

LAKESIDE RECREATION PROPERTY

MASSEYVILLE RD
MACON, GA 31217

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Property Overview



Sale Price **\$2,682,000**

OFFERING SUMMARY

Acreage: **447 Acres**
Price / Acre: **\$6,000**
City: Macon
County: Bibb
Property Type: Land & Conservation Easement

PROPERTY OVERVIEW

Lakeside Recreation Tract is an outdoor paradise, just five minutes from downtown Macon. This expansive 447-acre tract offers an array of recreational opportunities perfect for any outdoor enthusiast. At the heart of the property is a stunning 35-acre lake, ideal for fishing, boating, or simply unwinding by the water's edge. The lake serves as the centerpiece of endless recreational activities and offers Introducing Lakeside Recreation Tract, an outdoor paradise just five minutes from downtown Macon. This 447-acre property has a beautiful 35-acre lake perfect for fishing and boating, surrounded by a diverse landscape that includes duck ponds, two dove fields, and extensive food plots. These features host a thriving habitat for whitetail deer, turkeys, ducks, and doves, enhanced by diligent conservation practices. Consider the potential to build Airbnb cottages along the lake for a charming retreat that could also provide a steady income stream. Additionally, the lake makes an ideal venue for weddings and corporate events, adding to its investment appeal. The tract's strategic layout includes well-planned roads, ensuring easy navigation throughout. Rich in history, it was once owned by Phil Walden of Capricorn Records and was the backdrop for events such as the Capricorn Picnics and Allman Brothers Band Reunion in 1978. Despite its peaceful seclusion, it remains conveniently close to Macon's amenities, perfect for shopping, entertainment, and dining.



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Conservation Easement• Hunting & Recreation Properties• Land Investment• Timberland• Waterfront	Land Cover:	On the property's west side lies a 35-acre lake, and there are multiple duck ponds scattered throughout the property, ideal for waterfowl hunting. The terrain features gently rolling hills and is accompanied by over a mile of internal creek, surrounded by beautiful hardwoods and natural pines that provide a rich habitat for wildlife. The property includes well-maintained food plots, thoughtfully laid-out dove fields, and an internal road system strategically designed for easy navigation and optimal access to all areas. The land is naturally well-drained, with the majority being upland.
Uplands / Wetlands:	84%/16%	Game Population Information:	Trophy Whitetail Deer, Turkeys, Ducks, and Largemouth Bass and Bream
Soil Types:	Loamy Sand	Current Management Information:	Trophy Buck Managed
Taxes & Tax Year:	Estimated Taxes (2024): \$2841		
Zoning / FLU:	AG		
Lake Frontage / Water Features:	35 Acre Lake, Over 1 mile run of interior creek		
Water Source & Utilities:	Water, Power, Sewer		
Road Frontage:	3595 Feet		
Nearest Point of Interest:	Historic Downtown Macon [4 Miles] Warner Robins, Georgia [25 Miles] Atlanta [87 Miles]		
Current Use:	Recreation/Hunting Property		



