



IDEAL HILL RECREATION TRACT

HWY 90
IDEAL, GA 31041

Tom Tuggle
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Property Overview



Sale Price

\$231,024

PROPERTY OVERVIEW

Ideal Hill Recreation Tract is conveniently located only 30 minutes off of I-75. The property is located in Macon County only 10 minutes from Montezuma, Georgia. Macon County is a "trophy county" capable of producing 160-175" whitetail deer. The property has 15 acres of loblolly pine that are ready to be thinned for the first time, with the rest of the property in natural hardwood and pine. Property has 5,000 ± FT of road frontage giving it the potential to be divided up into smaller acreage home sites.

OFFERING SUMMARY

Acreage:	57.76 Acres
Price / Acre:	\$4,000
City:	Ideal
County:	Macon
Property Type:	Land: Land Investment, Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

100% Upland

Soil Types:

- Orangeburg Loamy Sand
- Vaucluse Loamy Sand
- Lucy Loamy Sand

Zoning / FLU:

AG

Road Frontage:

5287 ± FT

Nearest Point of Interest:

Ideal, Georgia (1 ± mile)

Current Use:

Recreational/Timber Tract

Land Cover:

Planted Loblolly and Natural Hardwood

Species:

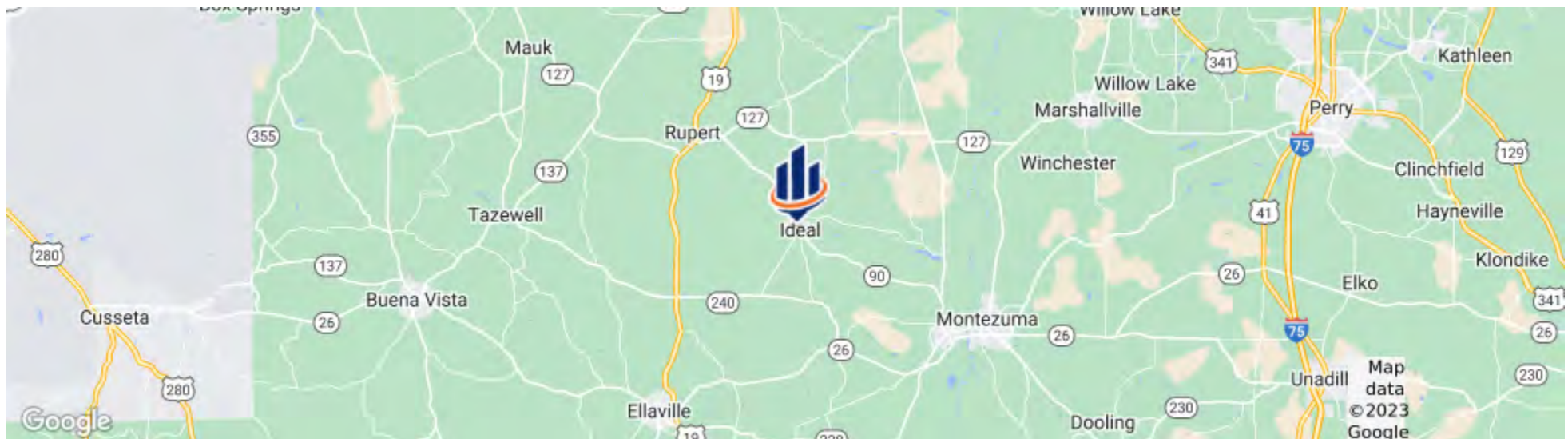
Deer, Turkey, Hogs

Location

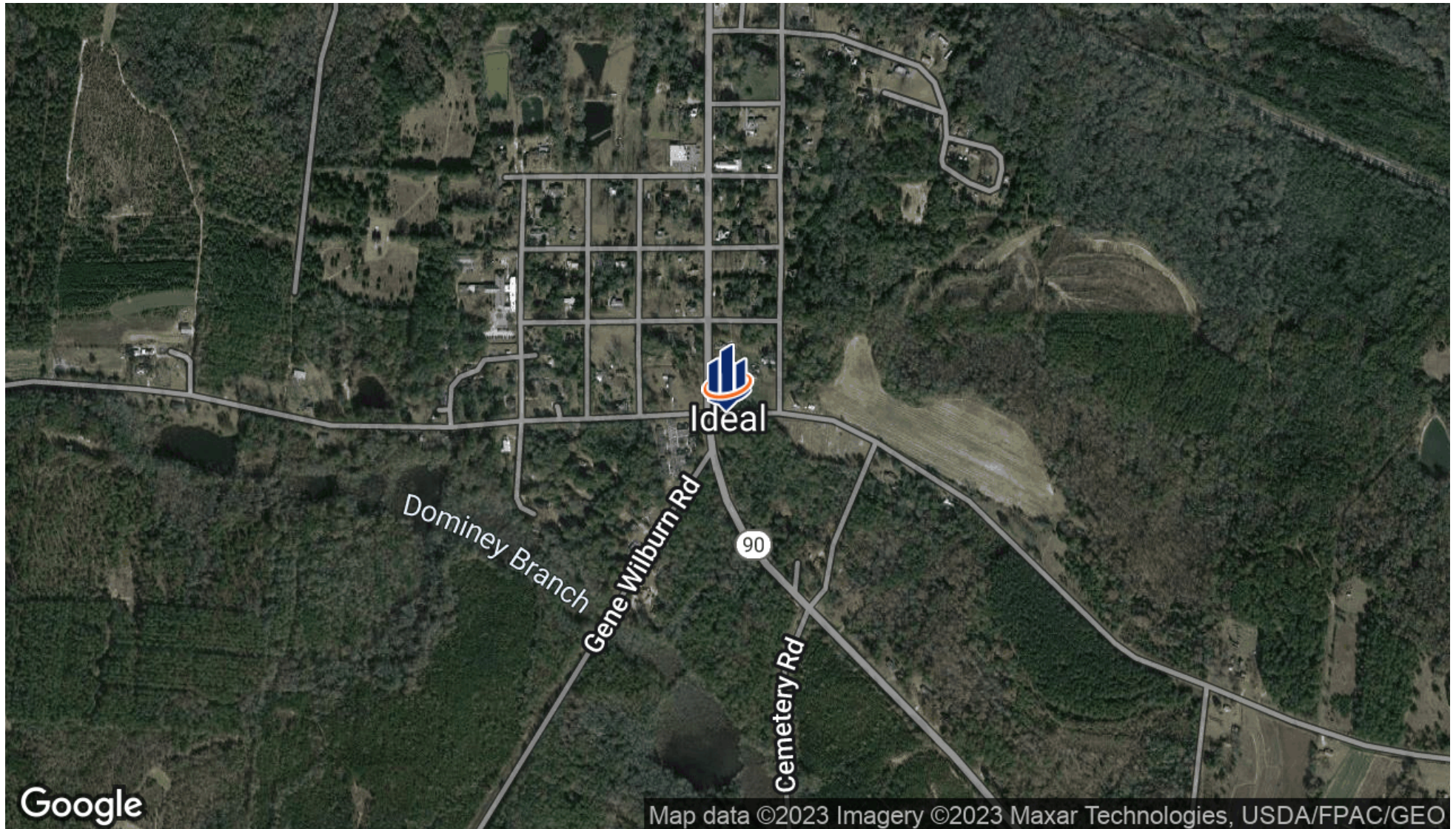


LOCATION & DRIVING DIRECTIONS

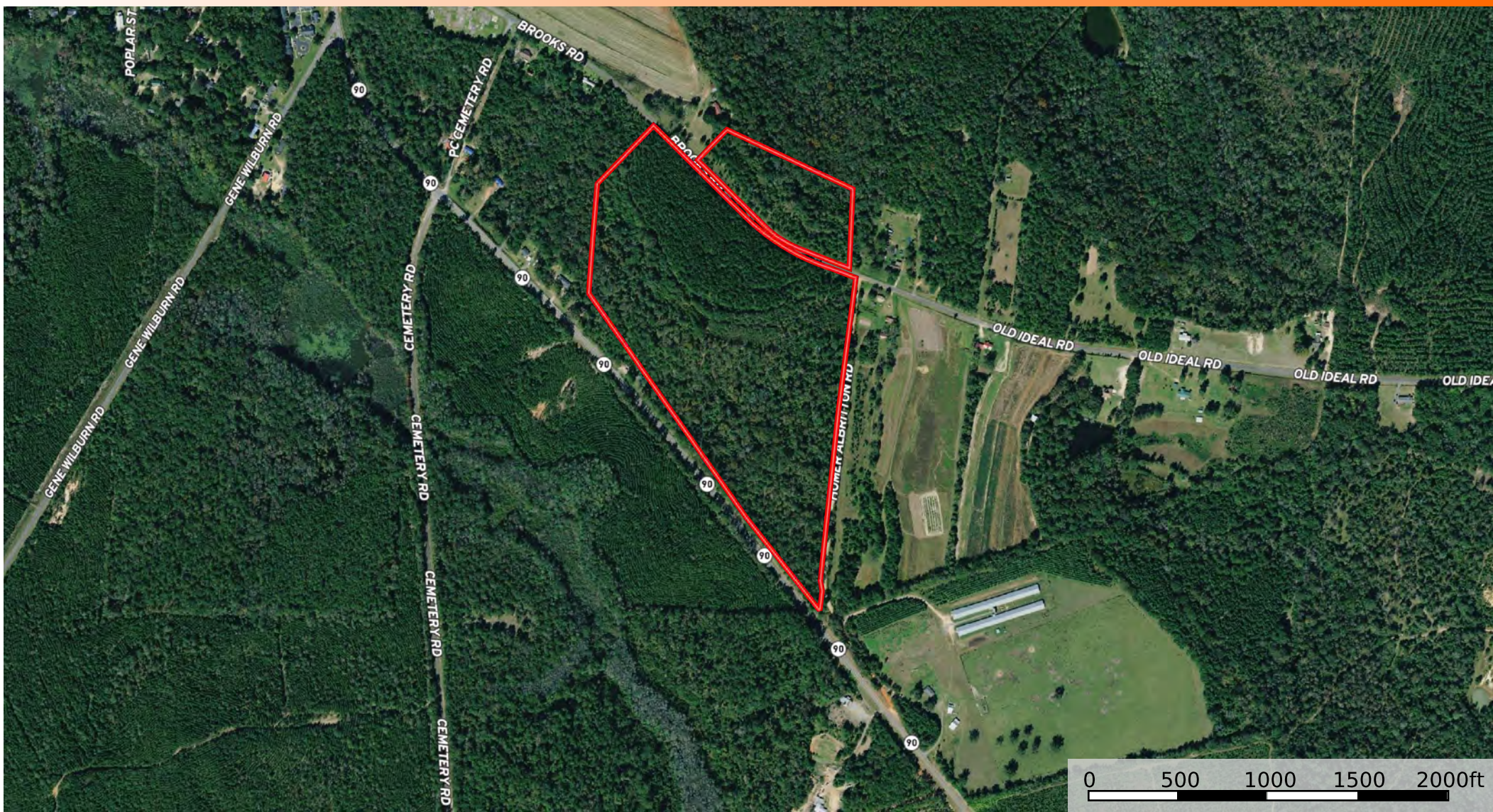
Parcel:	10140 0035; 2012A 0001
GPS:	32.3695983, -84.1879675
Driving Directions:	Corner of Homer Albritton Road and Old Ideal Road
Showing Instructions:	Call Listing Agent: Tom Tuggle 478.297.5471



Location Map



Ideal Hill Recreation Tract







TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Associate Broker at SVN | Saunders Ralston Dantzler Real Estate and works out of his office in Perry, Georgia. Tom works with buyers and sellers of agriculture, recreational, timberland, and commercial properties in the Middle and South Georgia areas. 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 Perry Downtown Development Authority and the nominations committee for his church.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land

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