



CAMP CREEK HUNTING PROPERTY

HWY 90
OGLETHOPRE, GA

Tom Tuggle, ALC
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Property Overview



Sale Price

\$158,100

PROPERTY OVERVIEW

Camp Creek Hunting Property has a perfect balance of 16 acres of June 2024 Clearcut, 1 Acre buffer along the highway of plantation pine, and 17 acres of beautiful Hardwood bottomland along Camp Creek. The 34-acre property is located In one of Georgia's top Trophy Buck Counties. Macon County has been home to countless record whitetail deer. The property has approximately 1039 feet of paved road frontage and power within close proximity. There are multiple sites that would make great recreation home sites. Property is ready to be planted back in Pines and leaves future hunters to lay out their own food plots and trails with the recent clearcut.

OFFERING SUMMARY

Acreage:	34 Acres
Price / Acre:	\$4,650
City:	Ideal
County:	Macon
Property Type:	Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	68%/32%
Soil Types:	<ul style="list-style-type: none">• Dothan Loamy Sand• Kinston and Bibb Soils• Lakeland Sand
Zoning / FLU:	AG
Lake Frontage / Water Features:	1550 +/- Feet Along Camp Creek
Road Frontage:	1500 +/- Feet of Paved Road Frontage
Nearest Point of Interest:	Montezuma, Georgia (10 miles)
Current Use:	Hunting, Recreation, and Timberland
Land Cover:	Upland Hardwood, Lowland Hardwood, Recent clearcut.
Survey or Site Testing Reports:	Survey
Age of Stages of Timber:	16 +/- AC June 2024 Clearcut , Old Growth Hardwood [16.9 +/- AC], 1 +/- AC Plantation Pine buffer along highway



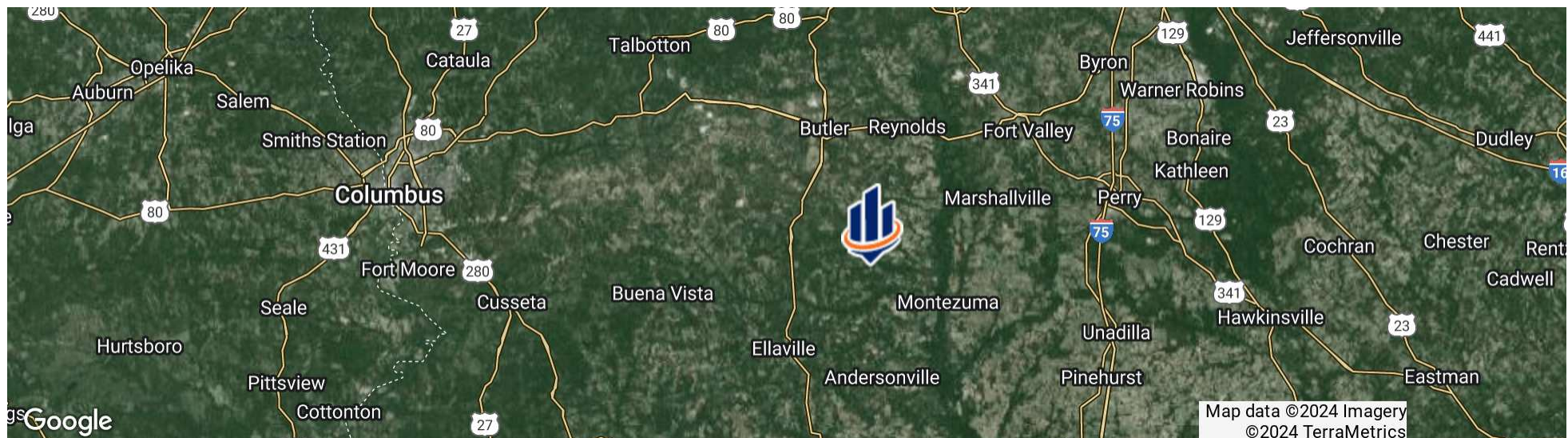
LOCATION & DRIVING DIRECTIONS

Parcel: 10150 0021A

GPS: 32.3501363, -84.1561473

Driving Directions:

- Headed towards Oglethorpe on HWY 49, take a right onto Buck Creek Bypass, continue onto State Highway 90 towards Ideal
- The property is located on the S side of St Hwy 90 in 8 miles







TOM TUGGLE, ALC

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, commercial 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 Methodist Church. Tom is the Vice Chair for Perry's Down Town Development Authority. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

- Timber Land
- Recreational Land
- Commercial Land
- Agricultural Land

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