

IDEAL ACRES

OLD IDEAL ROAD
OGLETHORPE, GA 31068

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Property Overview



Sale Price

\$153,750

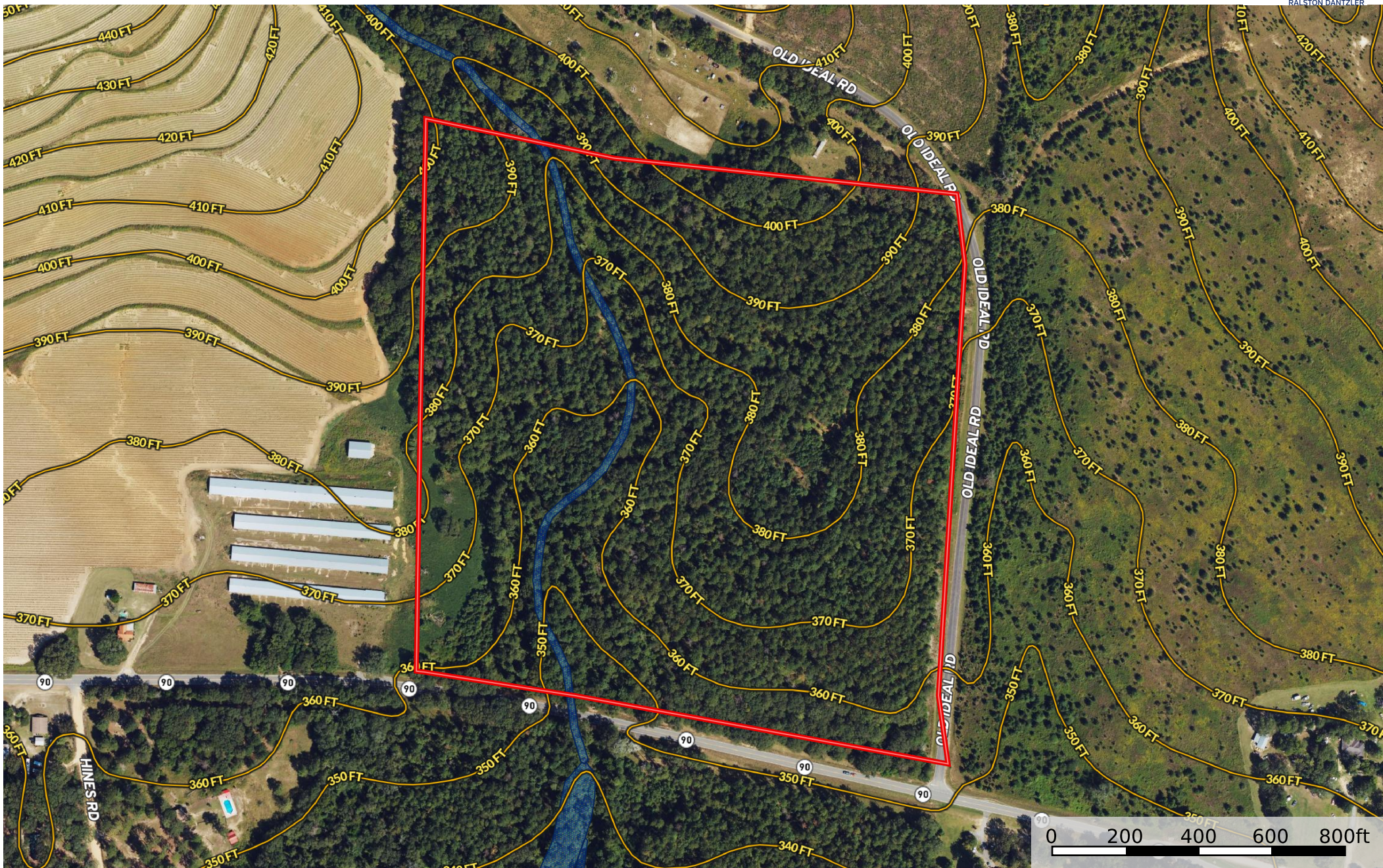
OFFERING SUMMARY

Acreage:	51.25 Acres
Price / Acre:	\$3,000
City:	Oglethorpe
County:	Macon
Property Type:	Land & Timberland

