



PINE RIDGE HUNTING PROPERTY

Butler Mill Rd, Reynolds, GA 31076

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PROPERTY OVERVIEW



Sale Price

\$269,000

PROPERTY OVERVIEW

Located in Macon County, Georgia—one of the state’s top trophy buck counties—Pine Ridge Hunting Property offers 50 acres of prime hunting and recreation land. Featuring mature hardwood and pine timber, a beaver pond for duck hunting, and an internal road system, this tract is built for the avid sportsman.

Loaded with wildlife, including trophy-class deer, turkeys, and ducks, this property has a well-managed deer herd with a history of selective harvest and a protein feeding program in place. It also includes power on-site, a PVC-cased well (pump needed), and 18 recently harvested acres ideal for food plots, reforestation, or a dove field. The property is easily accessible with two gated entrances, both secured with locks, ensuring privacy and security.

Don’t miss this opportunity to own a premier hunting property in the heart of Georgia. Contact us today for a private tour!

OFFERING SUMMARY

Acreage:	50± Acres
Price / Acre:	\$5,380
City:	Reynolds
County:	Macon
Property Type:	Land Investment, Timberland

PROPERTY DETAILS & HIGHLIGHTS

Building Name	Pine Ridge Hunting Property
Property Type	Land
Property Subtype	Other
APN	10200 0010
Lot Size	50 Acres
Number of Buildings	2

Pine Ridge Hunting Property is a premier hunting and recreational tract with strong land investment potential, featuring a mix of timberland and loamy sand soils for excellent habitat. The property consists of 98% uplands and 2% wetlands, including a beaver pond that enhances wildlife diversity. With 2,840 feet of road frontage, it offers easy access and is conveniently located just 5 minutes from Reynolds, 45 minutes from Warner Robins, 1 hour 45 minutes from Atlanta, and 5 hours 30 minutes from Tampa, Florida. Zoned AG, this property's annual taxes are estimated at \$1,042, making it a great property to buy and enjoy in one of Georgia's top trophy buck counties.



- **Mature Timber:** Hardwoods and Pines.
- **18 Harvested Acres:** Perfect for food plot, dove field or reforestation.
- **Abundant Wildlife:** Trophy deer, turkeys, quail, ducks, & fox squirrels.
- **Beaver Pond:** Great for duck hunting and catching a fish.
- **Infrastructure:** Concrete slab, PVC-cased well, power.
- **Internal Roads:** Easy access throughout.
- **Prime Location:** Macon County, near Butler Mill Road.

SPECIFICATIONS & FEATURES



STRUCTURES

The property once featured a modern slab home built between 1993 and 1999. While the home was removed within the last 15 years, the slab remains intact, along with a PVC-cased well and a power pole at the site, providing a solid foundation for future improvements.

WILDLIFE

This Macon County property is a true sportsman's retreat, featuring mature hardwoods and pines, with 18 recently harvested acres ready for reforestation, food plots, or even a dove field. A well-maintained internal road system makes getting around easy, and the beaver pond not only draws in ducks but also provides fishing, having been stocked with bass and sunfish in 2020. The game population here is as good as it gets—trophy-class deer, plenty of turkeys, thriving quail coveys, and even fox squirrels. The deer herd has been carefully managed with selective harvesting and a protein feeding program, ensuring consistent quality year after year. The property is also surrounded by good neighbors who take wildlife management seriously, helping to maintain a strong deer population. Active predator control has kept wildlife numbers healthy, and with the right water levels, the beaver pond has been a hot spot for ducks. The 2024-2025 season has been a great success, with ducks showing up in great numbers. With very few hogs, the land is well-balanced and set up perfectly for hunting.

