



Upper River Woods

0 Upper River Rd, Hawkinsville, Georgia 31036

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PROPERTY OVERVIEW



Sale Price

\$1,288,000

Offering Summary

Acreage:	140 ± Acres
Price / Acre:	\$9,200
State:	Georgia
City:	Hawkinsville
County:	Pulaski
Land Type:	Timberland, Hunting and Recreational

Property Overview

Located in Pulaski County, Georgia, Upper River Woods is a premier 140 ± acre recreational property thoughtfully developed for exceptional hunting and year-round enjoyment. The property offers an outstanding blend of productive timber and a diverse wildlife habitat.

The property includes 87 acres of 8-year-old improved loblolly pine plantations, 40 acres of mature hardwoods and pines, and a 13-acre dove field enhanced by a powerline that creates outstanding opportunities for dove hunting while providing additional wildlife forage. Multiple established food plots are strategically positioned throughout the property to attract and hold game.

One of the property's many features is Jordan Creek, which runs along the eastern boundary. Mature hardwoods and pines line the creek, creating a beautiful natural corridor that provides year-round water, excellent cover, and ideal travel routes for wildlife.

With its diverse timber stands, abundant food sources, reliable water, and outstanding cover, Upper River Woods offers the complete package for the serious outdoorsman. The combination of creek frontage, mature hardwood bottoms, managed pine plantations, established food plots, and open fields creates exceptional habitat for trophy whitetail deer, wild turkey, dove, and a variety of small game, making this a great recreational retreat in the heart of Central Georgia.

