

Poole Road Farm

00 Poole Road, Ellaville, Georgia 31806

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$269,183

Offering Summary

Acreage:	67.89 Acres
Price / Acre:	\$3,965
State:	Georgia
City:	Ellaville
County:	Schley
Property Type:	Hunting and Recreational Land

Property Overview

Located in northern Schley County, this property offers the perfect mix of habitat, privacy, and proven hunting potential. It's bordered by private landowners and the renowned Rock Hill Plantation, an area known for producing exceptional whitetail genetics and holding a strong turkey population.

Access is via a deeded easement off Poole Road, providing seclusion and security. The property features four large, established food plots, mature natural hardwoods, and a spring-fed creek that ensures a consistent water source for wildlife. Approximately 29 acres have been recently clear-cut and are ready to be replanted, allowing you to shape the land to fit your management goals—whether for wildlife habitat, timber, or both.

This tract is a true hunter's property—loaded with deer sign, excellent turkey habitat, and surrounded by quality-managed land. If you're looking for a private hunting retreat with top-end genetics and year-round outdoor potential, this property checks all the boxes.

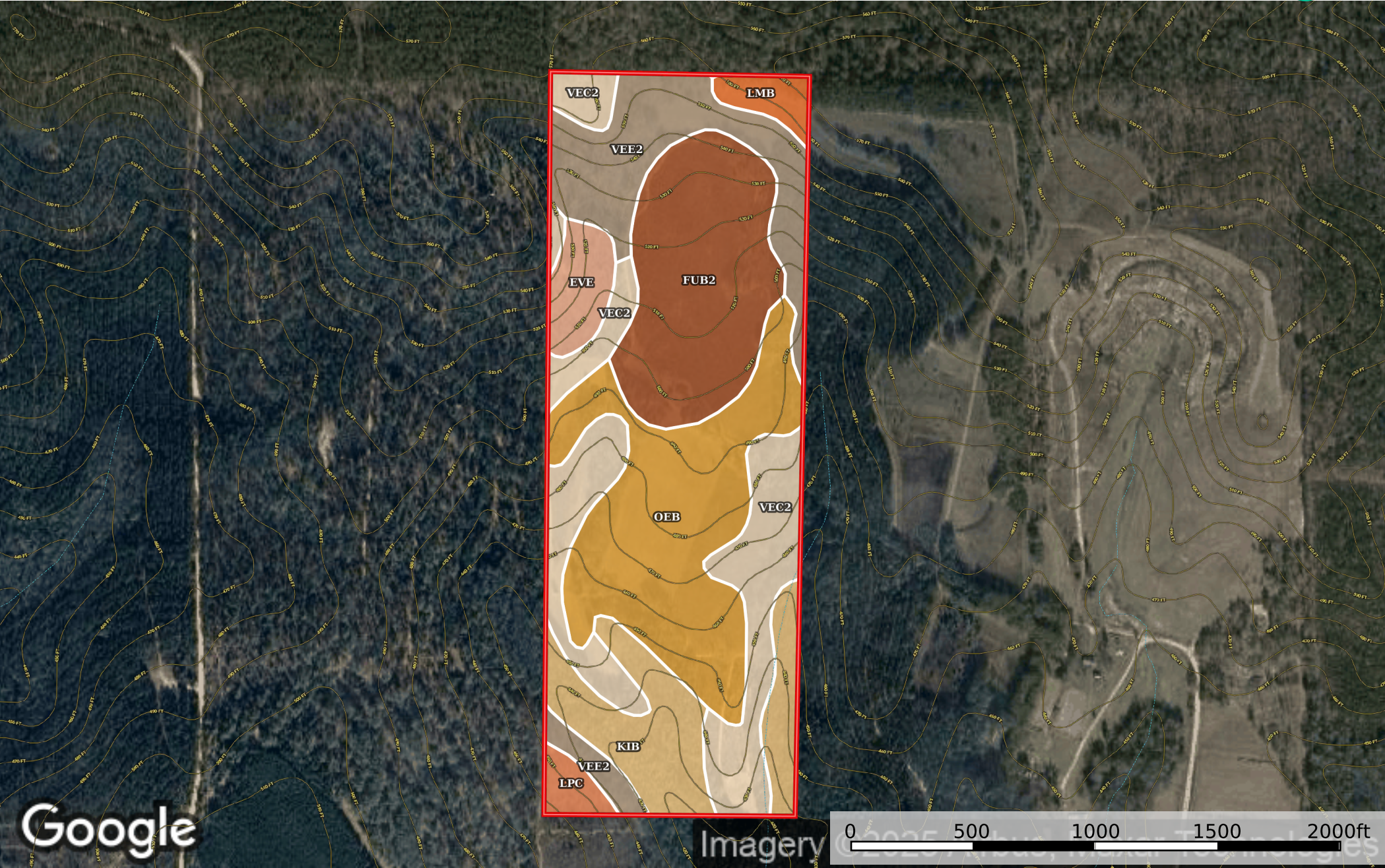
SPECIFICATIONS & FEATURES

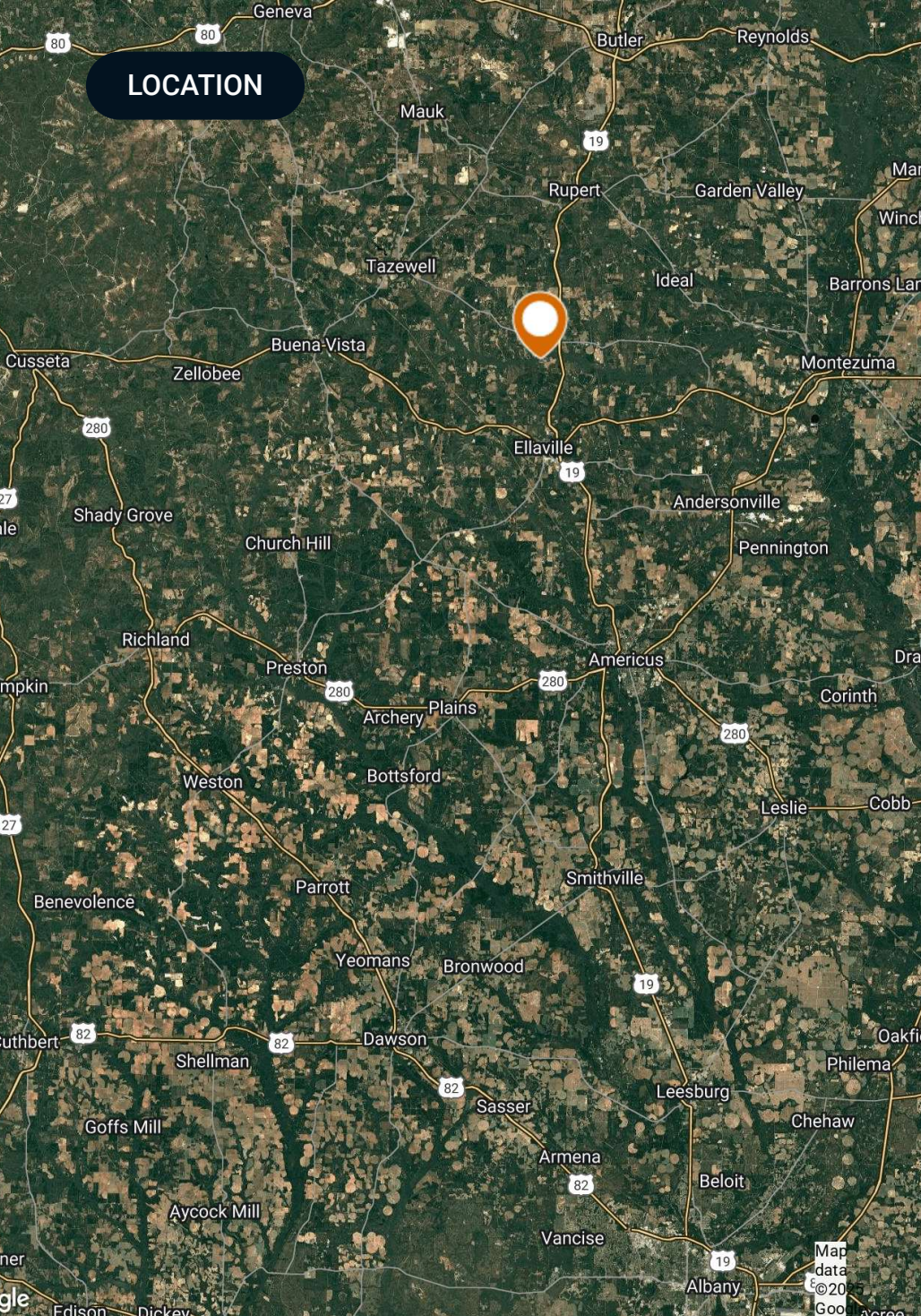


Specifications & Features

Uplands / Wetlands:	99% Uplands • Orangeburg Loamy Sand • Vaucluse Loamy Sand • Faceville Sandy Loam
Soil Types:	
Taxes & Tax Year:	\$594.66 (10 Year CUVA)
Zoning / FLU:	AG
Lake Frontage / Water Features:	Spring-fed creek
Road Frontage:	Access is through a deeded easement
Nearest Point of Interest:	Ellaville, Georgia (1 Mile)
Current Use:	Deer & turkey hunting/recreation
Land Cover:	This property features four large established food plots, beautiful natural hardwoods, and a spring-fed creek. Approximately 29 acres have been recently clear-cut and are ready to be replanted.
Survey or Site Testing Reports:	Recent survey available







