

PERRY, GEORGIA

HWY 41 LOT

2230 US HIGHWAY 41
PERRY, GA 31069

Tom Tuggle
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Property Overview



Sale Price

\$175,000

PROPERTY OVERVIEW

Beautiful 3.75 acre lot located in the City of Perry on HWY 41 South. The lot is located less than 4 miles from the Georgia National Fairgrounds and less than a mile from Georgia Flat Creek Public Fishing Area (102 Acre Lonice C. Barrett Lake).

OFFERING SUMMARY

Acreage:

3.75 Acres

Price / Acre:

\$46,667

City:

Perry

County:

Houston

Property Type:

Land

Perry, Georgia is located in Houston County, Georgia along I-75 and within close proximity to Robins Air Force Base, it boasts excellent school systems, a distinctive down town area, and an exception quality of life. Perry is quickly evolving from a quaint town into a thriving and expanding community, now boasting a population of over 21,000 residents. Serving as a nexus for state and federal highways and home to prominent attractions such as the Georgia National Fairgrounds & Agricenter, as well as hosting signature events like the Dogwood Festival, Food Truck Fridays, the Perry Music Festival, and the annual Perry Buzzard Drop, Perry stands as a unifying hub where the essence of Georgia converges seamlessly. The property is currently zoned PUD.

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	45%/55%
Taxes & Tax Year:	~\$1786
Zoning / FLU:	PUD
Road Frontage:	310 +/- Feet
Nearest Point of Interest:	Perry, Georgia

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 0P0340 044000

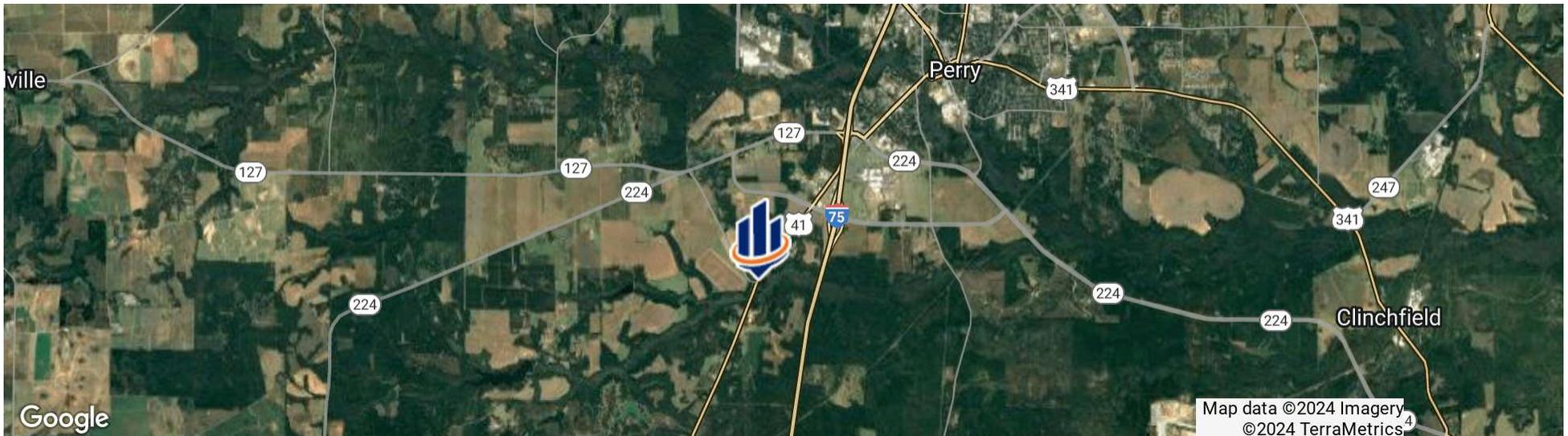
GPS: 32.41913, -83.773163

Driving Directions:

