

Buck Creek Hunting Property

Les Smith Rd, Ellaville, Georgia 31068

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PROPERTY OVERVIEW

Sale Price

\$324,500

Offering Summary

Acreage:	59 Acres
Price / Acre:	\$5,500
State:	Georgia
City:	Ellaville
County:	Macon
Property Type:	Land Investment, Timberland

Property Overview

Buck Creek Hunting Property is located in Macon County, Georgia—one of the top trophy buck counties in the state. According to Georgia Outdoor News (GON), Macon County consistently ranks among the top five counties for producing mature whitetail bucks.

The property features a small duck pond perfect for hunting wood ducks, along with the diverse habitat needed to grow and hold quality deer. Buck Creek flows through the tract, providing a year-round water source for wildlife. The creek also creates ideal bedding and travel corridors for deer, feeding areas for ducks during the acorn drop, and even a spot to catch fish.

The land is currently planted in two age classes of timber: 6 acres of 9-year-old loblolly pine and 40 acres of 4-year-old longleaf pine. The longleaf stand offers future income potential through pine straw leasing in the next 5 to 6 years. In addition, 7 acres of mature hardwoods supply hard mast for deer and roosting trees for turkeys.

Located just 10 minutes from Ellaville, 25 minutes from Americus, and 45 minutes from Perry, this property offers exceptional recreational value in one of Georgia's most renowned big buck counties.



