



# Pine Creek Retreat

Pine Creek Road, Oglethorpe, Georgia 31068

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## PROPERTY OVERVIEW



### Sale Price

\$1,584,000

### Offering Summary

Acreage:	320 ± Acres
Price / Acre:	\$4,950
State:	Georgia
City:	Oglethorpe
County:	Macon
Property Type:	Timberland Hunting and Recreational Land

### Property Overview

Located in Macon County—one of only two designated “trophy buck” counties in Georgia and consistently ranked among the state’s top producers of record-class whitetails according to Georgia Outdoor News, this 320± acre recreational and investment tract offers a rare combination of proven hunting, income potential, and diverse habitat. A short distance from I-75 and minutes from Highway 19, the property features an extensive internal road system and two creeks—Buck Creek forming the northern boundary and an intermittent creek running through the heart of the property. Four duck ponds, including one nearly 6 acres, create outstanding waterfowl opportunities.

Trophy-managed for years, the tract supports exceptional whitetail genetics, abundant turkeys, and excellent waterfowl hunting. Timber management includes 99 acres of 10-year-old longleaf pine ready for a pine straw lease and capable of producing income up to \$20,000 annually, 120 acres of 9-year-old loblolly pine nearing first thinning, and 75 acres of mature hardwoods that enhance both wildlife habitat and property aesthetics.

Additional features include established food plots, power access, and a well-maintained road system ensuring full accessibility. Surrounded by large timber holdings and managed hunting properties, this offering represents a rare opportunity to acquire a high-quality recreational and investment property in one of Georgia’s most sought-after trophy deer counties.