LOCATION

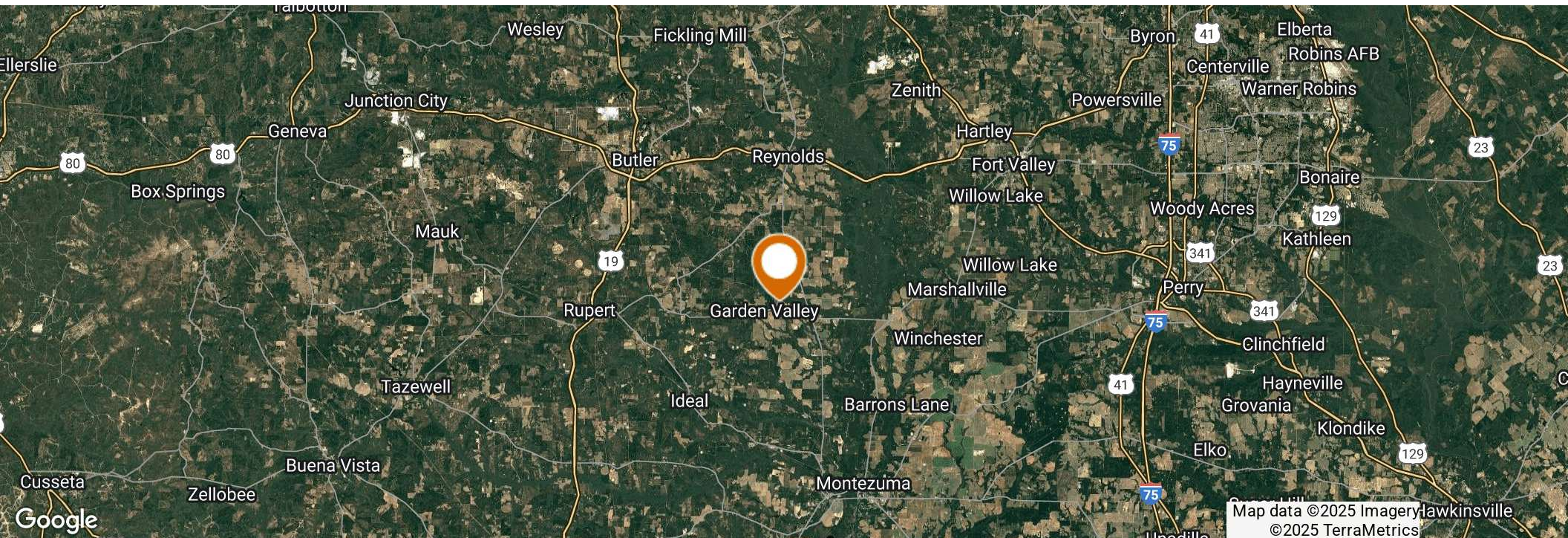


LOCATION & DRIVING DIRECTIONS

Parcel:	10200 0010
GPS:	32.4733567, -84.10502

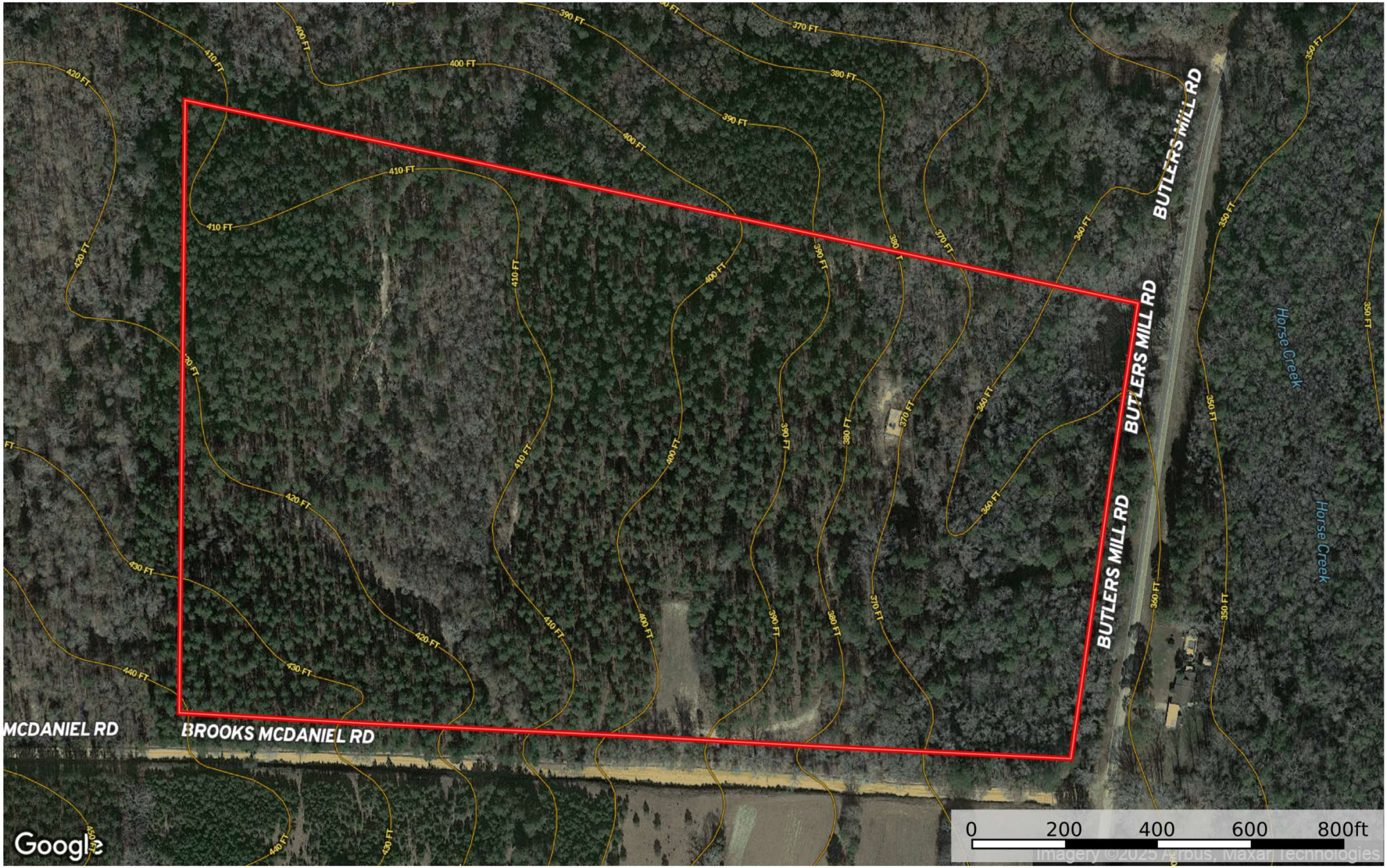
Driving Directions: Located on the corner of Brooks McDaniel Road and Butler Mill Road just outside of Reynolds, Georgia.

Showing Instructions: Contact listing agent.



Pine Ridge Hunting Property

Macon County, Georgia, 50 AC +/-



 Boundary

eFiled & eRecorded
 DATE: 8/10/2020
 TIME: 10:49 AM
 PLAT BOOK: 02020
 PAGE: 00033
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 3110638142
 CLERK: Juanita Laidler
 Macon County, GA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

- LEGEND**
- ⊙ 1/2" REBAR SET
 - - - FENCE
 - IRON PIN FOUND
 - CONCRETE MONUMENT

**BOUNDARY SURVEY FOR
 MARILYN P. BRIDGES,
 WALTER GLENN BRIDGES SR. &
 WALTER GLENN BRIDGES JR.
 LOCATED IN LAND LOT 97
 13th LAND DISTRICT
 LAND LOT 182
 1st LAND DISTRICT
 MACON COUNTY, GEORGIA
 AUGUST 3, 2020**