PROPERTY OVERVIEW

Explore the potential of this 51-acre property located in Macon County, Georgia just 50 miles from Warner Robins and 28 miles from Americus. This land is an excellent investment opportunity with versatile uses. It's suitable for agricultural pastureland or as a rural home site, thanks to its ample road frontage and internal roads. The property is also enrolled in the Conservation Use Value Assessment (CUVA) program until 2025, which provides property tax benefits. Additionally, the presence of the property in a Trophy Buck Management County, beautiful hardwoods, and the layout of the land make it ideal for developing into a special hunting area. After the CUVA ends in 2025, there is potential to subdivide the land, offering more flexibility for selling smaller parcels or rural development. This property is great for rural development investors, hunters, and anyone looking to start a new agricultural project.





- Boundary
- Wetlands
- Riparian

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	99%/1%
Soil Types:	Loamy Sand
Zoning / FLU:	AG
Road Frontage:	3050 + Feet
Nearest Point of Interest:	Warner Robins, Georgia [50 miles] Macon, Georgia [61 miles] Americus, Georgia [28 miles]
Current Use:	Timber/Hunting
Land Cover:	The land features gently sloping terrain, enhancing its natural drainage and making it an excellent candidate for various land uses, from agriculture to recreational pursuits. An intermittent stream runs north to south through the property, adding a scenic element and benefiting the property. Mature hardwoods are scattered across the landscape, providing essential hard mast for wildlife and offering ample shade, which could prove beneficial for future pastoral or recreational developments. This combination of features makes the property not only aesthetically pleasing but also ecologically rich and versatile for potential development.

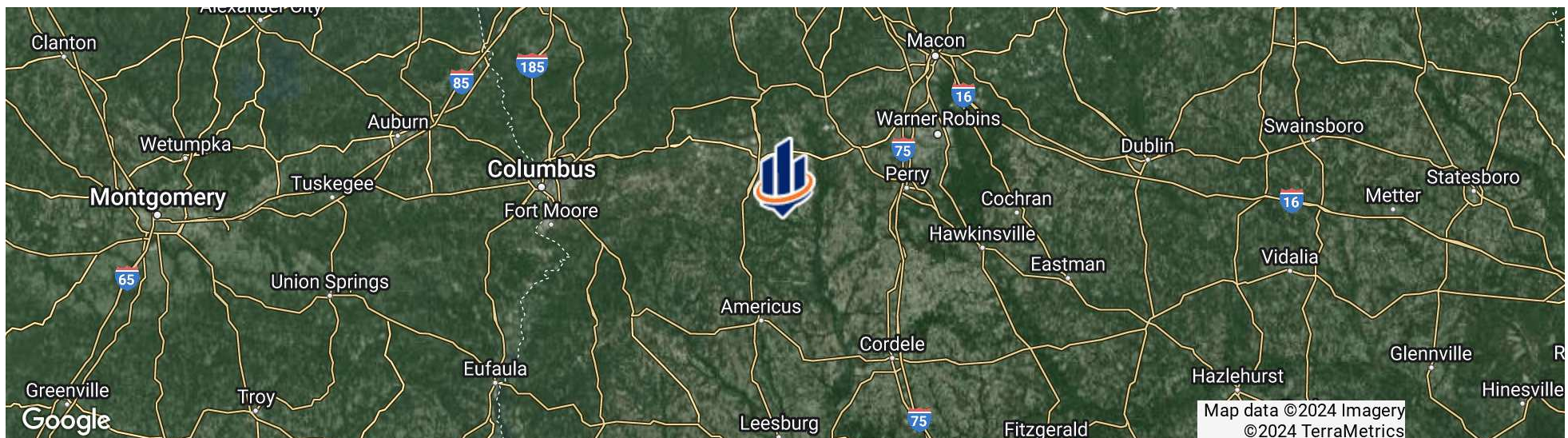
Location



LOCATION & DRIVING DIRECTIONS

- Parcel: 10150 0021A
- GPS: 32.3523518, -84.1524916
- To reach the property from Montezuma, GA, head south on Hwy 90, also known as White Water Rd, towards Ideal
 - Continue for about 2.5 miles past Ideal, then turn right onto Old Ideal Rd shortly after passing George

