



BRUSHY CREEK TRACT

0 JOE MYRICK RD
OCILLA GA, GA 31774

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Property Overview



Sale Price

\$252,505

PROPERTY OVERVIEW

Located In Irwin Co GA, Brushy Creek is 45.91 acres with 895 frontage feet on Joe Myrick Rd. The property consists of 27.85 acres of mature hardwood and pine, 10.66 acres of 20-year-old planted pine, and 7.4 acres of open land. Stump Creek runs through the rear of the property. Brushy Creek has a lot of possibilities for development, recreation, or homesite.

OFFERING SUMMARY

Acreage:	45.91 Acres
Price / Acre:	\$5,500
City:	Ocilla Ga
County:	Irwin
Property Type:	Land: Land Investment, Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

85% Upland

Taxes & Tax Year:

\$934.44 [2023]

Zoning / FLU:

AG / R1

Road Frontage:

875 Ft on Joe Myrick Rd

Nearest Point of Interest:

Ocilla GA: 3 Miles
Tifton & I-75: 24 Miles

Land Cover:

Mature Hardwood & Pine: 27.9 Acres
Planted Pines: 10.66 Acres
Open Land: 7.4 Acres

Game Population Information:

Deer, Turkey, Duck

Location



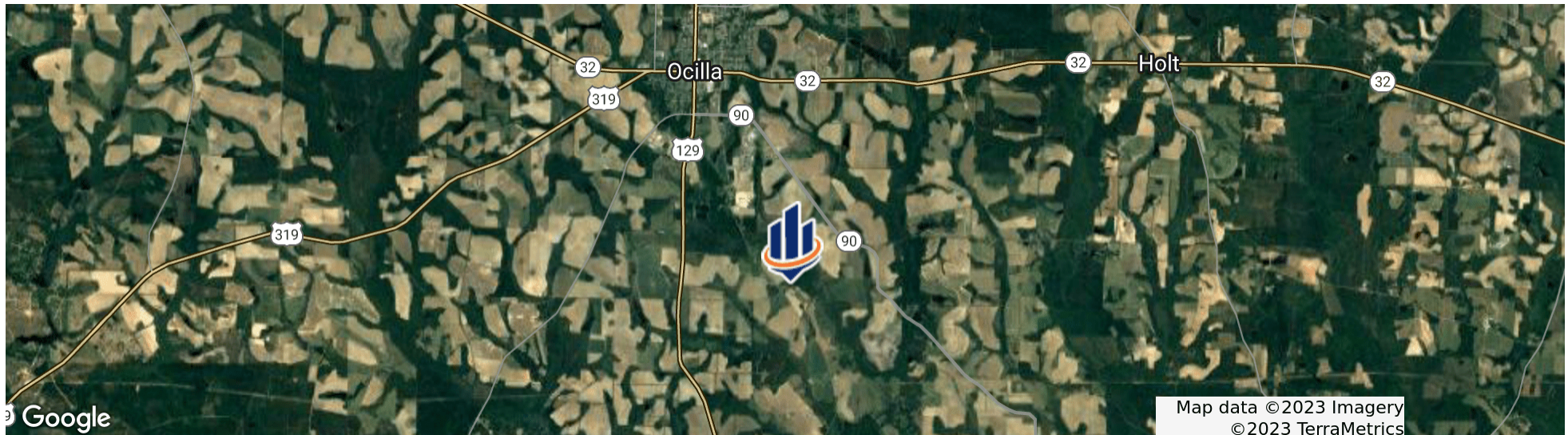
LOCATION & DRIVING DIRECTIONS

Parcel: 0069 0036 0069
0036029 0069 0036030

GPS: 31.554485, -83.2292683

Driving Directions:

Showing Instructions: Call Listing Agents to Show.





Additional Photos



Advisor Biography



TODD DAVIS

Senior Advisor

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Direct: 877.518.5263 x384 | 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.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational



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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