



Bleckley County Farm

Hudson Jones Rd, Cochran, Georgia 31014

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,267,000

Offering Summary

Acreage:	481 Acres
Price / Acre:	\$6,792
State:	Georgia
City:	Cochran
County:	Bleckley
Property Type:	Farms and Cropland, Hunting and Recreational Land, Acreage and Estates
Video:	View Here

Property Overview

This 481-acre farm in Bleckley County, Georgia, offers a mix of +/- 220 acres of irrigated farmland, +/- 55 acres of dry land, and additional acres in ponds and timberland. The dry land is versatile and can be used for CRP pines, row crops, pasture land, or a dove field. Known for some of the best duck hunting around, the property holds ringnecks, wood ducks, and Canada geese in large numbers, with the potential for other species as well. With five stocked ponds, a large beaver pond, and two creeks, it's perfect for both hunting and fishing. The irrigation system includes +/- 3,310 feet of pivot, 3 surface water pumps (1 electric and 2 diesel), and 3 wells (one 12-inch, one 10-inch and one 6-inch). With +/- 4,760 feet of paved road frontage and a 115 KV transmission line, the property is easily accessible and offers potential for future subdivision of land. Located just 6 miles from Cochran, Georgia, and a short drive from Dublin and Warner Robins, this farm is a rare opportunity for those seeking both income potential and premier hunting land. For more information or to schedule a visit, please contact me directly.

SPECIFICATIONS & FEATURES



Specifications & Features

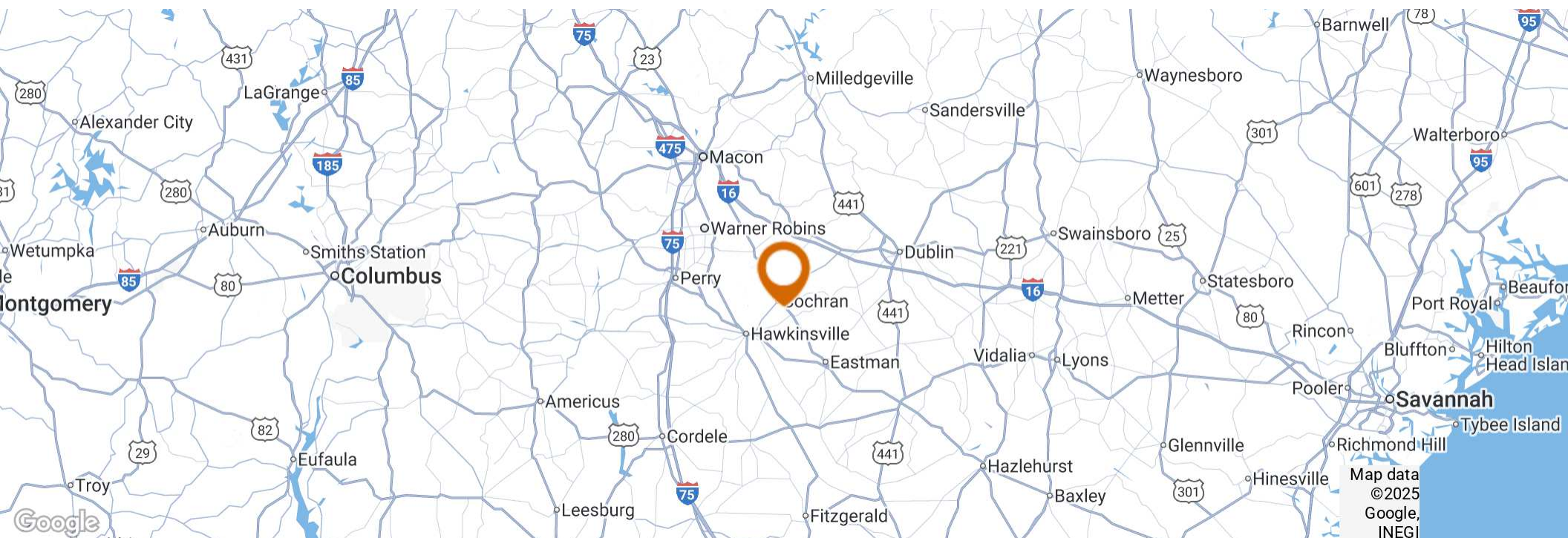
Uplands / Wetlands:	78%/22%
Soil Types:	• Dothan Loamy Sand • Kinston-Bibb Association Nankin Loamy Sand • Tifton Loamy Sand
Taxes & Tax Year:	\$3,488 (10 YEAR CUVA)
Zoning / FLU:	AG
Lake Frontage / Water Features:	5 ponds, 3 creeks
Water Source & Utilities:	Qty: 3 Wells (10", 8", 6",); 115 KV Transmission Line
Road Frontage:	6640 Feet
Nearest Point of Interest:	Cochran, Georgia (7 miles) Warner Robins, Georgia (27 miles) Atlanta, Georgia (119 miles) Savannah, Georgia (142 miles)
Current Use:	Row Crop Farming and Hunting
Land Cover:	481 acres in Bleckley County, Georgia +/- 220 acres of irrigated farmland +/- 55 acres of dry land suitable for CRP pines, row crops, pasture land, or a dove field Remaining acreage in ponds and timberland (5 ponds, 1 beaver pond, and 2 creeks)