SPECIFICATIONS & FEATURES



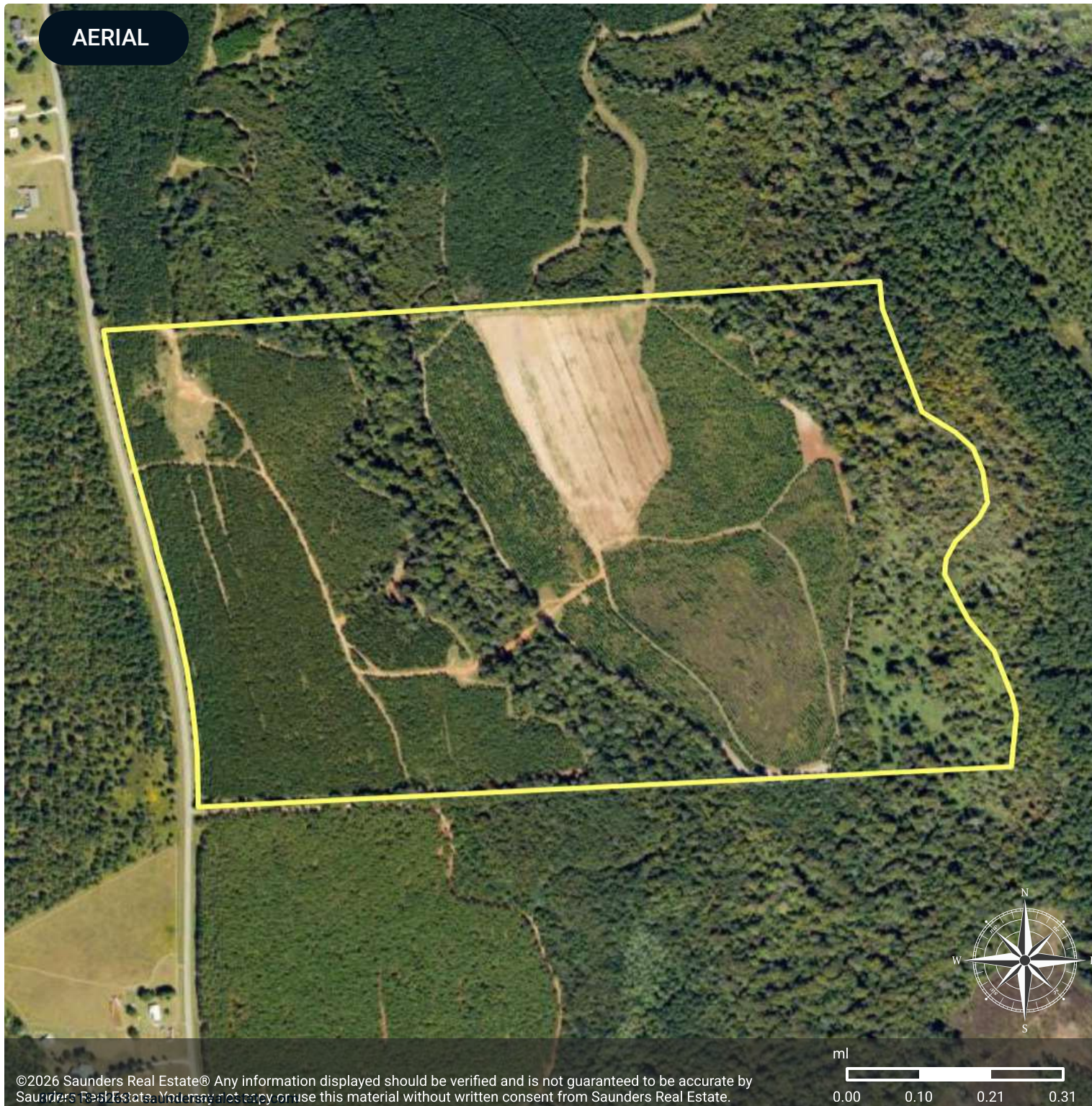
Specifications & Features

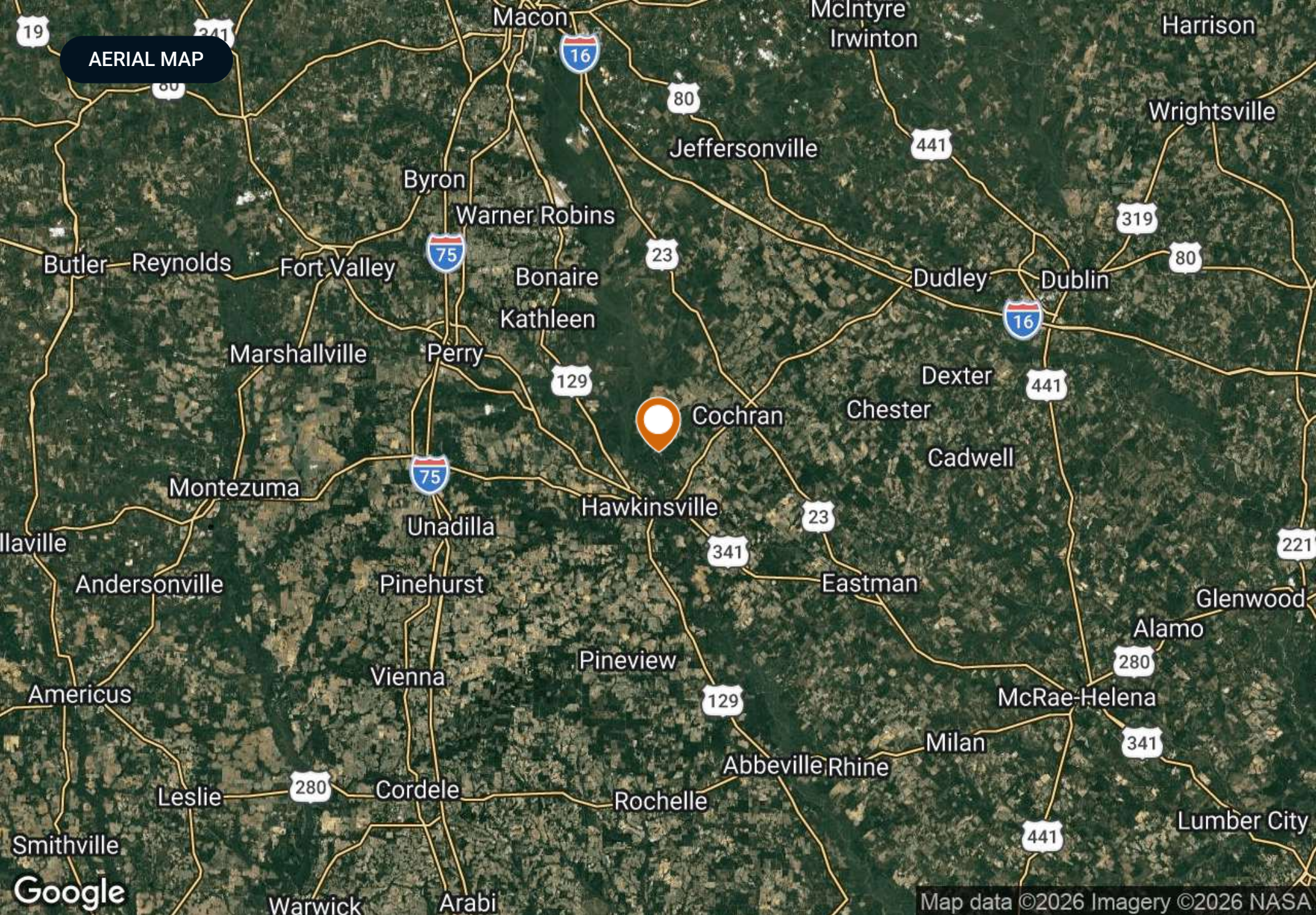
Uplands / Wetlands:	Uplands: 85%
Taxes & Tax Year:	\$3,071.81 (2026)
Zoning / FLU:	AG
Lake Frontage / Water Features:	530 ft. on Jordan Creek
Road Frontage:	Upper River Rd: 1,950 Ft
Nearest Point of Interest:	Hawkinsville, GA: 5 miles Interstate 75: 25 miles Macon, GA: 45 miles Savannah, GA: 135 miles
Current Use:	Recreation and Timber Production
Land Cover:	8-year-old improved Loblolly: 87 acres Mixed Hardwood and Pine: 40 acres Dove Field: 13 Acres