- Head South on Highway 41 from Perry, GA

- Property on Left

Showing Instructions: Contact Listing Agent

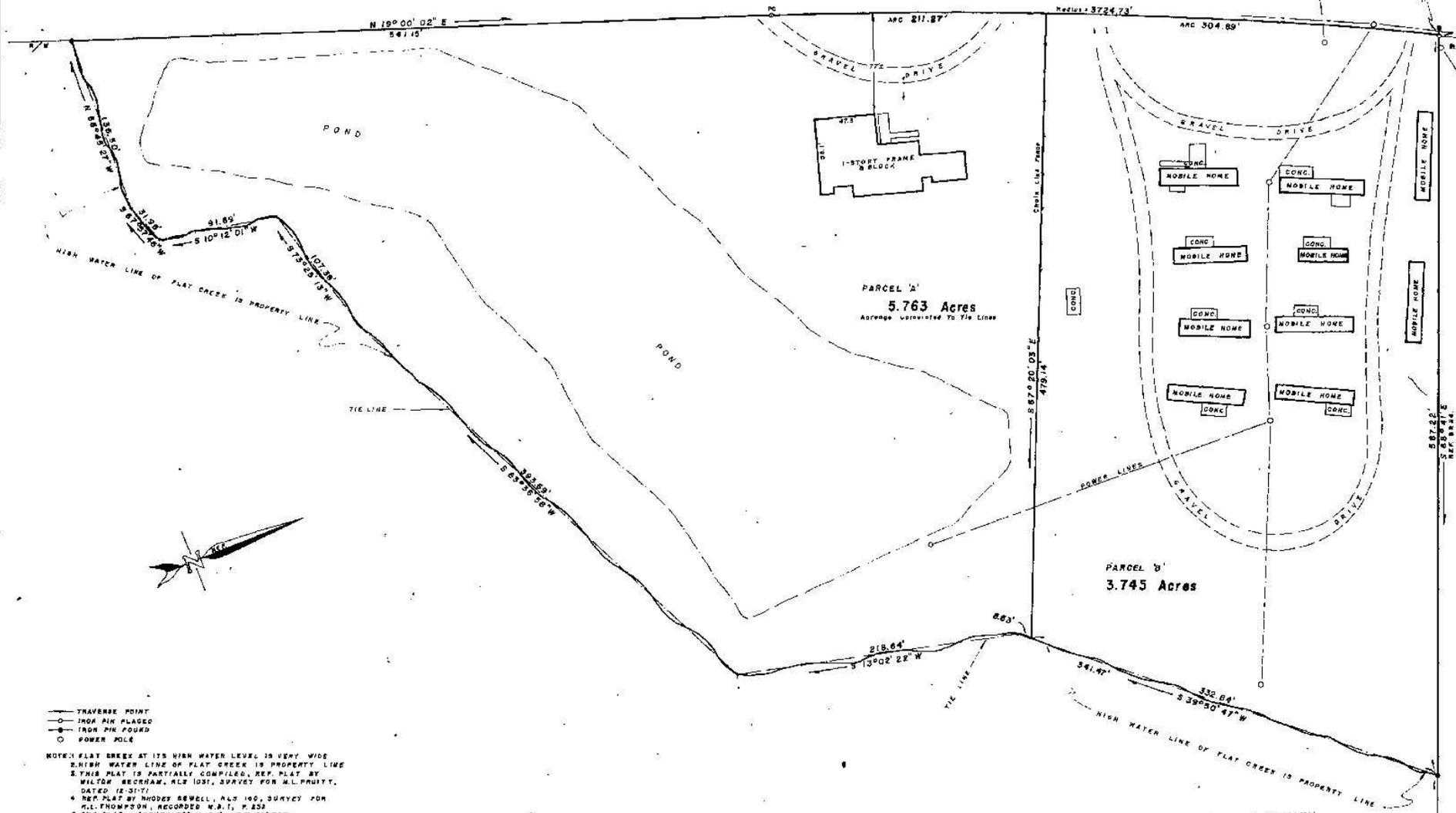


REVISED 8-20-76 TO SHOW PARCELS 'A' & 'B'

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Page No.: Page 1 of 3
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
BK 19 PG 209

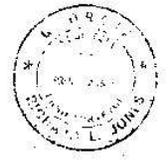
U.S. HIGHWAY # 41

190' R/W



- TRAVERSE POINT
- IRON PIN PLACED
- IRON PIN POURED
- POWER POLE

NOTE: FLAT CREEK AT ITS HIGH WATER LEVEL IS VERY WIDE
 2. HIGH WATER LINE OF FLAT CREEK IS PROPERTY LINE
 3. THIS PLAT IS PARTIALLY COMPILED, REF. PLAT BY
 WILTON BEDHAM, RLS 1031, SURVEY FOR M.L. FRUITT,
 DATED 12-31-74
 4. REF. PLAT BY RHODES REWELL, ALS 160, SURVEY FOR
 R.L. THOMPSON, RECORDED, W.B.1, P. 232
 5. REF. PLAT - SURVEY FOR M.L. & M.W. GIBSON,
 BY MILTON BEDHAM, RLS 1031, RECORDED W.B.7, P. 68



PROPERTY OF
O.L. BOOTH
 LAND LOT 80 1412 DISTRICT
 HOUSTON CO. GEORGIA
 SCALE: 1"=40' JAN 20, 1876
 JONES SURVEYING CO., PERRY GA

Richard L. Jones

Approved
 9-21-76
 Houston County Planning Commission
Paul S. Beard
 Secretary

10589'
 28287'



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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203 E Monroe St.
Thomasville, GA 31792



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