LOCATION

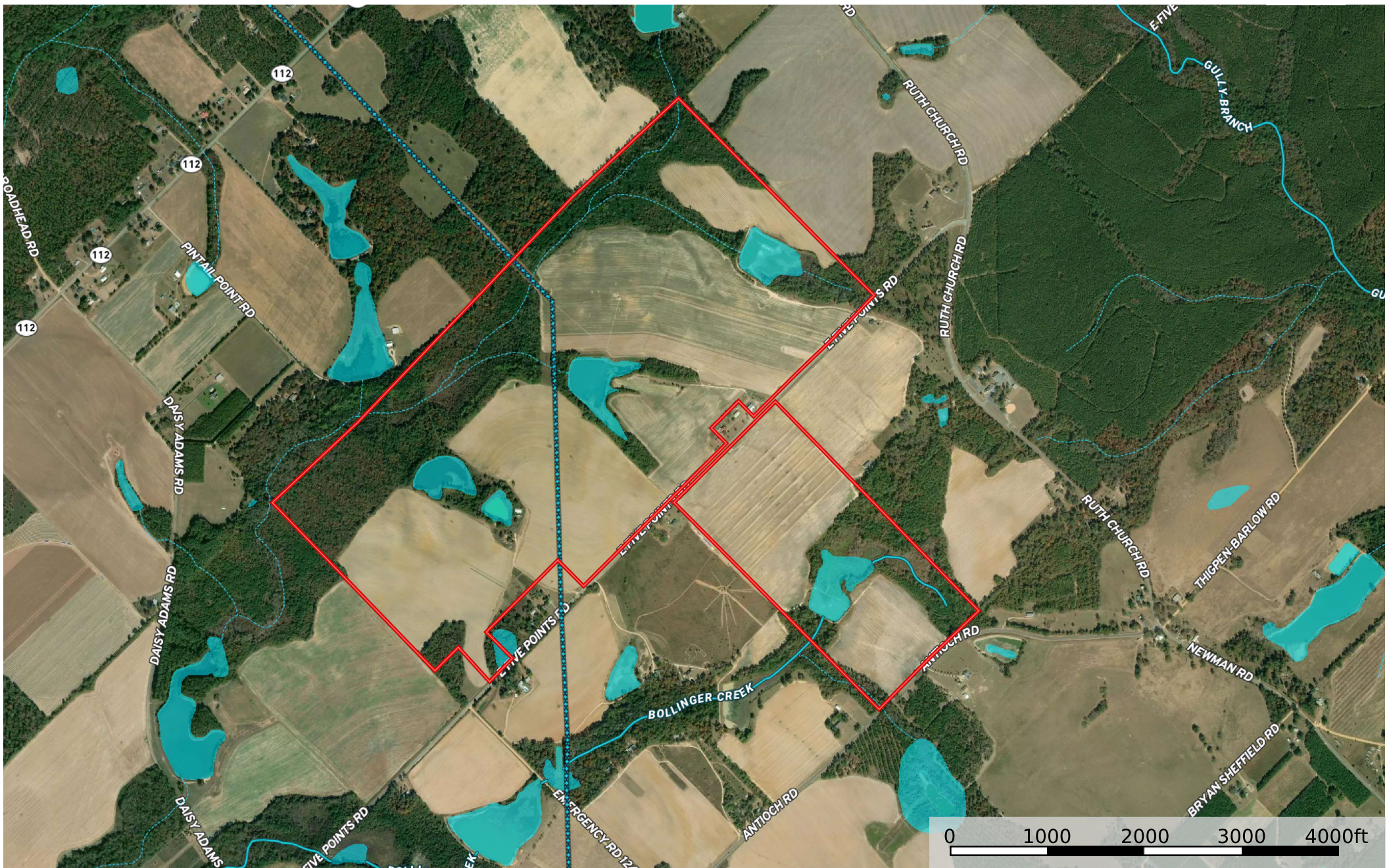


Location & Driving Directions

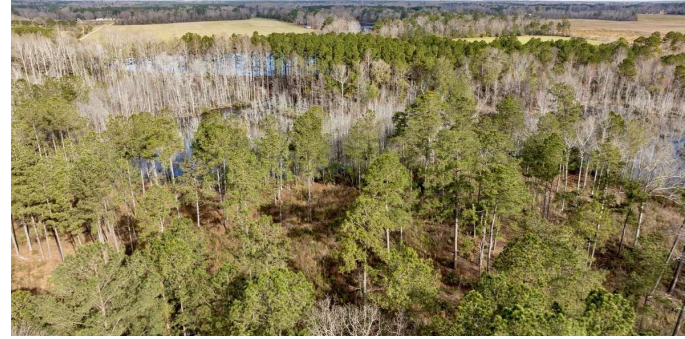
Parcel: B42 052 & B42 054A
GPS: 32.4696868, -83.3318434
Driving Directions:
Showing Instructions: Call listing agent