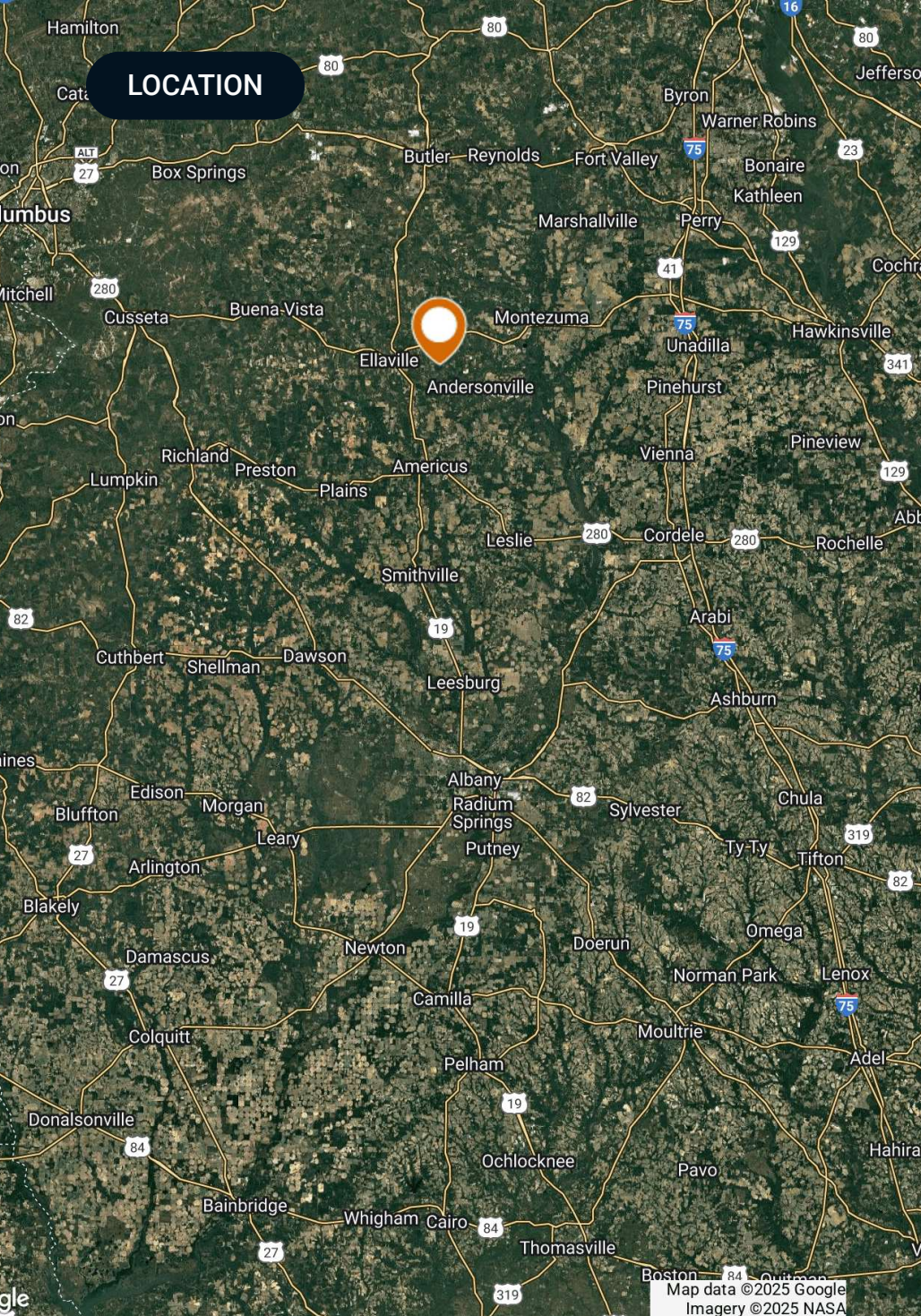


## SPECIFICATIONS & FEATURES

## Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	84%/16%
Taxes & Tax Year:	Estimated \$2559
Zoning / FLU:	AG
Lake Frontage / Water Features:	4 Ponds; 2 Creeks
Water Source & Utilities:	Power Nearby
Road Frontage:	10,783 ± FT
Nearest Point of Interest:	Ellaville, Georgia (8 Miles) Americus, Georgia (17 Miles)
Current Use:	Timber Investment and Hunting
Land Cover:	99 acres of 10 Year Old Longleaf 120 acres of 9 year Old Loblolly Hardwoods 75 Acres





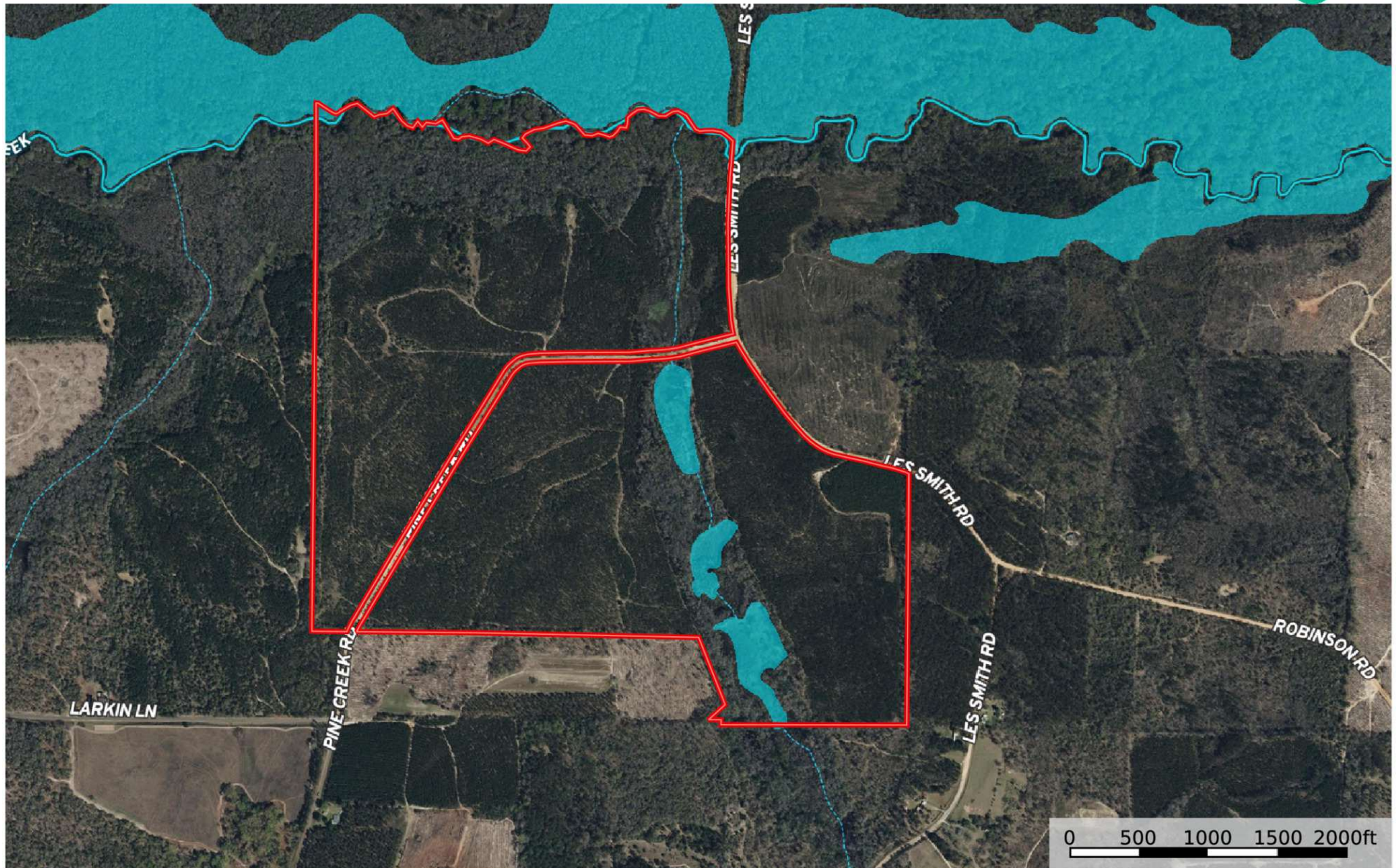
## Location & Driving Directions

- Parcel:** 10090 0003
- GPS:** 32.2831175, -84.2168904
- Driving Directions:** Intersection of Pine Creek Road and Les Smith Road in Macon County, Georgia
- Showing Instructions:** Contact the listing agent, Tom Tuggle.



