



**Staghorn Plantation Estates  
Homeowners Association**  
P.O. Box 267  
Nicholson, GA 30565

## **YOUR NEIGHBORHOOD ASSOCIATION NEWS**

**March 2026**

### **ALL ABOUT STAGHORN**

Staghorn Plantation Estates is consistently ranked by area real estate professionals as one of the best neighborhoods in Jackson County due to our strong community feel, amenities, and high quality of life.



Our community feel is a direct result of homeowners like you who shared your talents by participating in community events, attending neighborhood board meetings and helping on community workdays. We can't survive as a community without volunteers and your financial support.

Our community amenities include a 38-acre lake with a sandy beach, pavilions, swim dock, fishing dock, bathhouse, shower, and roped children's swim area. Recreational facilities include basketball, pickleball, swing set and fire pit. Our clubhouse with fully furnished kitchen is a gem. This facility with a large gathering room is available for daily rental.

### **WE ENJOY OUR QUALITY OF LIFE**

Staghorn is known for its high quality of life. We are a well-established community with homes built between 1986 and 2025, offering a mix of styles, often on larger wooded lots, with an average list price around \$755,750 based on recent listings.

We are considered a safe and active neighborhood with events, appealing to families and retirees looking for a quiet, scenic environment.



*Bennett Moorman, Jackson Dickerson and Nolan Moorman give a thumbs up to life in Staghorn*

Residents greet one another as they walk pets down our shaded tree-lined neighborhood streets. Children enjoy life at the beach during our summer months while parents enjoy the shade of pavilions for picnics. Resident fishermen use our boat ramp to easily drive their boats with 10 HP motors into Staghorn Lake to catch bass and bluegills.

## STAGHORN'S OTHER BENEFITS

Situated in Nicholson, our community provides a rural atmosphere with easy access to shopping, dining, and schools in Jackson County.

Buses wind through Staghorn streets picking up children to attend East Jackson Schools. Residents also can take their children to other local public or private schools which are within easy driving distance.



The Jackson County School System (JCSS) in Georgia is generally well-regarded, rated as an above-average district. The district receives particularly high ratings for diversity and teacher quality, often rated an A- or above average.

Both Jackson County High School and East Jackson Comprehensive High School are ranked among the best in the state of Georgia by U.S. News & World Report.

Staghorn is conveniently located for easy commuting to nearby cities such as Commerce, Jefferson and Athens, Georgia.

Highway 441 provides quick access to shopping and food. Gas and Dollar General are 1-2 miles for Nicholson shoppers. Groceries can be purchased at Commerce Ingles 4 miles away and Walmart is a 9 miles distance. Restaurants and fast food are available.

## SELLERS HOUSING MARKET

Jackson County grew by 51% in the decade spanning 2014-2024. People are moving to Jackson County for its strategic location, school system, booming job market, and relative affordability compared to nearby metro hubs.

Jackson County, GA, is the fourth fastest-growing counties in the nation, experiencing a 5.8% population increase from July 2023 to July 2024, bringing our population to over 93,000.

In Jackson County we are considered upscale residential. Average active listing prices during February 2026 were \$722,666 for residential properties, with premium homes reaching as high as \$978,000.

Staghorn Plantation remains a premium area with high seller expectations extending the sales cycle. Homes in our community are currently spending an average of 141 days on the market. This compares to the county median of 58–117 days.

## STAGHORN WORKDAY PLANNED



Please join us on **March 28, 2026**, for the Staghorn Workday. Bring your weed eaters and hedge trimmers. Don't forget to wear gloves and bring glasses to protect your eyes.

Craig Gieler Secretary SPEHOA