Bleckley County Farm
Bleckley County, Georgia, 481 AC +/-



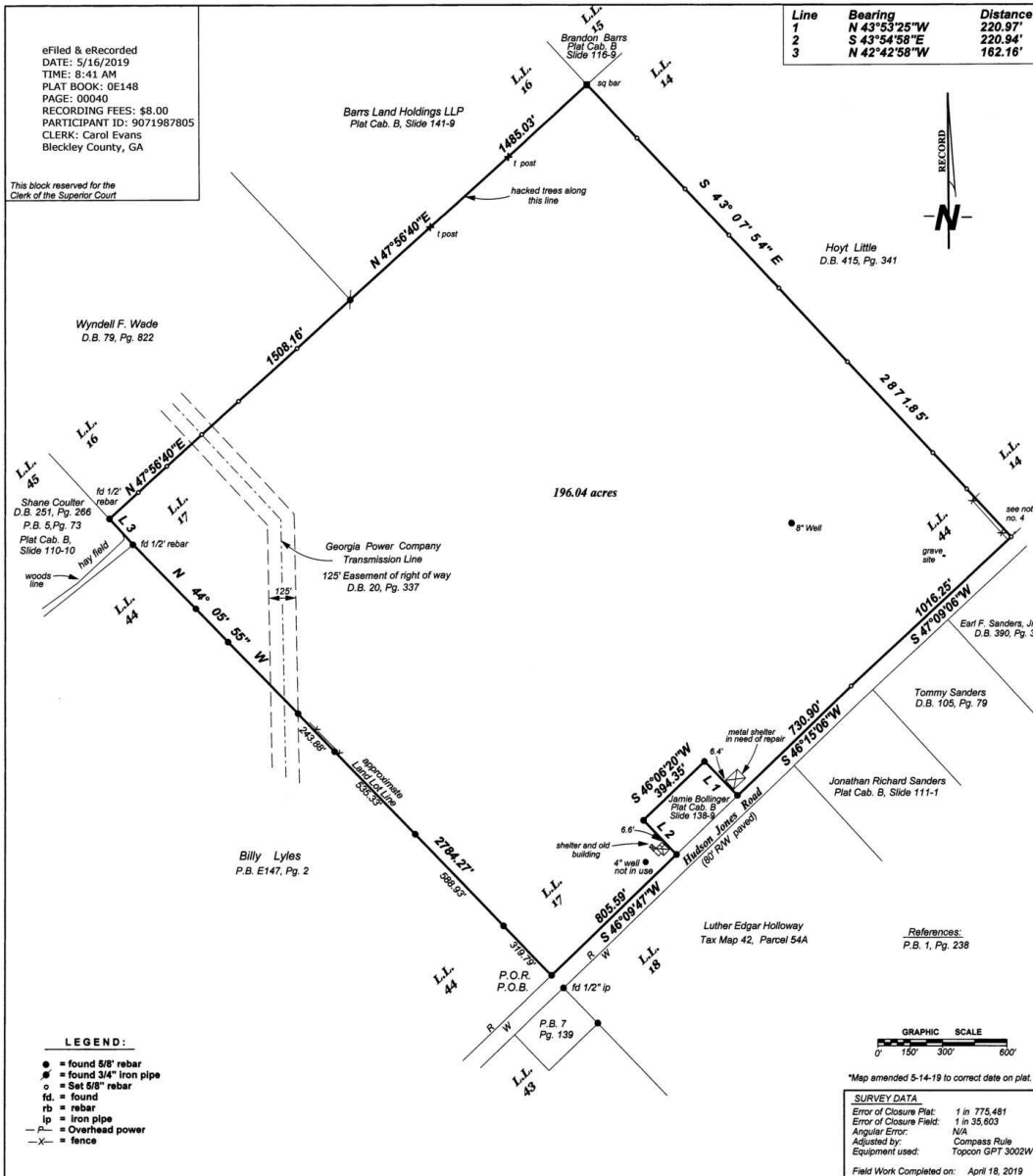
ADDITIONAL PHOTOS



SURVEY

eFiled & eRecorded
DATE: 5/16/2019
TIME: 8:41 AM
PLAT BOOK: DE148
PAGE: 00040
RECORDING FEES: \$8.00
PARTICIPANT ID: 9071987805
CLERK: Carol Evans
Bleckley County, GA

This block reserved for the
Clerk of the Superior Court



SURVEYORS CERTIFICATION

The property hereon lies completely within a jurisdiction which does not review or approve any plats or this type of plat prior to recording. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned and surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David W. Arnold

5-14-2019

GA. Reg. L.S. License No. 3099

Date



*Map amended 5-14-19 to correct date on plat.

SURVEY DATA
Error of Closure Plat: 1 in 775,481
Error of Closure Field: 1 in 35,603
Angular Error: N/A
Adjusted by: Compass Rule
Equipment used: Topcon GPT 3002W