MATTHEW S. JOHNSON, P.L.S.
 GEORGIA REGISTRATION NO. 2868
 207 WOLF CREEK DRIVE
 AMERICUS, GA 31719
 (229) 942-8923

NOGELSON
 DB 560/44
 PB 2019/29

TRINITY LAND SURVEYING
 BOUNDARY - SUBDIVISION - ALTA / ACSM - TOPOGRAPHIC

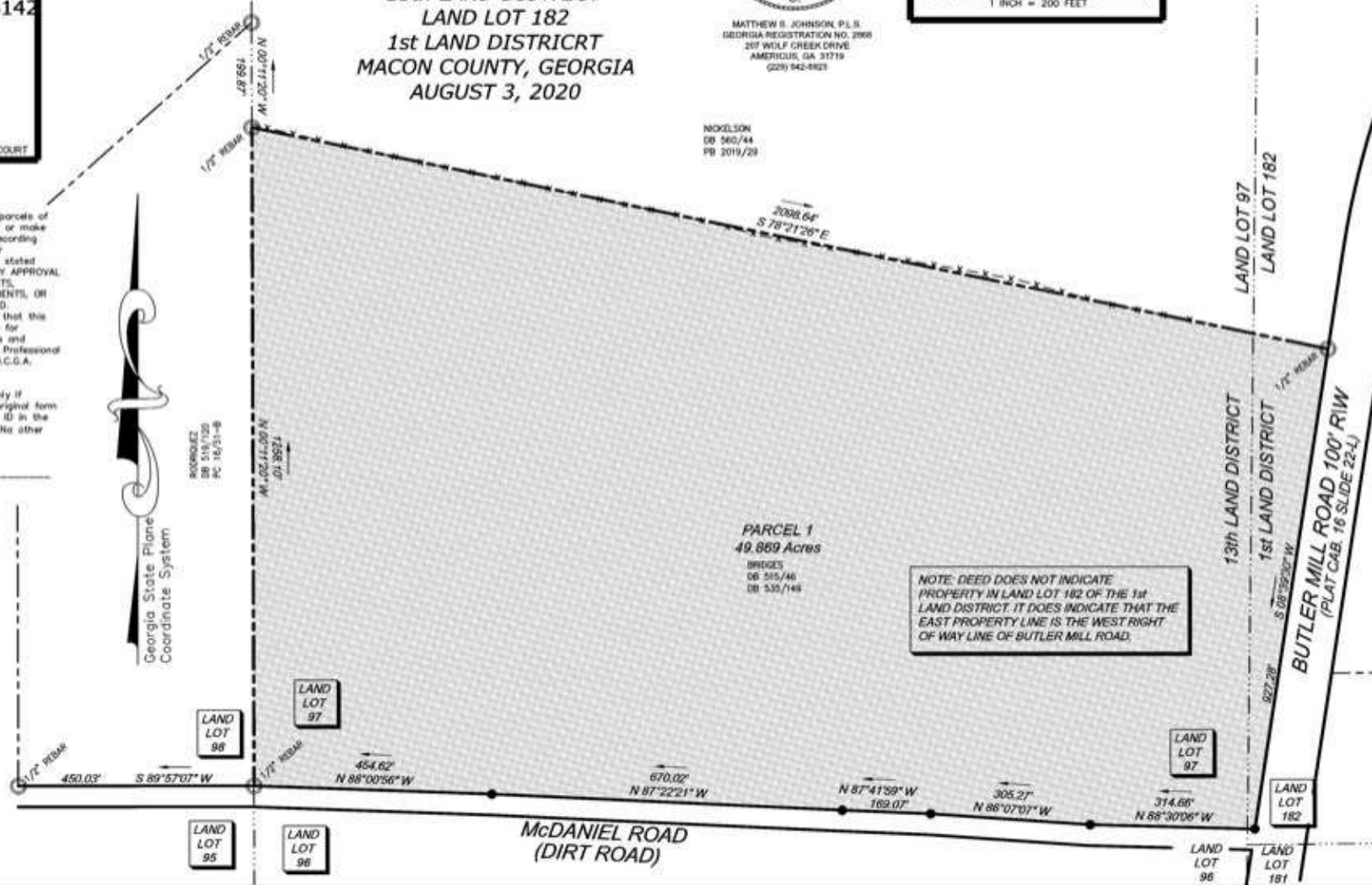
**SURVEYOR'S CERTIFICATION (H)
 RETRACEMENT SURVEY**