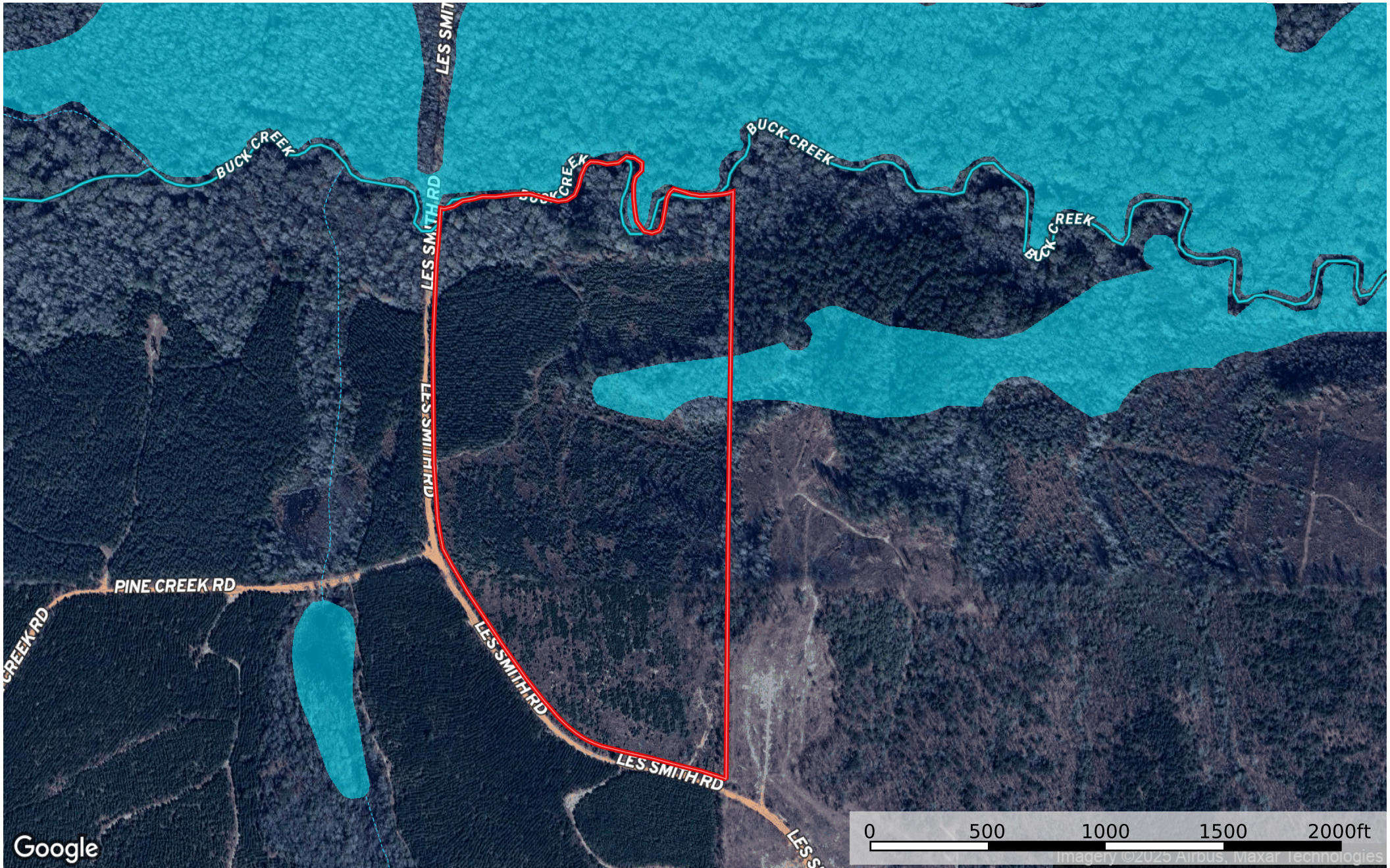


SPECIFICATIONS & FEATURES

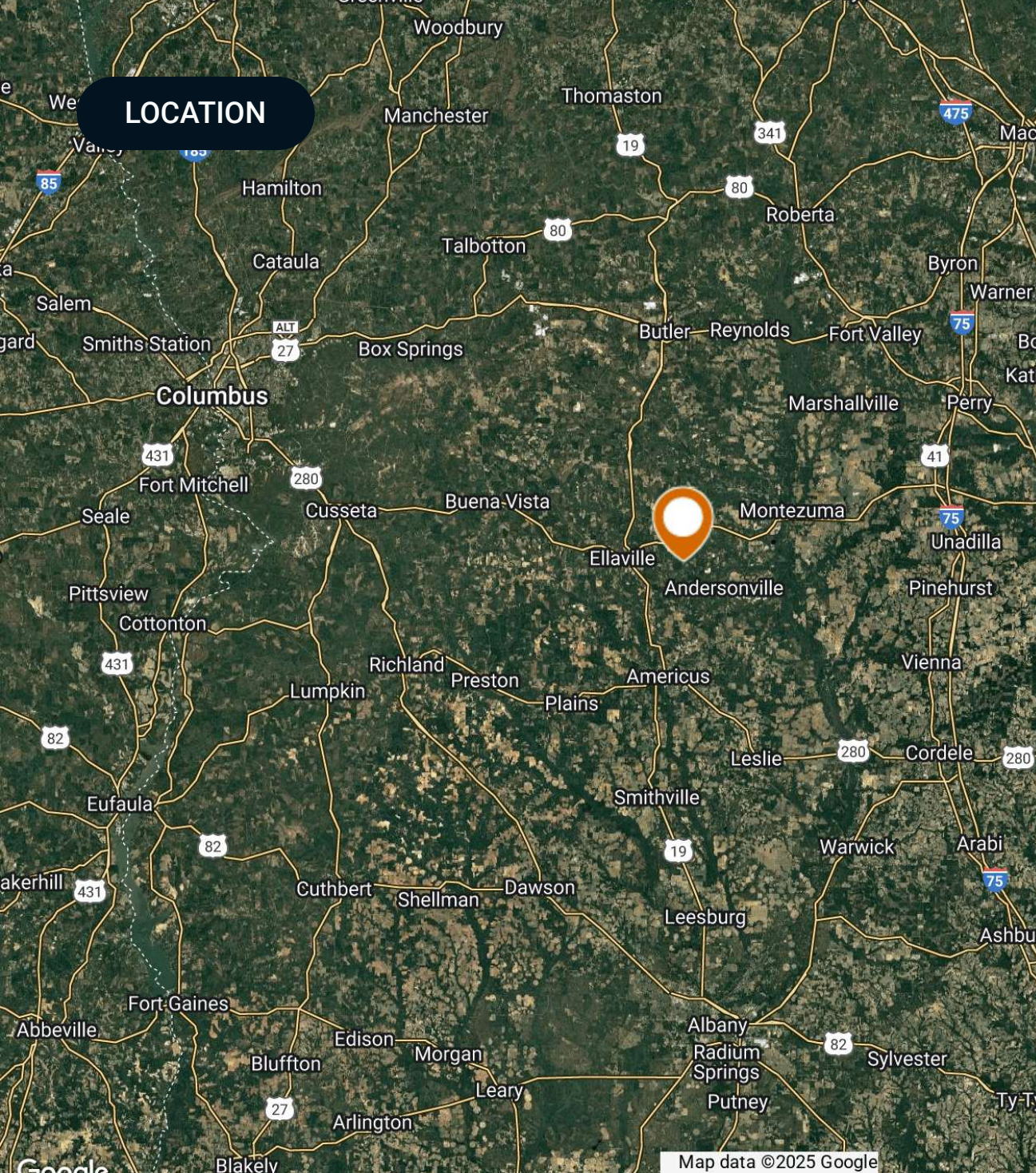
Specifications & Features

	<ul style="list-style-type: none">• Hunting & Recreation Properties
Land Types:	<ul style="list-style-type: none">• Land Investment• Timberland
Uplands / Wetlands:	72% Uplands/28%
Soil Types:	Vaucluse Loamy Sands
Taxes & Tax Year:	Estimated \$720 Yearly.
Zoning / FLU:	AG
Lake Frontage / Water Features:	Buck Creek, Small Duck Pond
Road Frontage:	2978
Nearest Point of Interest:	Ellaville, Georgia
Current Use:	Hunting/Timber Investment
Land Cover:	7 acres of hardwoods, 6 acres of 9 year old loblolly, 40 acres of 4 year old longleaf

Buck Creek Hunting Property
Macon County, Georgia, 59 AC +/-



-  Boundary
-  Stream, Intermittent
-  River/Creek
-  Water Body



Location & Driving Directions

Parcel: 10090 0003

GPS: 32.2870138, -84.207886

Driving Directions: Property is located at the intersection of Pine Creek Road and Les Smith Road

Showing Instructions: Contact Listing Agent



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

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Professional Background

Tom Tuggle, ALC, is an experienced land and commercial real estate advisor at Saunders Real Estate, focuses on selling in agricultural, timber, recreational, transitional land, commercial retail, and residential development properties across Middle and South Georgia. With over a decade of experience in the private timber sector, Tom brings invaluable knowledge of land productivity, timber valuation, and long-term investment strategies to his clients. Tom has completed over 100 hours of specialized education through LANDU®, covering a wide range of topics essential to land and commercial real estate. His coursework includes Fundamentals of Land Brokerage, Land Investment Analysis, and Transitional Land Real Estate, as well as specialty courses in Recreational Land Real Estate, Subdivision Land Development, Tax Deferred 1031 Exchanges, and Timberland Real Estate. This extensive training equips Tom with the knowledge and skills to provide expert guidance to buyers and sellers, helping them maximize the value of their land assets. Tom earned his bachelor's degree in Business Management from Georgia Southern University, where he was an active member of Sigma Chi Fraternity. He is an Accredited Land Consultant (ALC), a designation held by the most knowledgeable and experienced land professionals in the country. Beyond real estate, Tom is deeply involved in his community. He serves his church faithfully at Perry Methodist Church and is the Vice Chair of the Perry Downtown Development Authority, helping drive economic growth while preserving the town's historic character. A lifelong conservationist, he is passionate about land stewardship, wildlife conservation, and habitat management. An avid outdoorsman, he enjoys hunting, fishing, and preserving Georgia's rich outdoor heritage.

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For more information visit www.saundersrealestate.com

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