Field Work Completed on: April 18, 2019
P.B. 20, Pg. 37 P.B. 22, Pg. 3

BOUNDARY SURVEY FOR

Billy L. Lyles

Land Lot 17, 21st Land District
Bleckley County, Georgia

Scale: 1" = 300' Date: 4-18-2019

Arnold Land Surveying

David W. Arnold, R.L.S. 3099

107 E. Cherry Street Ste. B, Cochran, GA

L1901 478-834-4050 2019 Lyles200

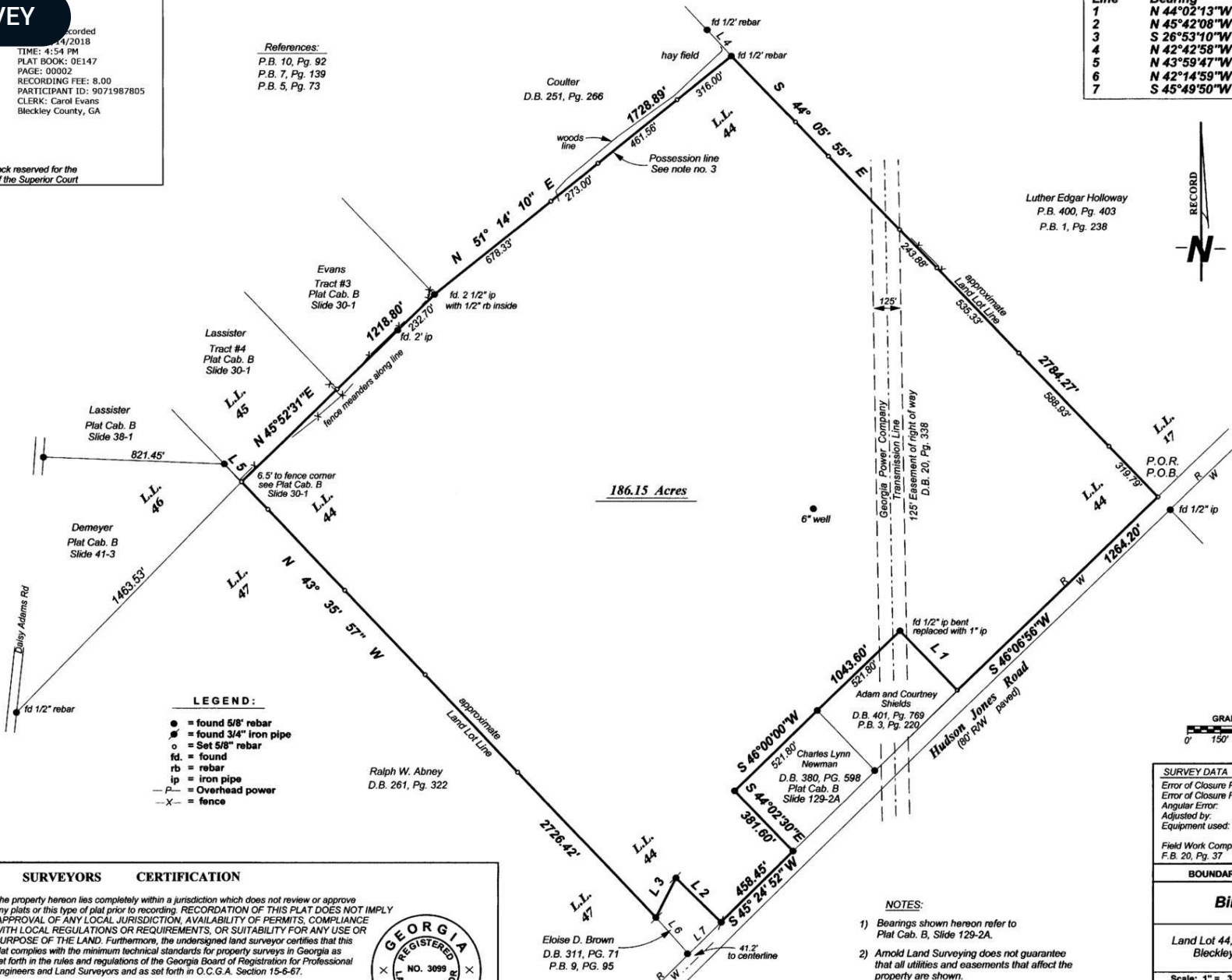
SURVEY

Recorded
4/2018
TIME: 4:54 PM
PLAT BOOK: 0E147
PAGE: 00002
RECORDING FEE: \$0.00
PARTICIPANT ID: 9071987805
CLERK: Carol Evans
Bleckley County, GA

References:
P.B. 10, Pg. 92
P.B. 7, Pg. 139
P.B. 5, Pg. 73

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Line	Bearing	Distance
1	N 44°02'13"W	375.80'
2	N 45°42'08"W	286.82'
3	S 26°53'10"W	200.69'
4	N 42°42'58"W	162.16'
5	N 43°59'47"W	112.94'
6	N 42°14'59"W	221.69'
7	S 45°49'50"W	204.92'



LEGEND:

- = found 5/8" rebar
- = found 3/4" iron pipe
- = Set 5/8" rebar
- fd. = found
- rb = rebar
- ip = iron pipe
- P- = Overhead power
- X- = fence

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David W. Arnold
GA. Reg. L.S. License No. 3099
Date: 6-14-2018



NOTES:

- Bearings shown hereon refer to Plat Cab. B, Slide 129-2A.
- Arnold Land Surveying does not guarantee that all utilities and easements that affect the property are shown.
- This line pointed out by Shane Coulter and Ricky Newman, and agreed upon by both.

SURVEY DATA

Error of Closure Plat: 1 in 1,000,000
Error of Closure Field: 1 in 34,092
Angular Error: 2" per angle
Adjusted by: Compass Rule
Equipment used: Topcon GPT 3002W

Field Work Completed on: June 13, 2018
F.B. 20, Pg. 37

BOUNDARY SURVEY FOR

Billy Lyles

Land Lot 44, 21st Land District
Bleckley County, Georgia

Scale: 1" = 300' Date: 6-14-2018

Arnold Land Surveying
David W. Arnold, R.L.S. 3099
107 E. Cherry Street Ste. B, Cochran, GA
L1804 478-934-4060 201 Lyles

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

Direct: **877-518-5263 x387** | Cell: **478-297-5471**

Professional Background

Tom Tuggle, ALC is an Advisor at Saunders Real Estate.

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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