main)	2,422± SF
Hay barn (covered storage)	3,047± SF
Pole barn (horse shelter)	285± SF
Pole barn	285± SF
Pole barn-storage	342± SF
Quail pen	719± SF
Chicken coop pen	719± SF
Hog pen	183± SF
Dog pen	567± SF
Pole barn	285± SF
Pole barn	300± SF





Barns & Stables



Front Buildings



Main House



Kitchen - Meeting Room



Summer Kitchen



Covered Carport



Bunk House



Basketball Court

Hunting



Woods

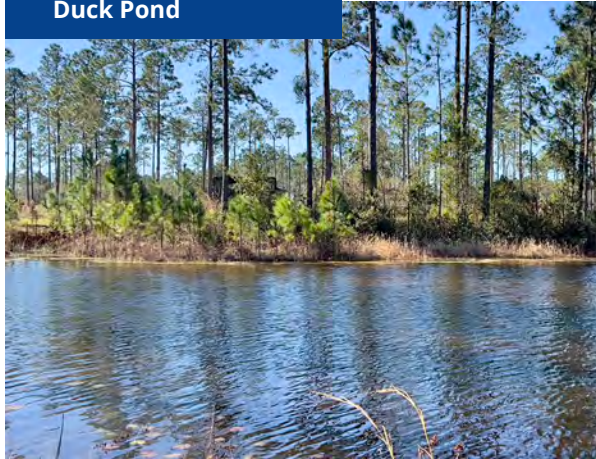


Ponds

Bass Pond



Duck Pond



Skeet Shoot Pond



Multiple ponds for different activities, such as:

- *Duck hunting pond with blind and decoys*
- *Bass fishing pond*
- *Skeet shooting pond (fully equipped & operational)*
- *Multiple other ponds for attracting wildlife*
- *Active creek that runs through the property*



Site Aerial

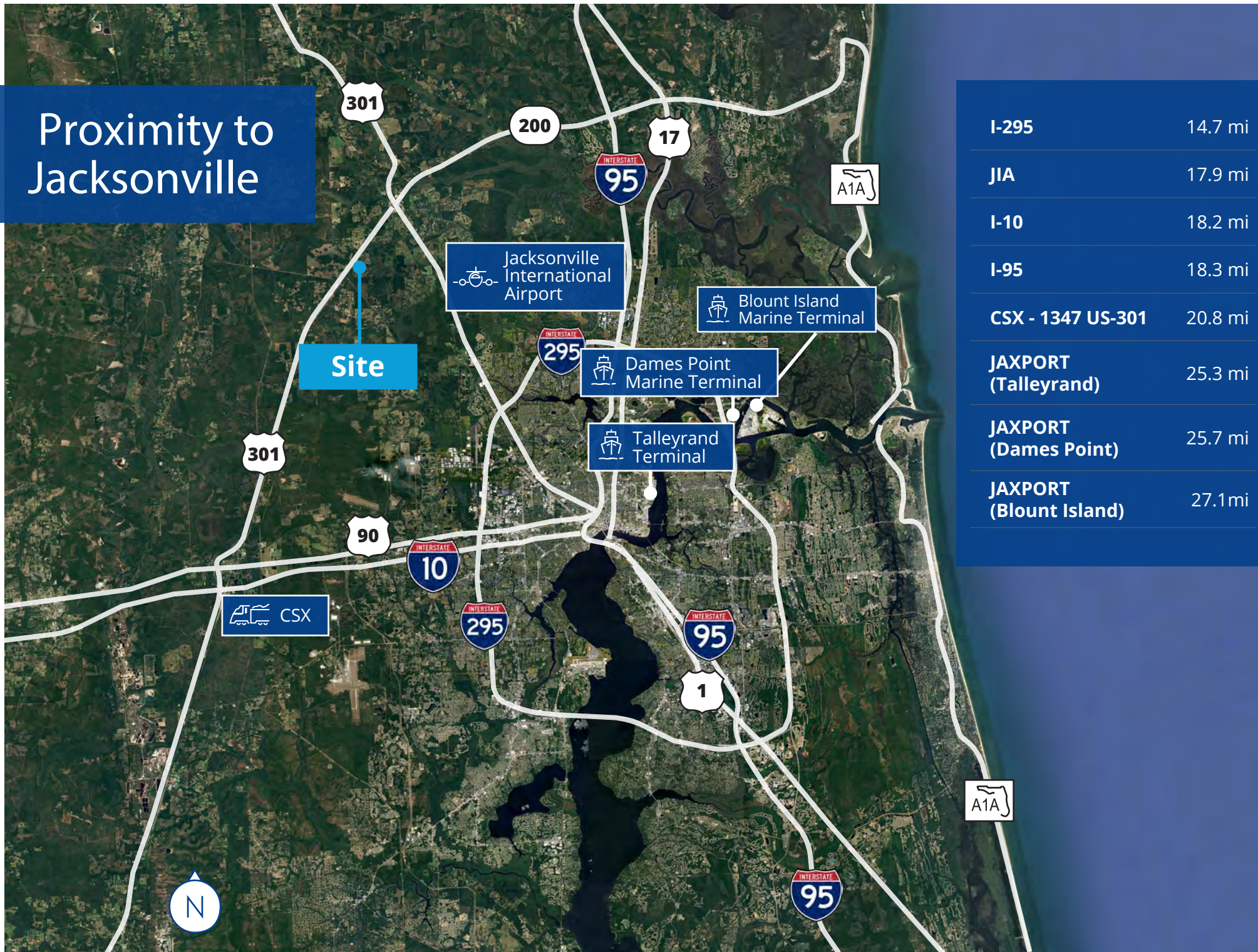


Click for to view an interactive map
of Thomas Creek Plantation

Proximity to Downtown Callahan



Proximity to Jacksonville



I-295	14.7 mi
JIA	17.9 mi
I-10	18.2 mi
I-95	18.3 mi
CSX - 1347 US-301	20.8 mi
JAXPORT (Talleyrand)	25.3 mi
JAXPORT (Dames Point)	25.7 mi
JAXPORT (Blount Island)	27.1 mi

Whether you seek a private sanctuary for relaxation or a playground for outdoor adventure, Thomas Creek Plantation offers the perfect blend of luxury and natural beauty.

Schedule your private viewing today and experience the unparalleled lifestyle awaiting you at this magnificent estate.



Eric Bumgarner, CCIM
Executive Vice President
+1 904 861 1152
eric.bumgarner@colliers.com

Joseph Turri
Associate Vice President
+1 904 861 1159
joseph.turri@colliers.com

Michael Cassidy
Senior Associate
+1 904 861 1120
michael.cassidy@colliers.com

Gordon Olson
Associate
+1 904 861 1124
gordon.olson@colliers.com

Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
+1 904 358 1206
colliers.com/jacksonville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s).

©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC