

Buck Creek Whitetail Haven

Les Smith Road, Ellaville, Georgia 31806

Tom Tuggle, ALC
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Sale Price **\$699,200**

Offering Summary

Acreage: 152± Acres
Price / Acre: \$4,600
State: Georgia
City: Ellaville
County: Macon
Property Type: Timberland
Hunting and
Recreational

Property Overview

This 152 ± acre hunting and investment property in the southwest corner of Macon County, Georgia, combines trophy whitetail potential, timber value, and year-round recreation.

Trophy Whitetail Habitat – Macon County is known statewide for producing exceptional deer, and this property's diverse habitat and established food plots make it ideal for holding and growing big bucks.

Timber & Income Potential – Approximately 50 acres of longleaf pine could be leased for pine straw production, generating a potential \$10,000/year income. Additionally, 43 acres of 9-year-old loblolly pine provide future timber value, while 48 acres of mature hardwoods supply mast production, wildlife habitat, and long-term investment potential.

Water & Wildlife – Buck Creek flows year-round through the property, providing a reliable water source for deer and other wildlife. A duck pond adds waterfowl hunting opportunities and recreational appeal.

Access & Usability – Featuring an internal road system and multiple established food plots, the property is hunt-ready and easily navigable. Located just 7 miles east of Ellaville, GA, and 30 miles from I-75, it offers the perfect combination of privacy and accessibility.

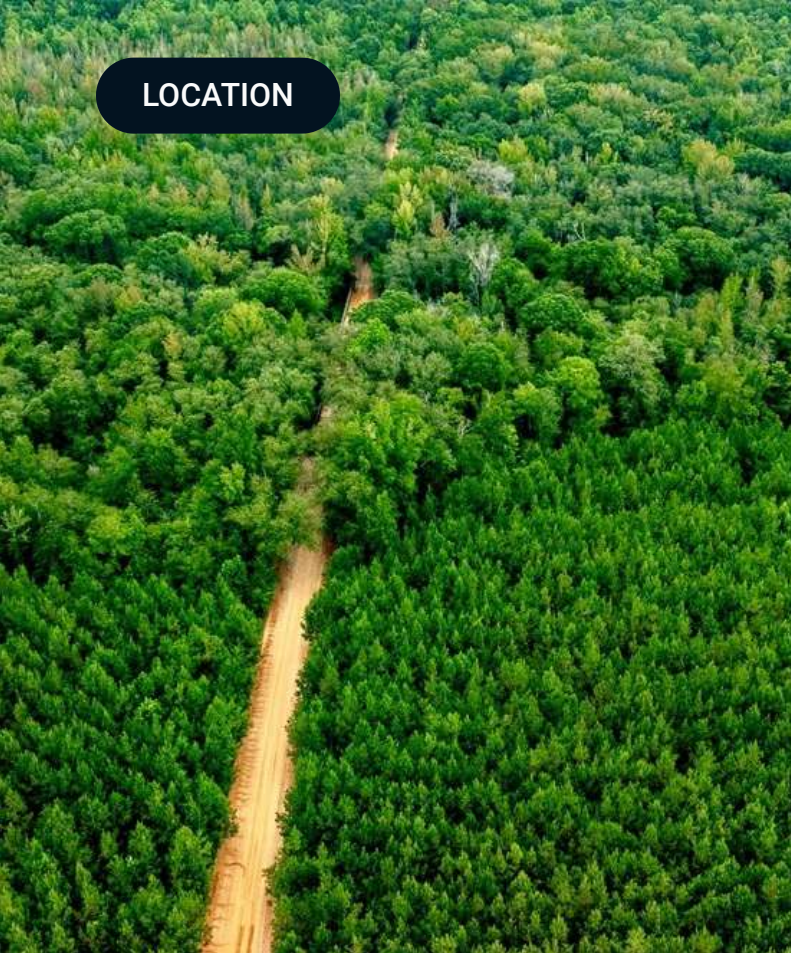
This tract represents a rare opportunity in Macon County to own a property that balances turnkey hunting potential, timber value, and income-generating possibilities all in one well-managed package.

SPECIFICATIONS & FEATURES

Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	72% Upland 28% Wetlands
Taxes & Tax Year:	Estimated \$1,447
Zoning / FLU:	AG
Lake Frontage / Water Features:	3300 feet of Buck Creek Duck Pond
Road Frontage:	5000+ feet
Nearest Point of Interest:	Ellaville, Georgia (8 miles) Americus, Georgia (17 miles)
Current Use:	Hunting and Timber
Land Cover:	Rolling Terrain, 43 acres of 9 year old loblolly pine, 50 acres of 10 year old loblolly pine, 48 acres of hardwoods bottom along Buck Creek, Smaller interior creek with duck pond.
Species:	Turkey, Ducks, Whitetail Deer, Hogs

