

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

Hunting & Recreation Properties

Land Types: • Land Investment

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

Jerierson Davis Memorial N

Timberland

Rearest 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

232 Acres of 24-year-old Planted Pines
45 Acres of 2-year-old Planted Pines
55 Acres of 2-year-old Planted Pines
56 Acres of Mixed Hardwood and Pine

150 Acres of Clear-cut

Game Population Information: Deer, Turkey, and Dove

Photos



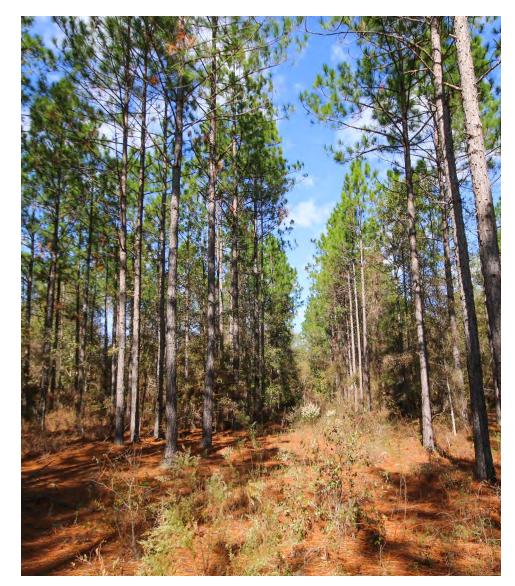
















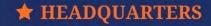
Aerial Map







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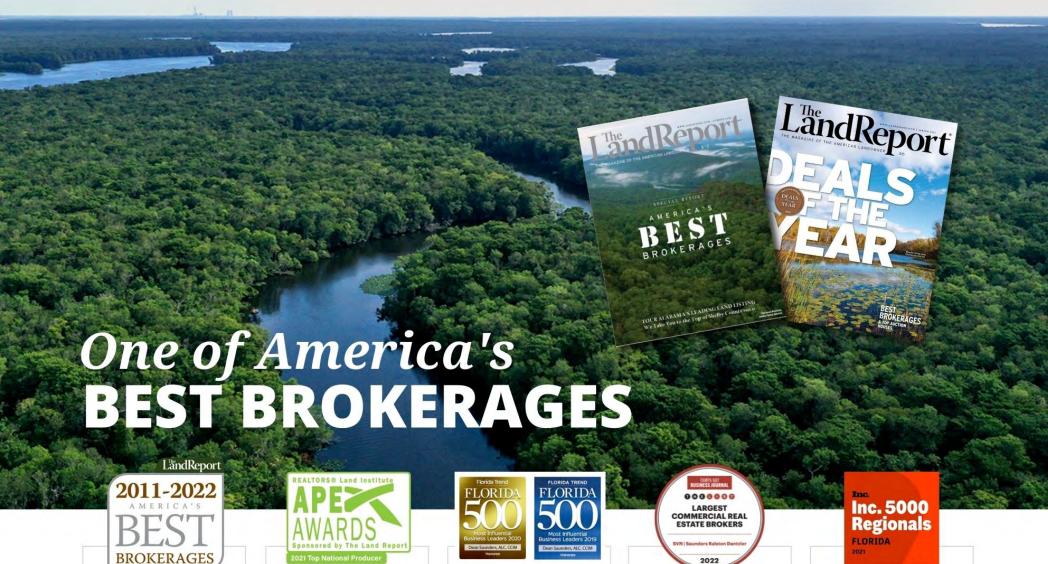
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Advisor Bio





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 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.

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Advisor Bio





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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For more information visit SVNsaunders.com

HEADQUARTERS

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