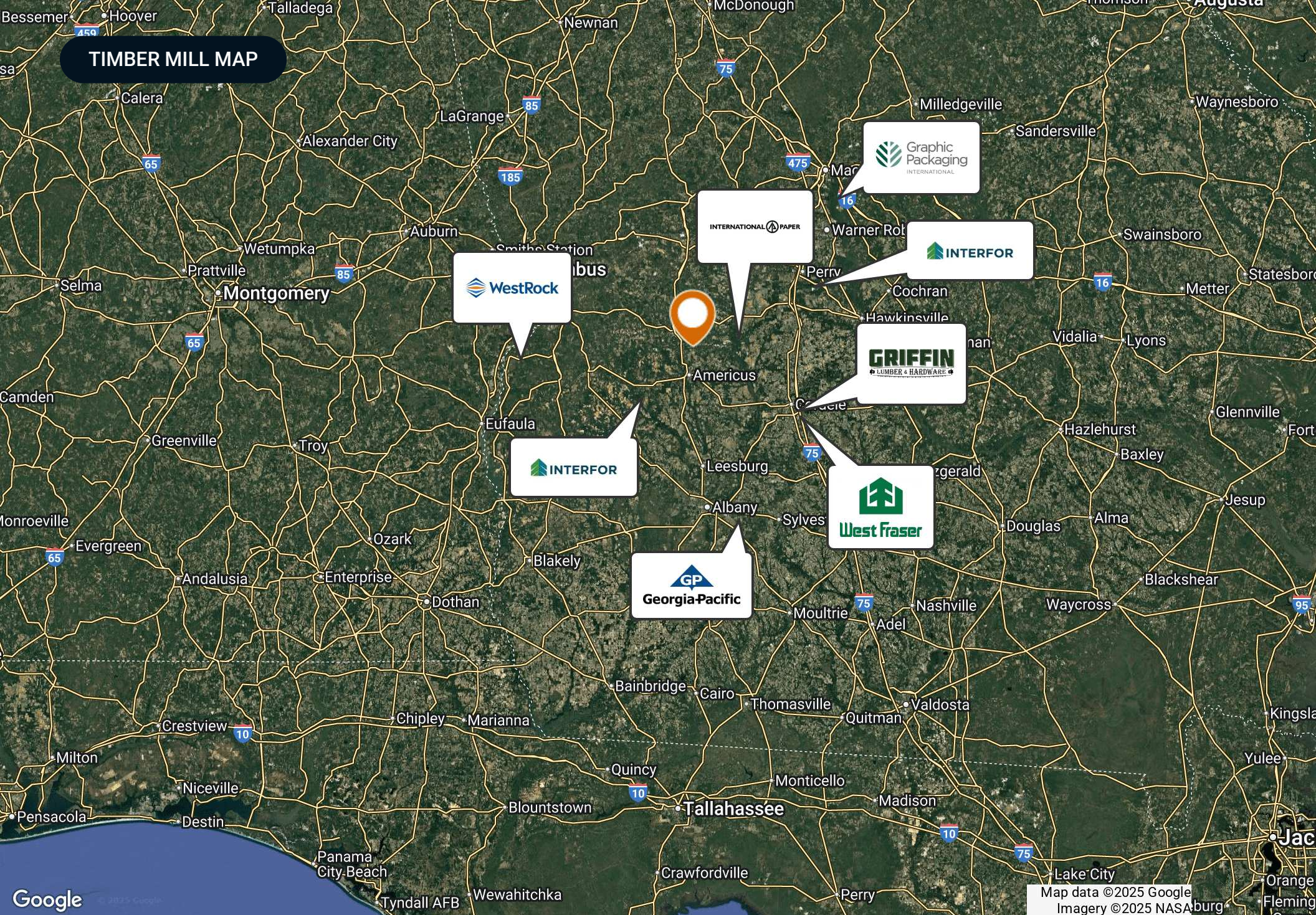
## AERIAL MAP

Pine Creek Retreat  
Macon County, Georgia, 320 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body





## TIMBER MILL MAP

WestRock

INTERNATIONAL PAPER

Graphic Packaging  
INTERNATIONAL

INTERFOR

GRIFFIN  
LUMBER & HARDWARE

INTERFOR

West Fraser

GP  
Georgia-Pacific



ADDITIONAL PHOTOS





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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