



# DODGE COUNTY TIMBERLAND

0 MCRAE HWY  
EASTMAN, GA 31023

---

**Todd Davis**  
O: 229.349.3884  
todd.davis@svn.com

**Tom Tuggle**  
O: 478.297.5471  
tom.tuggle@svn.com



# Property Overview



Sale Price **\$2,249,000**

**OFFERING SUMMARY**

Acreage: 756.23 Acres  
Price / Acre: \$2,974  
City: Eastman  
County: Dodge  
Property Type: Timber/Recreation

**PROPERTY OVERVIEW**

Dodge County Timberland is a significant timber tract totaling 756.23 acres with excellent hunting / recreational opportunities. Located in Dodge County, Georgia, this timber tract consists of 232 acres of 24-year-old planted pine, 280 acres of mixed hardwood and pine, 95 acres of 2-year-old planted pine, 150 acres of clear-cut, and a small pond. The tract features an internal road system for easy access from Jefferson Davis Memorial Rd. The property is enrolled in the Conservation Use Assessment until 2026.



# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

### Uplands / Wetlands:

85% Upland

### Taxes & Tax Year:

\$3,530.55 [CUVA]

### Zoning / FLU:

AG

### Road Frontage:

3,24 FT on Hwy 341 & 2,985 Ft on  
Jefferson Davis Memorial Rd

### Nearest Point of Interest:

Eastman GA: 5 Miles  
Macon GA: 60 Miles  
Savannah GA: 120 Miles  
Atlanta GA: 130 Miles

### Current Use:

Timber Production and Recreation

### Land Cover:

232 Acres of 24-year-old Planted Pines  
95 Acres of 2-year-old Planted Pines  
280 Acres of Mixed Hardwood and Pine  
150 Acres of Clear-cut

### Game Population Information:

Deer, Turkey, and Dove



# Photos













# Aerial Map





# *Advisor & Office* **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



## ★ **HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ★ **ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## ★ **NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

## ★ **GEORGIA**

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600



# One of America's **BEST BROKERAGES**



One of America's  
Best Brokerages



**APEX Top  
National Producer**  
Dean Saunders,  
ALC, CCIM



**Most Influential  
Business Leaders**  
Dean Saunders,  
ALC, CCIM



**Largest Commercial  
Real Estate Brokers  
in Tampa Bay**



**Ranked 210 on Inc.  
5000 Regional List**





## TODD DAVIS

Senior Advisor

todd.davis@svn.com

**Direct:** 229.349.3884 | **Cell:** 229.349.3884

## 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 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.

**SVN | Saunders Ralston Dantzler**  
125 N. Broad Street Suite 210  
Thomasville, GA 31792





**TOM TUGGLE**

Advisor

tom.tuggle@svn.com

**Direct:** 478.297.5471 | **Cell:** 478.297.5471

## 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

**SVN | Saunders Ralston Dantzler**  
125 N. Broad Street Suite 210  
Thomasville, GA 31792





For more information visit [SVNsaunders.com](http://SVNsaunders.com)

## HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

## GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