This plot is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

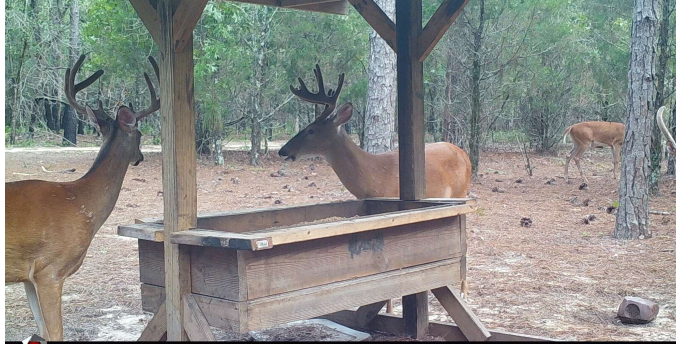
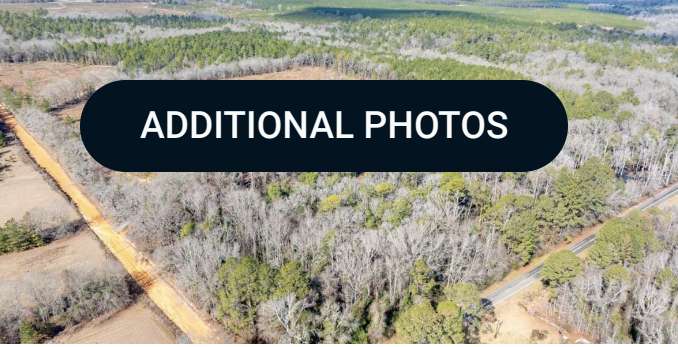
This survey and certification given herein is valid only if recorded in the office of the Clerk of Court in its original form by Matthew S. Johnson as shown by the participant ID in the Clerk's stamp in the upper left corner of this plat. No other uses are authorized by this surveyor.

