

IRWIN COUNTY RESIDENTIAL LAND

OLD WHITLEY RD
OCILLA, GA 31774

Todd Davis

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Tom Tuggle

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Property Overview



Sale Price

\$180,000

PROPERTY OVERVIEW

Located in Irwin Co GA, this property consists of 18.51 acres with 10.81 acres of upland and 7.7 acres of an 11-acre spring-fed pond. It has 1,285 Ft of frontage on Old Whitley Rd and 765 Ft on Ineva Circle. Zoned R4. This would be a great home site or it could be subdivided into smaller lots. The cost of living in this area is 29.6% lower than the national average. Only 2 hours from the Georgia coast.

OFFERING SUMMARY

Acreage: **18.51 Acres**

Price / Acre: \$9,724

City: Ocilla

County: Irwin

Property Type: Land: Land Investment,
Residential Development

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	58% Upland
Taxes & Tax Year:	\$301.29 [2023]
Zoning / FLU:	R4
Lake Frontage / Water Features:	1,150 Ft
Road Frontage:	Old Whitley Rd: 1,285 Ft, Ineva Circle: 765 Ft
Nearest Point of Interest:	Ocilla GA: 3 miles Fitzgerald GA: 8.5 miles I 75: 25 miles

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 0059 0022

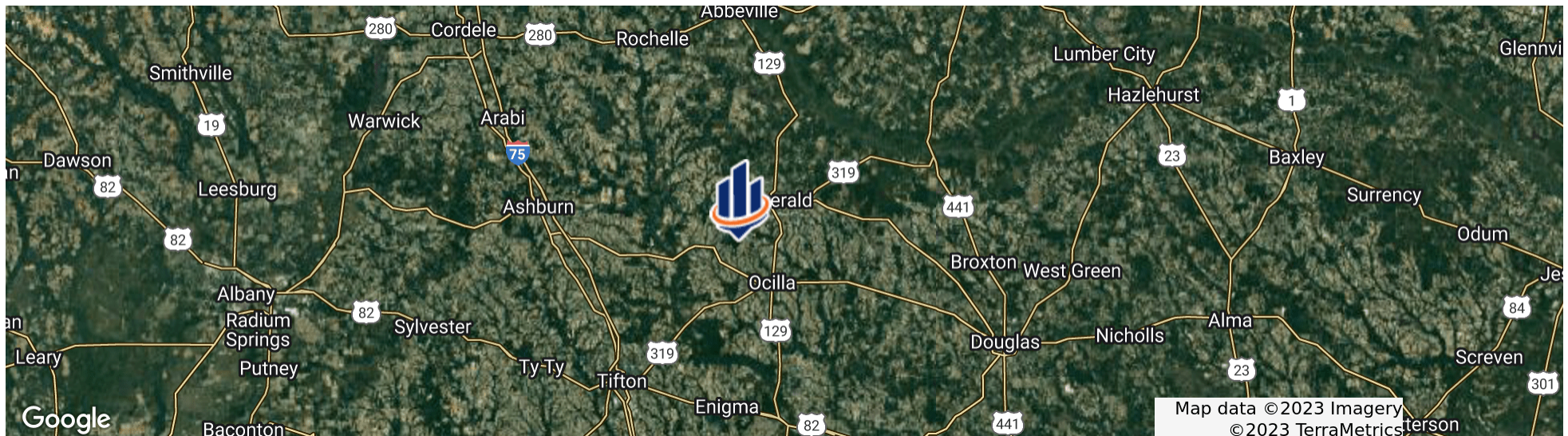
GPS: 31.646624, -83.3031549

Driving Directions:

- From Ocilla GA, take Vo Tech Rd for 3 miles to Old Whitley Rd and turn left
- The property is a half a mile on the left

Showing Instructions:

Call Listing Agent to schedule a showing



Additional Photos





TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

Tom lives in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, and timberland in the Middle and South Georgia areas. Tom worked with a full-service timber company for more than eight years. With experience in the timber industry, he provides his clients valuable insights into the local timberland and recreational land markets.

He graduated from Georgia Southern University with a bachelor's degree in Business Management and was an active member of Sigma Chi Fraternity. He now serves on the administration board for Perry United Methodist Church. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

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TODD DAVIS

Senior Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination. Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

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