

LAND FOR SALE

SMOKEHOUSE TIMBERLAND TRACT

31650 SMOKEHOUSE RD

Willacoochee, GA 31650
Coffee County

PRESENTED BY:

TOM TUGGLE

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**SALE PRICE****\$1,150,000****OFFERING SUMMARY**

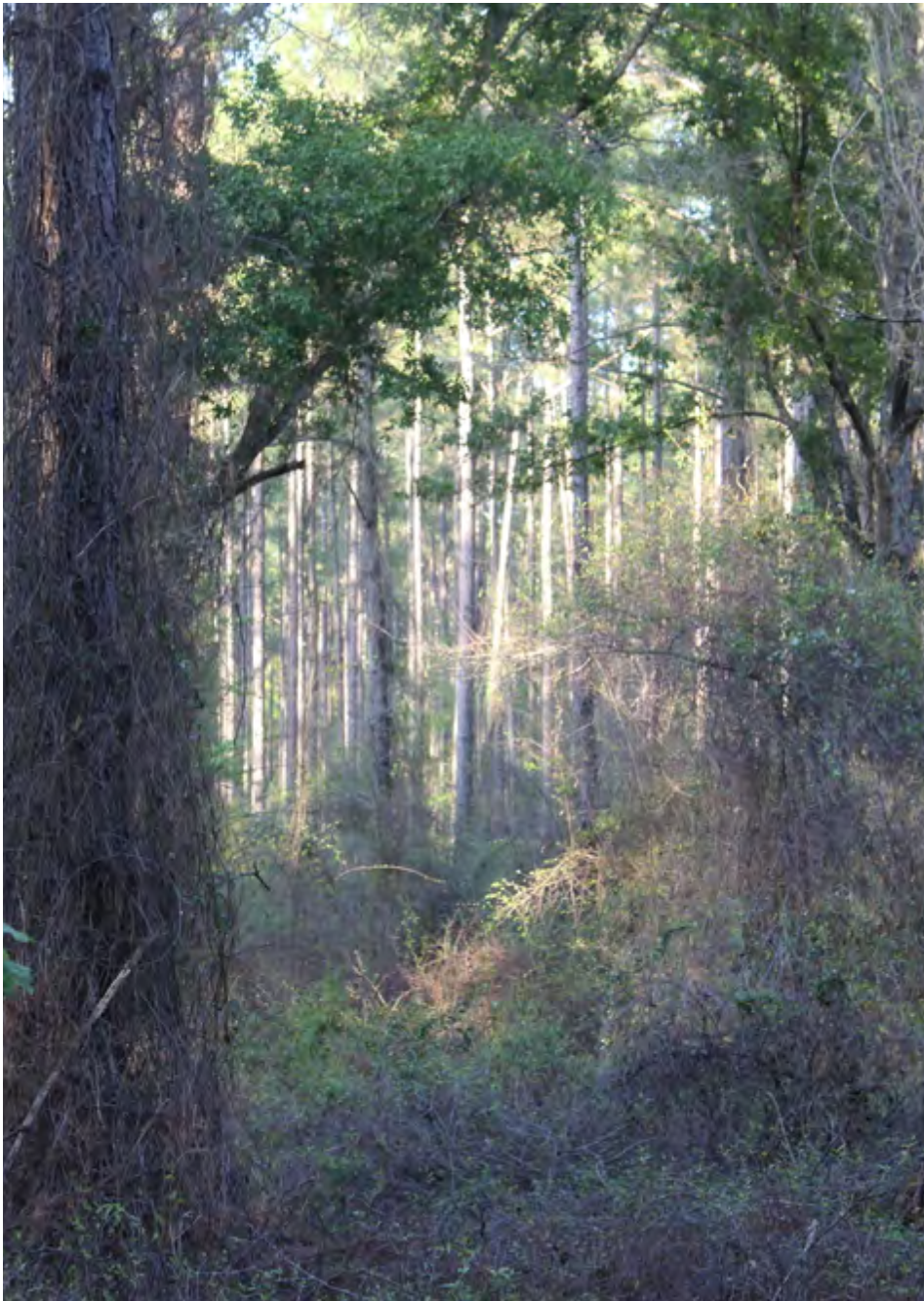
ACREAGE:	232.92 Acres
PRICE / ACRE:	\$4,937
CITY:	Willacoochee
COUNTY:	Coffee
PROPERTY TYPE:	Timberland

PROPERTY OVERVIEW

Smokehouse Timberland Tract is located outside of Willacoochee, Georgia. This Coffee County timberland tract consists of three separate parcels that make up 232.92 acres of land with Smokehouse Road dividing up the tract. The property is less than 14 miles SW of Douglas, GA, and 40 miles east of Tifton, GA.

The property's topography has a slightly rolling terrain and has a substantial volume of slash, longleaf, and loblolly pine timber covering most of the landscape. The majority of the timber is ready to be thinned and could provide immediate cash flow to a new owner. The property has a creek flowing through the interior of the property that feeds into the nearby Satilla River and four ponds scattered throughout. The property also features over 2.5 miles of County Road frontage.