Matthew S. Johnson
 MATTHEW S. JOHNSON GA RLS #2868

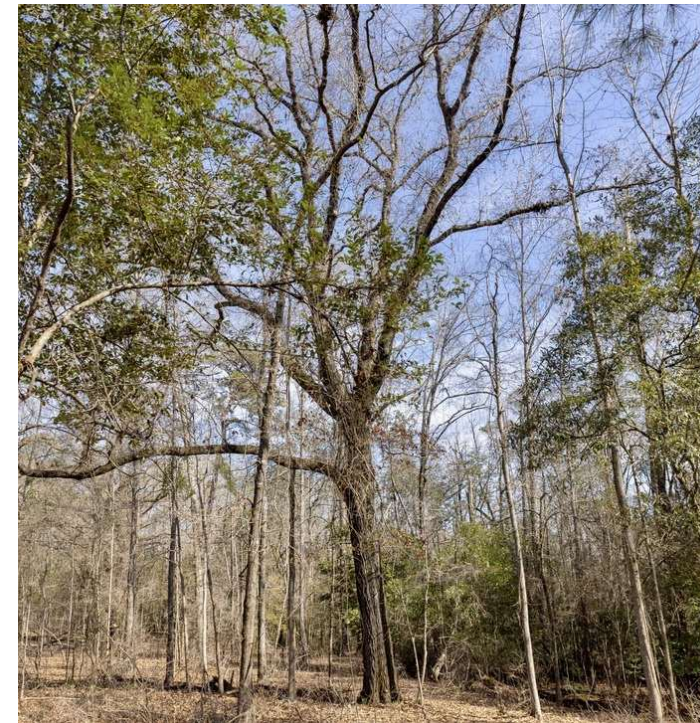
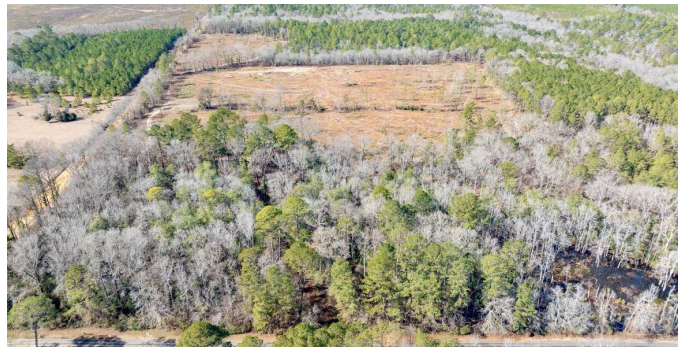
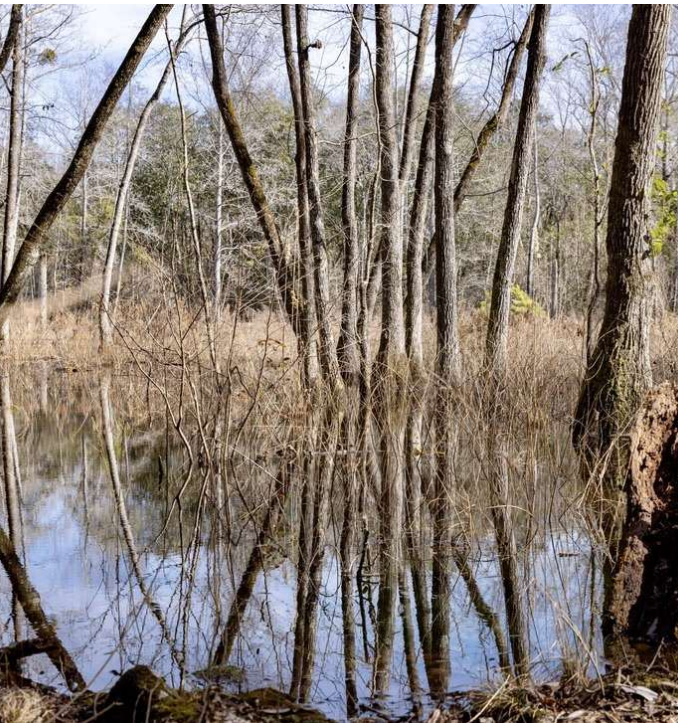
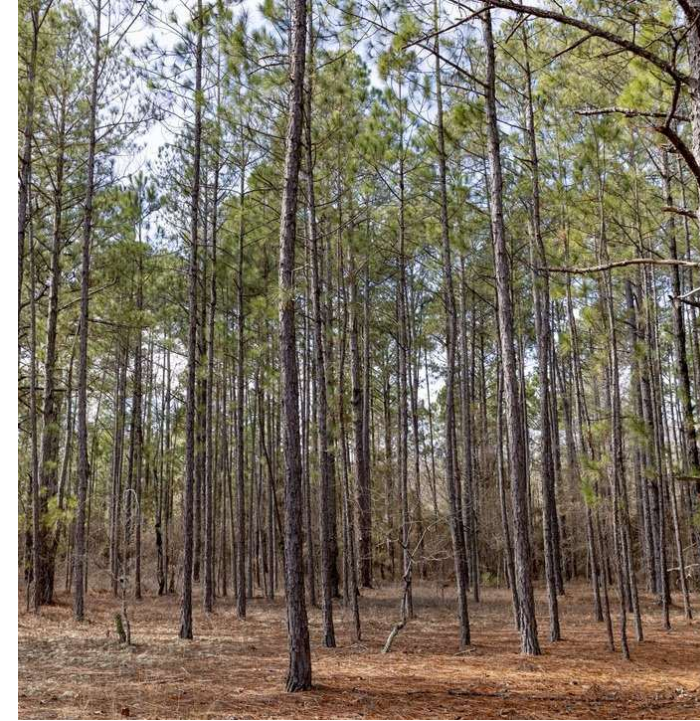
This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67 as amended by HB1004 (2016), in that where a conflict exists between those two sets of specifications, the requirements of law prevail. It is hereby certified that this plot is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The linear and angular measurements shown on this plot were obtained by using TOPCON Hiper II/V base and rover GPS receivers, in combination with a TOPCON OS-3 ROBOTIC TOTAL STATION. The relative positional accuracy obtained on the points utilized in this survey were less than or equal to 0.02' horizontal at the 95% confidence level. Distances shown hereon are ground distances obtained from grid measurements using a combined scale factor. This plot was calculated for closure and is found to have a minimum plot closure of one foot in 902,229 feet. The field survey was completed on 8/3/2020.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ACCREDITED LAND CONSULTANT



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, specializing in agriculture, recreational, and timberland 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.

His hands-on expertise in timberland management, reforestation, and market analysis allows him to help buyers and sellers maximize the value of their land assets. Whether advising on timber investments, recreational properties, or agricultural tracts, Tom provides strategic insights tailored to each client's goals.

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.

Areas of Expertise:

- Timberland Investment & Sales
- Recreational & Hunting Properties
- Agricultural & Farmland Real Estate
- Land Management & Reforestation Strategies
- Rural Land Valuation & Market Analysis

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For more information visit www.saundersrealestate.com

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