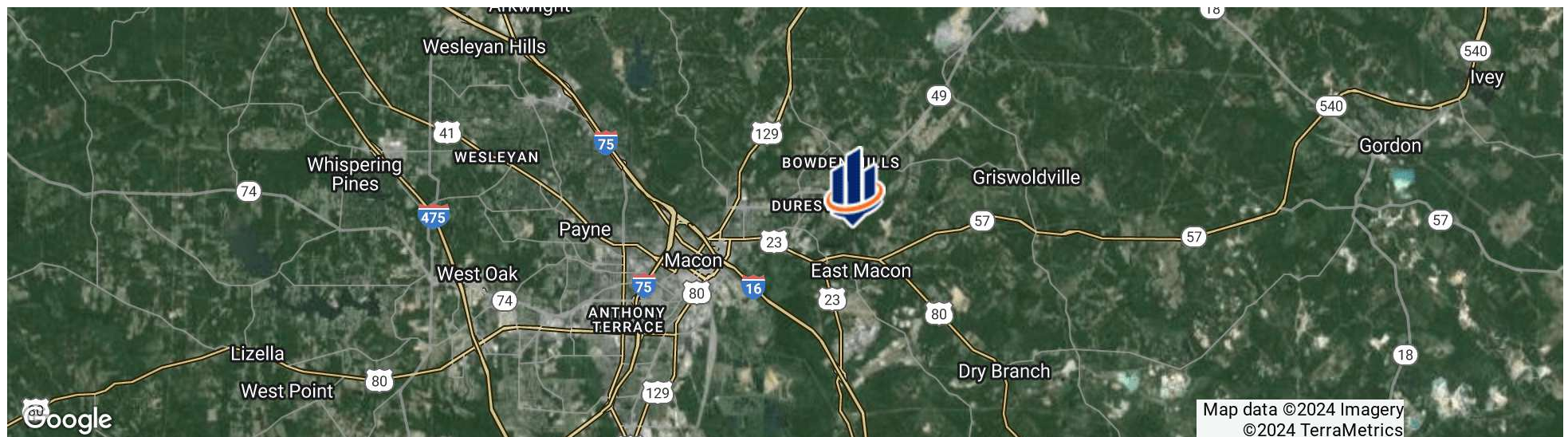


LOCATION & DRIVING DIRECTIONS

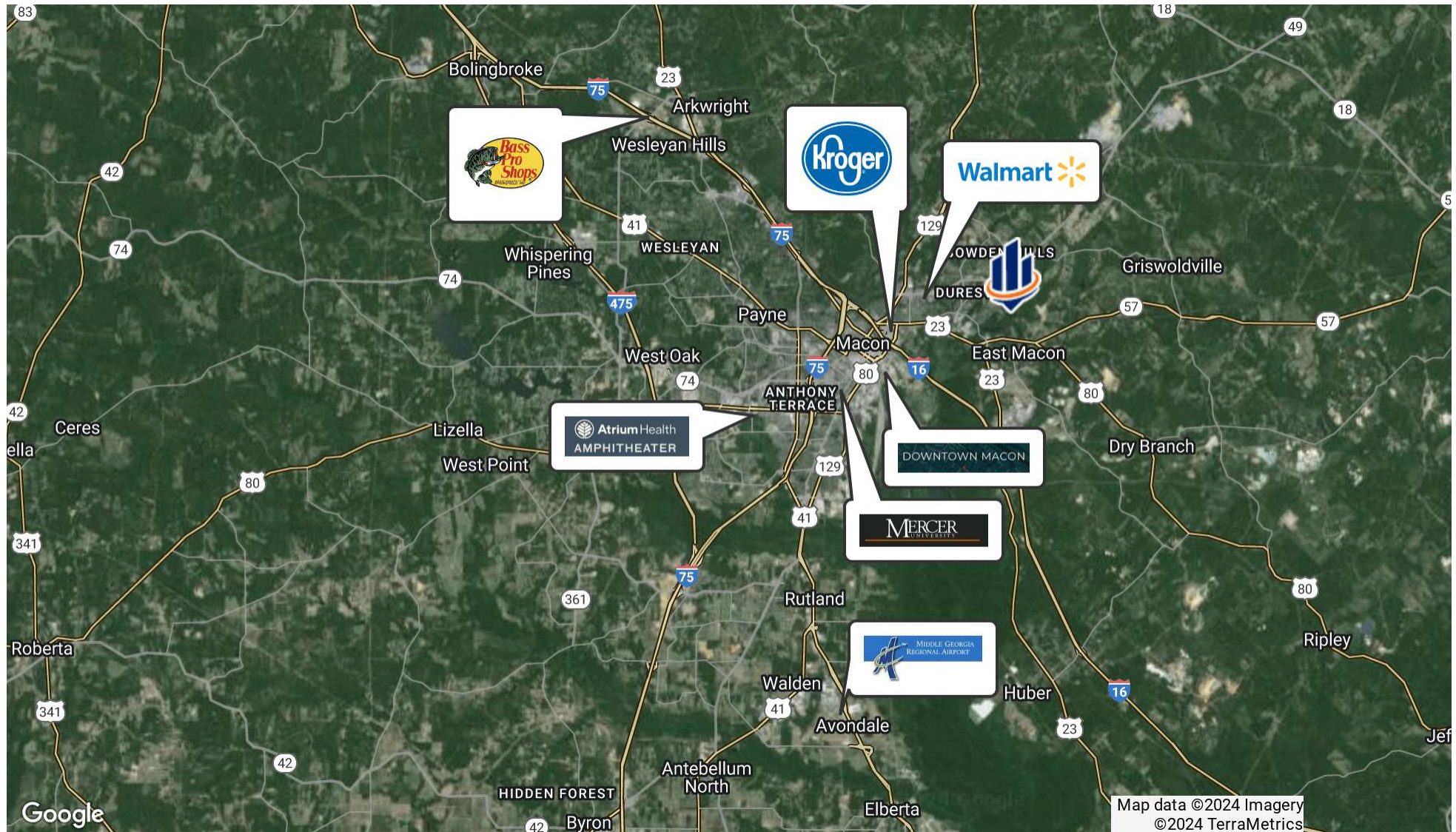
Parcel: U071-0127 V07 01 04. & V07 0001

GPS: 32.8501064, -83.562595

Driving Directions: Coming from Exit 2 on interstate-16 in Macon, Georgia, continue north on Coliseum Drive, turn East onto HWY 80, split left onto Jeffersonville Road, Split left onto Recreation Road, Gate is located on left and right [before railroad tracks]



Local Amenities Map



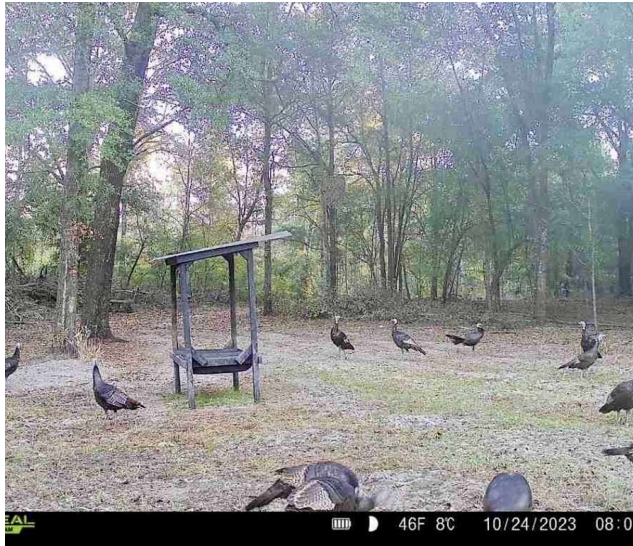




Additional Photos



Hunting Photos





TOM TUGGLE

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PROFESSIONAL BACKGROUND

Tom Tuggle is a Georgia Real Estate Associate Broker with SVN | Saunders Ralston Dantzler Real Estate. Tom works out of his office in Perry, Georgia, and works with buyers and sellers of agriculture, recreational, timberland, transitional land and commercial properties in the Middle and South Georgia areas. Tom's back ground from the private timber industry, 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 United Methodist Church and as the Vice Chair for the Perry Downtown Development Authority. Tom is a lifelong conservationist and enjoys hunting and fishing in his spare time.

Tom specializes in:

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

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