Location & Driving Directions

Parcel: 2103070000100C

GPS: 32.3346666, -84.3124759

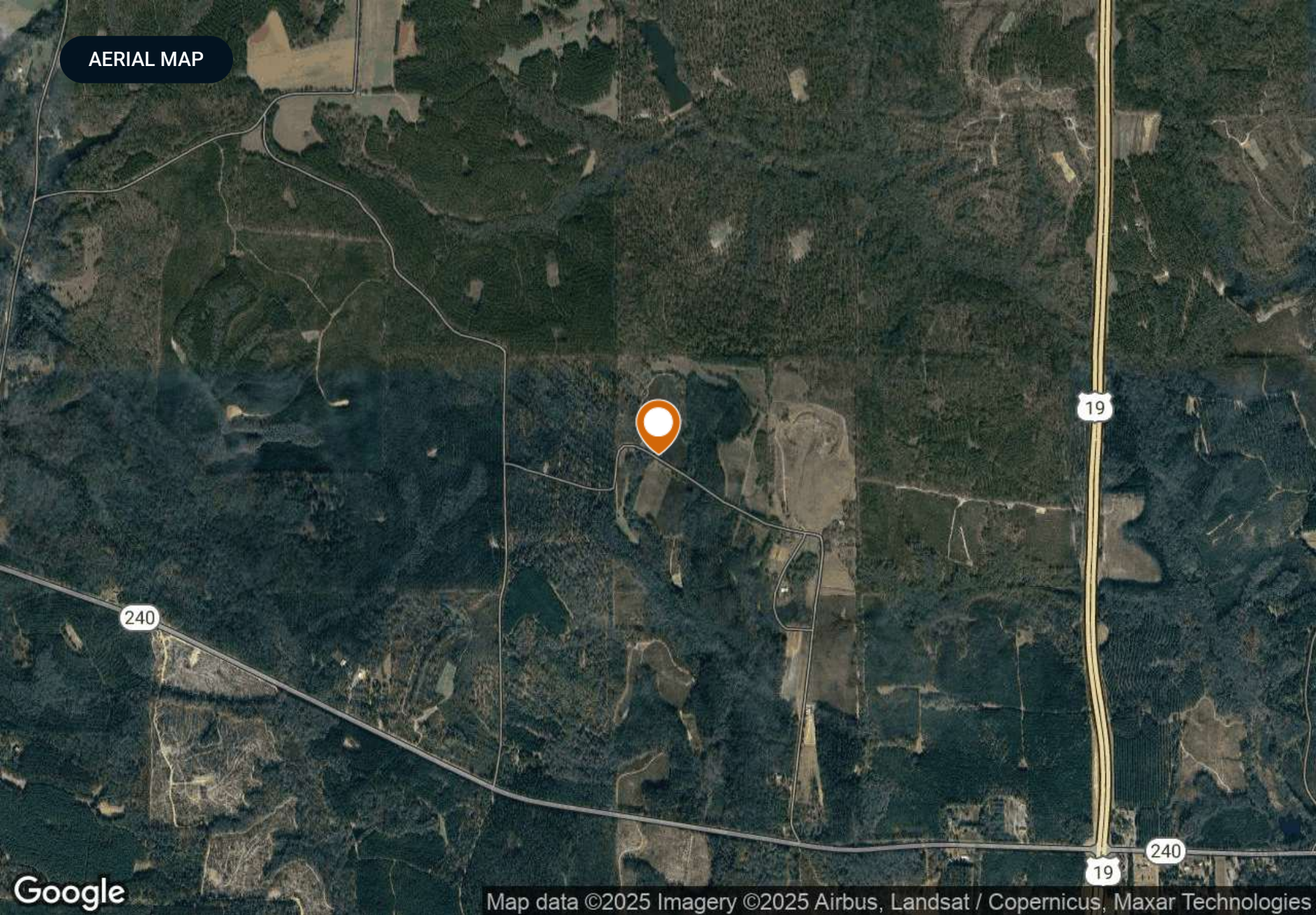
Driving Directions:

- From Ellaville, travel 5 miles north on Highway 19
- Turn left (west) onto Highway 240 at the intersection of Highways 19 and 240
- Take the first right onto Poole Road
- Poole Road dead-ends into the easement that provides access to the property.

Showing Instructions:

Contact Listing Agent.

AERIAL MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MOULTRIE MOBILE Big Field



ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

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

Professional Background

Tom Tuggle, ALC is an Advisor at Saunders 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



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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.



877-518-5263 • info@saundersrealestate.com