The tract has multiple locations that would make for a great spot to build a cabin or hunting lodge. The different age classes of timber and hardwood are found throughout the property, making it an excellent habitat for deer, turkey, and quail. The ponds also offer an opportunity for fishing and ducks. The tract would make for, not only a great timber investment property but a perfect place to enjoy recreation with family and friends.



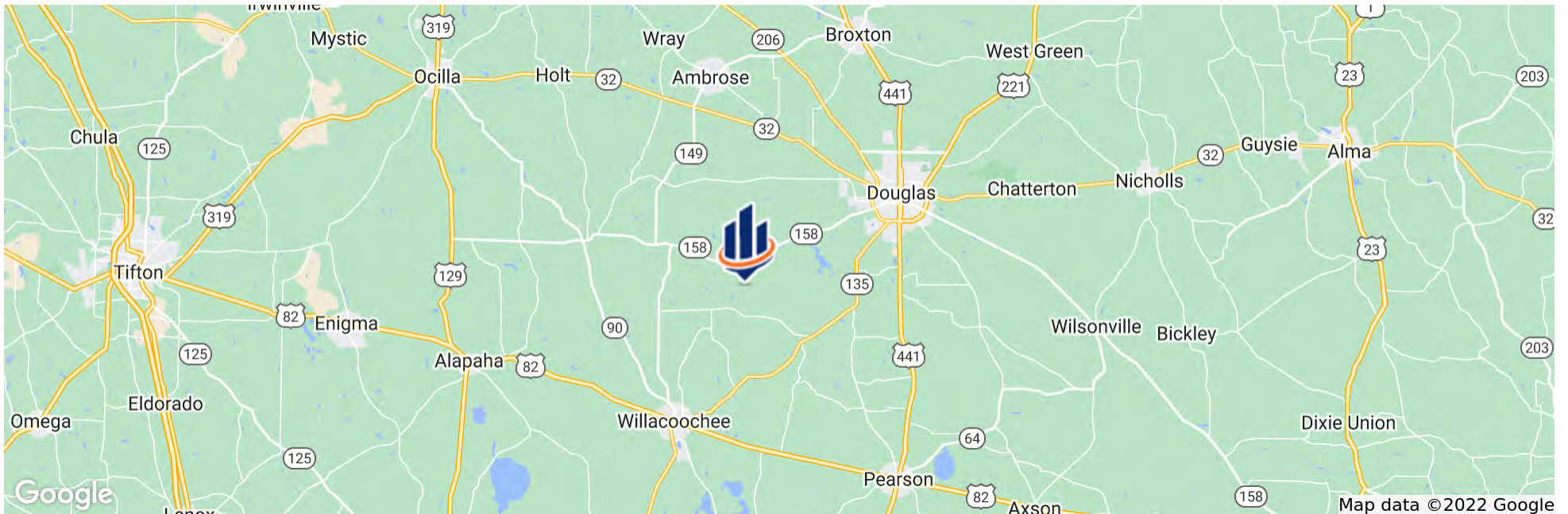
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Land Other • Timberland
UPLANDS / WETLANDS:	95% Uplands / 5% Wetlands
SOIL TYPES:	Ailey Loamy Course Sand Carnegie-Cowarts Complex Tifton Loamy Sand Fuquay Loamy Sand
TAXES & TAX YEAR:	Estimated taxes [\$1252.97] Currently in 10 year CUVA [Entered into 2021]
ZONING / FLU:	AG
LAKE FRONTAGE / WATER FEATURES:	Four ponds
ROAD FRONTAGE:	Estimated 2.5 miles
NEAREST POINT OF INTEREST:	Douglas, GA [11 ± miles] Tifton, GA [40 ± miles]
CURRENT USE:	Timberland / Recreation
POTENTIAL RECREATIONAL / ALT USES:	Fishing, Hunting, Trail Riding
LAND COVER:	Rolling elevation with different age classes of planted and natural pines
SPECIES:	Turkey, Deer, Ducks
AGE OF STAGES OF TIMBER:	Slash pine planted in old field site in early 90's. Also, several natural pine stands containing slash, loblolly, and longleaf pine; planted slash pine on cutover sites ; and hardwood drains.



LOCATION & DRIVING DIRECTIONS

PARCEL:	47015A 47015B 47015C
GPS:	31.4376643, -82.9821894
DRIVING DIRECTIONS:	From I-75 in Tifton, GA: Go north on Main St to E 5th St; Right on US-82 E/E 5th St [17 miles]; Left on US-129 N [5 mi]; Right on GA-158 E [16 mi]; Right on Hebron Church RD [0.7 mi]; Left on Jack Vickers Rd [0.7 mi]; Left on Smokehouse Rd
SHOWING INSTRUCTIONS:	Contact Tom Tuggle









TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tom lives in Perry, GA, and works with buyers and sellers of agricultural land, recreational land, and timberland in Middle and South Georgia.

Tom also works with a full-service timber company, Twin Rivers Land & Timber, Inc. With more than seven years of experience with the company, he provides his clients with valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University in 2017 with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity.

Tom is a lifelong wildlife conservationist and enjoys hunting and fishing in his spare time.

EDUCATION

Timberland
Recreational land
Agricultural land

SVN | Saunders Ralston Dantzler

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