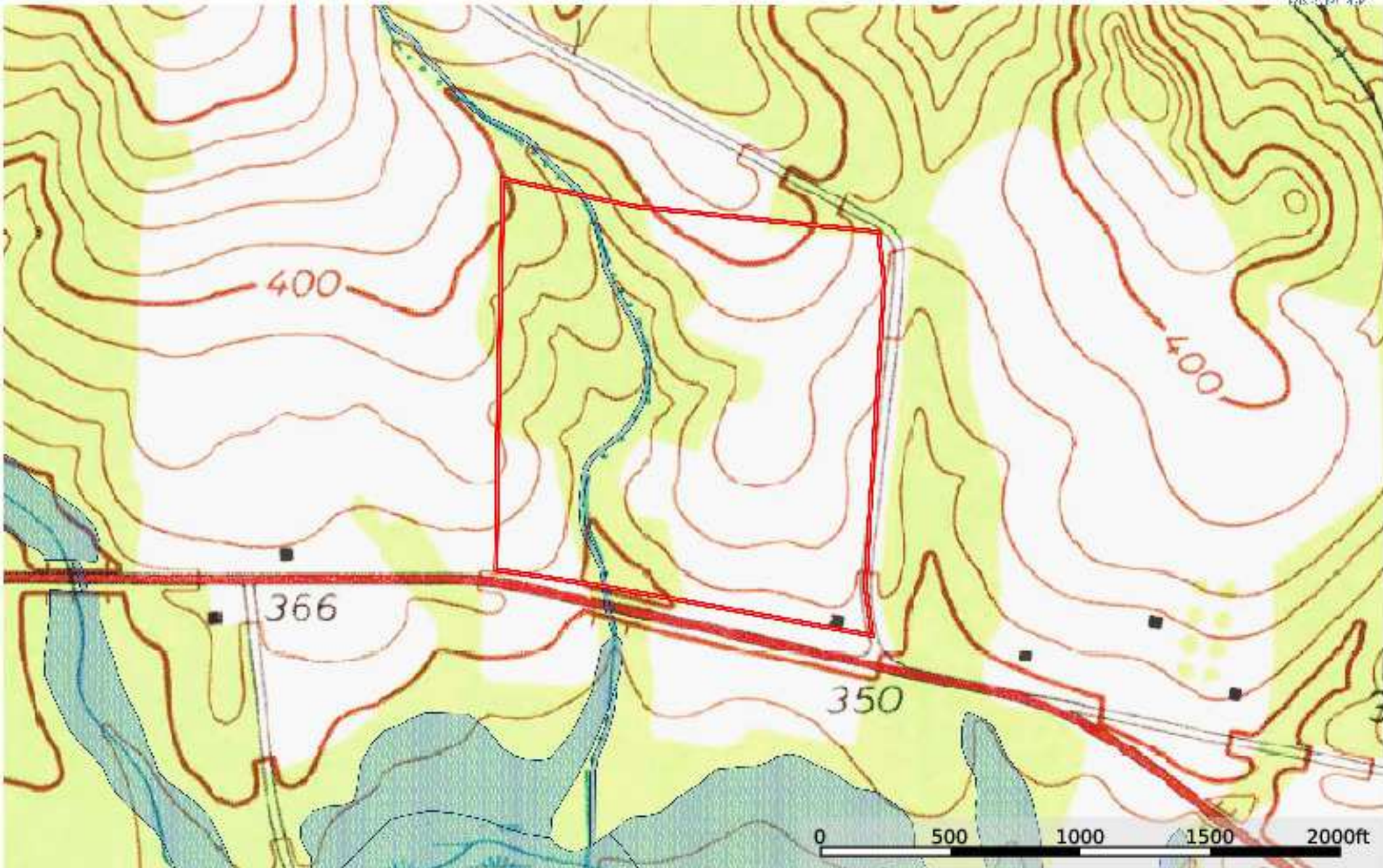
Driving Directions:



Whitewater Acres

Macon County, Georgia, 51.25 AC +/-





 Boundary  Water  River



TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate. 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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