

JOHNSON COUNTY OUTDOOR RETREAT

395 KYZER RD
WRIGHTSVILLE, GA 31096

Tom Tuggle
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Property Overview



Sale Price

\$415,000

OFFERING SUMMARY

Acreage:	79± Acres
Price / Acre:	\$5,237
City:	Wrightsville
County:	Johnson
Property Type:	Land: Timberland

PROPERTY OVERVIEW

Now presenting, Johnson County Outdoor Retreat, only 15 miles from Dublin, Georgia. This 79 acre property is your ideal spot for weekend fun and hunting and fishing adventures. You'll love the great diversity of this property, with great turkey and deer habitat. After a day of hunting, relax in the cabin or grill a steak in the outdoor pavilion. There's plenty to do: fishing in the stocked pond, hunting, ATV trail riding, or practicing your shooting skills at the range. On the property, you are surrounded by timber and agricultural land while still being close to the shops and restaurants of downtown Dublin, Georgia. Johnson County Outdoor Retreat is not just a great investment, but a place to make memories with friends and family.

Property features include: Fishing Pond, Outdoor Kitchen, Hot tub, Multiple docks, Covered Dock, Cabin, Timber, Food Plots, Outdoor Kitchen/Grilling area, Multiple Storage Sheds, and a Gun Range.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Timberland

Uplands / Wetlands:

97%/3%

Soil Types:

- Nankin Loamy Sand
- Cowarts Loamy Sand
- Dothan Loamy Sand
- Carnegie Sandy Loam
- Tifton Loamy Sand
- Herod and Muckalee Sandy Loams

Taxes & Tax Year:

10 Year CUVA [~\$617.60]

Zoning / FLU:

AG

Lake Frontage / Water Features:

3 +/- AC Pond

Water Source & Utilities:

Well

Road Frontage:

3,866 +/- Feet

Nearest Point of Interest:

Dublin, Georgia [13 miles]
Wrightsville, Georgia [7 miles]

Current Use:

Recreation/Timber

Location



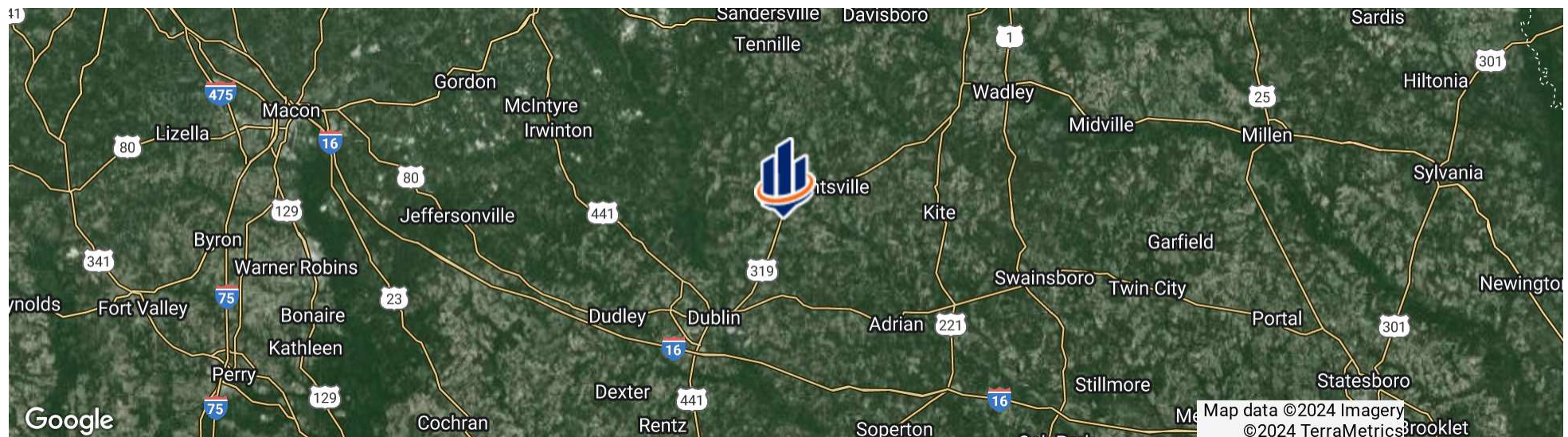
LOCATION & DRIVING DIRECTIONS

Parcel: 015-050

GPS: 32.6751792, -82.7785463

Driving Directions: Leave Dublin and travel approximately 14 miles down HWY 319, take a right onto Kyzer Road, property gate will be located on your right in approximately half of a mile

Showing Instructions: Call Listing Agent





Additional Photos





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 nominations committee for Perry United Methodist Church and as Vice Chair of the Perry Downtown Development Authority. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timberland
- Recreational land
- Agricultural land
- Commercial

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