AERIAL

Upper River Woods

 Polygon





AERIAL MAP

Map data ©2026 Imagery ©2026 NASA

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Todd Davis

Senior Advisor

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Professional Background

Todd Davis is a Senior Advisor at Saunders 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 received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland
- Plantations
- Pecan Groves



Dusty Calderon

Senior Advisor

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Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

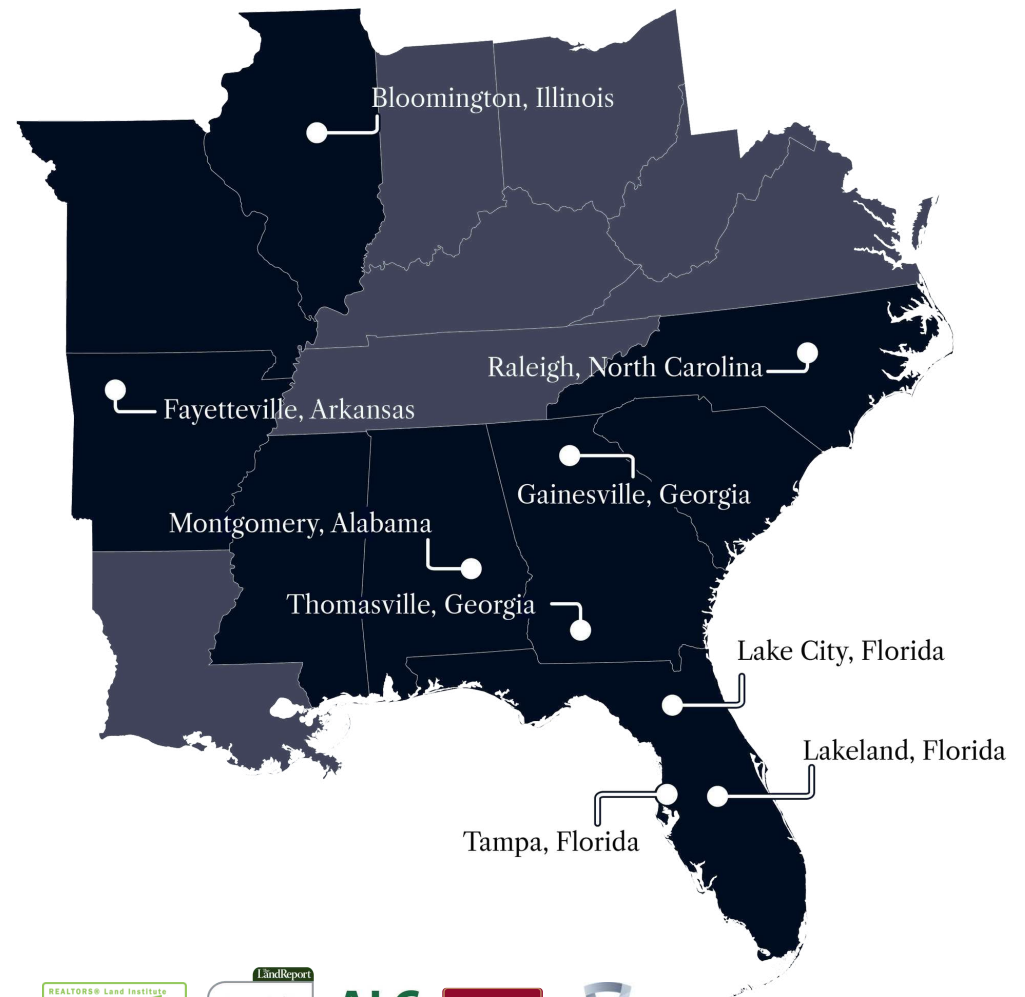
As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.



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