LOCATION



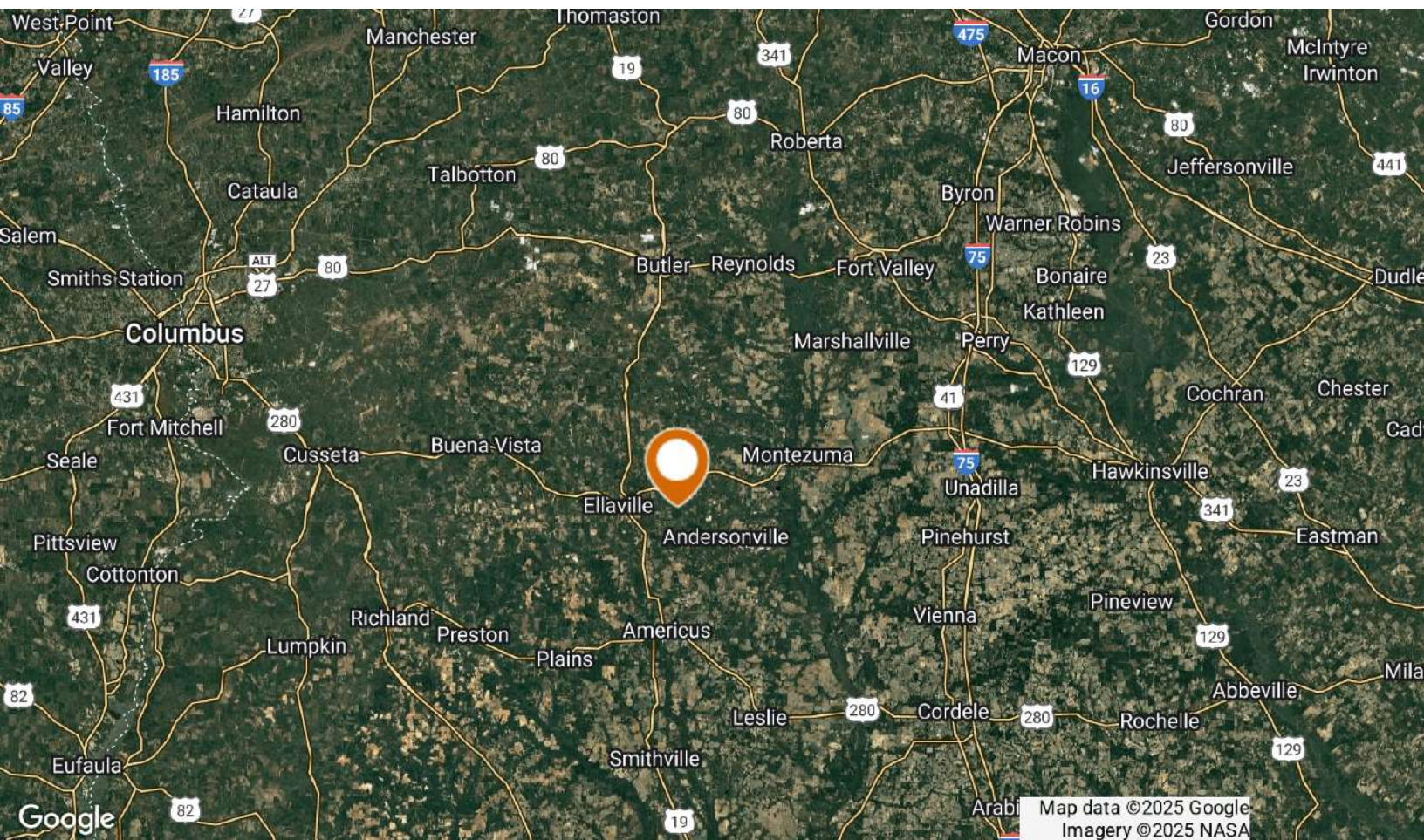
Location & Driving Directions

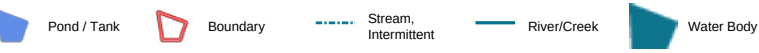
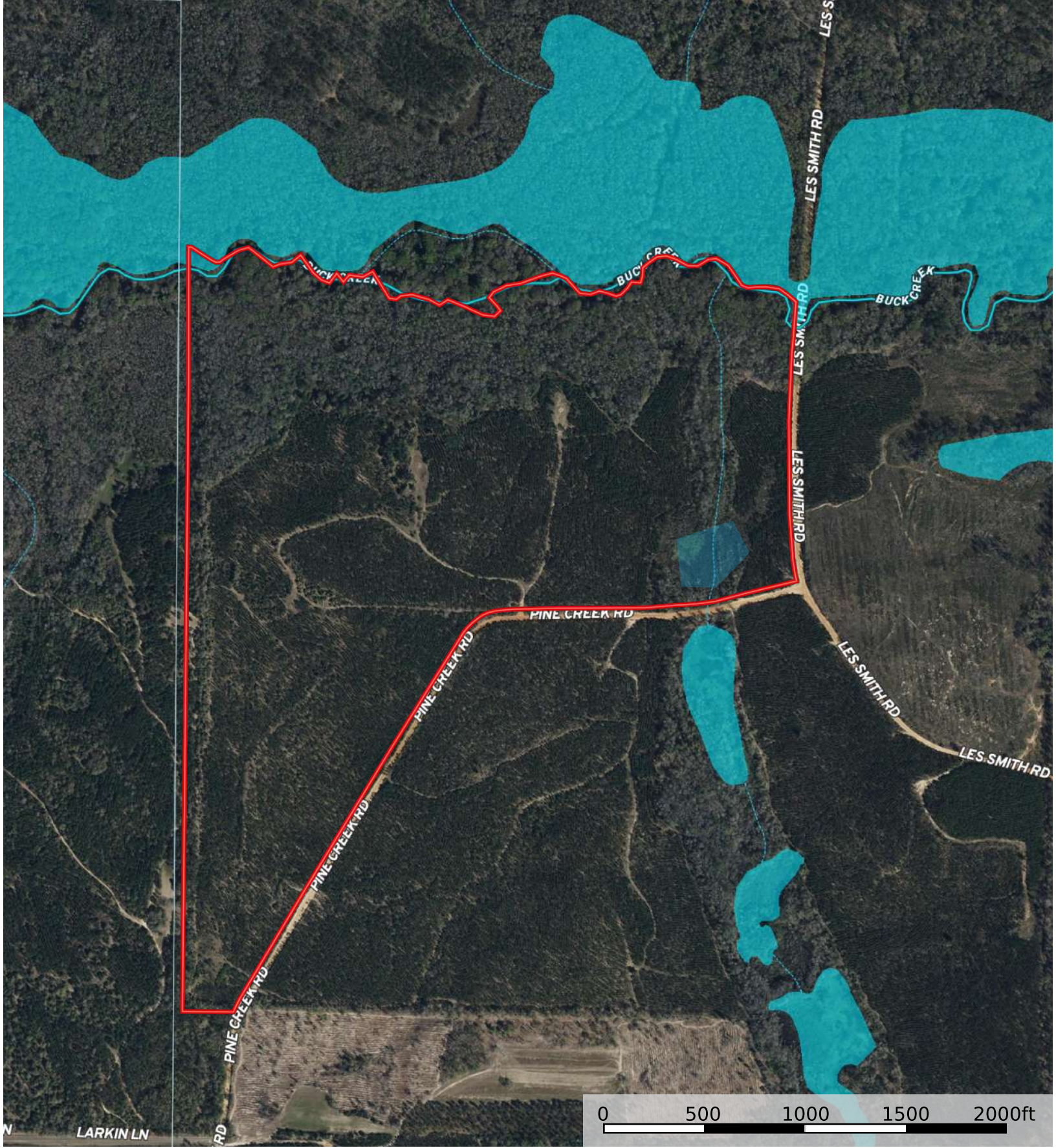
Parcel: Portion of 1009-O-0003

GPS: 32.2873747, -84.2162961

Driving Directions: Contact Listing Agent: Tom Tuggle

Showing Instructions: Contact Listing Agent: Tom Tuggle

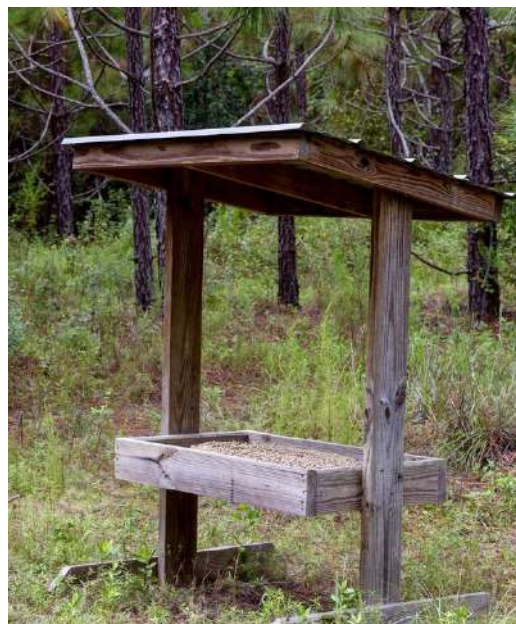
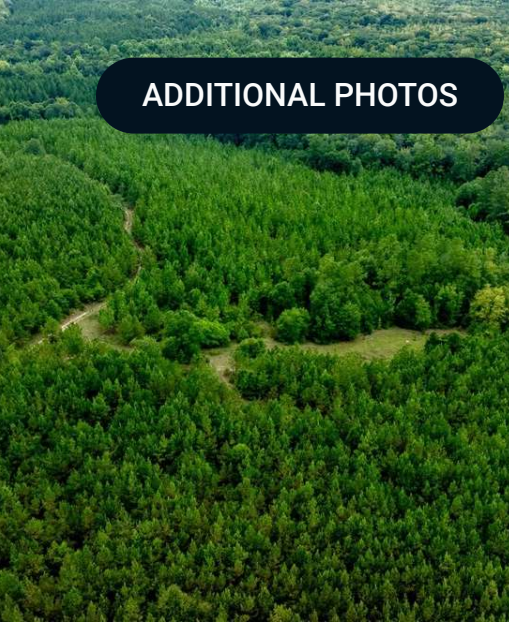




ADDITIONAL PHOTOS



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Tom Tuggle, ALC

Advisor

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Direct: **877-518-5263 x387** | Cell: **478-297-5471**

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.



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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