



# BLECKLEY COUNTY FARM

Hudson Jones Rd, Cochran, GA 31014

Tom Tuggle, ALC

478.297.5471

[tom@saundersrealestate.com](mailto:tom@saundersrealestate.com)



## PROPERTY OVERVIEW



**Sale Price**                      \$3,367,000

### OFFERING SUMMARY

<b>Acreage:</b>	481 Acres
<b>Price / Acre:</b>	\$7,000
<b>City:</b>	Cochran
<b>County:</b>	Bleckley
<b>Property Type:</b>	Land: Farms & Nurseries Properties, Land Investment

### PROPERTY OVERVIEW

This 481-acre farm in Bleckley County, Georgia, offers a mix of +/- 220 acres of irrigated farmland, +/- 55 acres of dry land, and additional acres in ponds and timberland. The dry land is versatile and can be used for CRP pines, row crops, pasture land, or a dove field. Known for some of the best duck hunting around, the property holds ringnecks, wood ducks, and Canada geese in large numbers, with the potential for other species as well. With five stocked ponds, a large beaver pond, and two creeks, it's perfect for both hunting and fishing. The irrigation system includes +/- 3,310 feet of pivot, 4 surface water pumps, and 3 wells (one 10-inch and two 6-inch). With +/- 4,760 feet of paved road frontage and a 115 KV transmission line, the property is easily accessible and offers potential for future subdivision of land. Located just 6 miles from Cochran, Georgia, and a short drive from Dublin and Warner Robins, this farm is a rare opportunity for those seeking both income potential and premier hunting land. For more information or to schedule a visit, please contact me directly.

## SPECIFICATIONS & FEATURES



## SPECIFICATIONS & FEATURES

<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Farms &amp; Nurseries Properties</li><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li></ul>
<b>Uplands / Wetlands:</b>	78%/22%
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Dothan Loamy Sand</li><li>• Kinston-Bibb Association Nankin Loamy Sand</li><li>• Tifton Loamy Sand</li></ul>
<b>Taxes &amp; Tax Year:</b>	\$3,488 (10 YEAR CUVA)
<b>Zoning / FLU:</b>	AG
<b>Lake Frontage / Water Features:</b>	5 ponds, 3 creeks
<b>Water Source &amp; Utilities:</b>	Qty: 3 Wells (12", 6", 6", ); 115 KV Transmission Line
<b>Road Frontage:</b>	6640 Feet
<b>Nearest Point of Interest:</b>	Cochran, Georgia (7 miles) Warner Robins, Georgia (27 miles) Atlanta, Georgia (119 miles) Savannah, Georgia (142 miles)

## SPECIFICATIONS & FEATURES



<b>Current Use:</b>	Row Crop Farming and Hunting
<b>Land Cover:</b>	481 acres in Bleckley County, Georgia +/- 220 acres of irrigated farmland +/- 55 acres of dry land suitable for CRP pines, row crops, pasture land, or a dove field Remaining acreage in ponds and timberland (5 ponds, 1 beaver pond, and 2 creeks)

## LOCATION



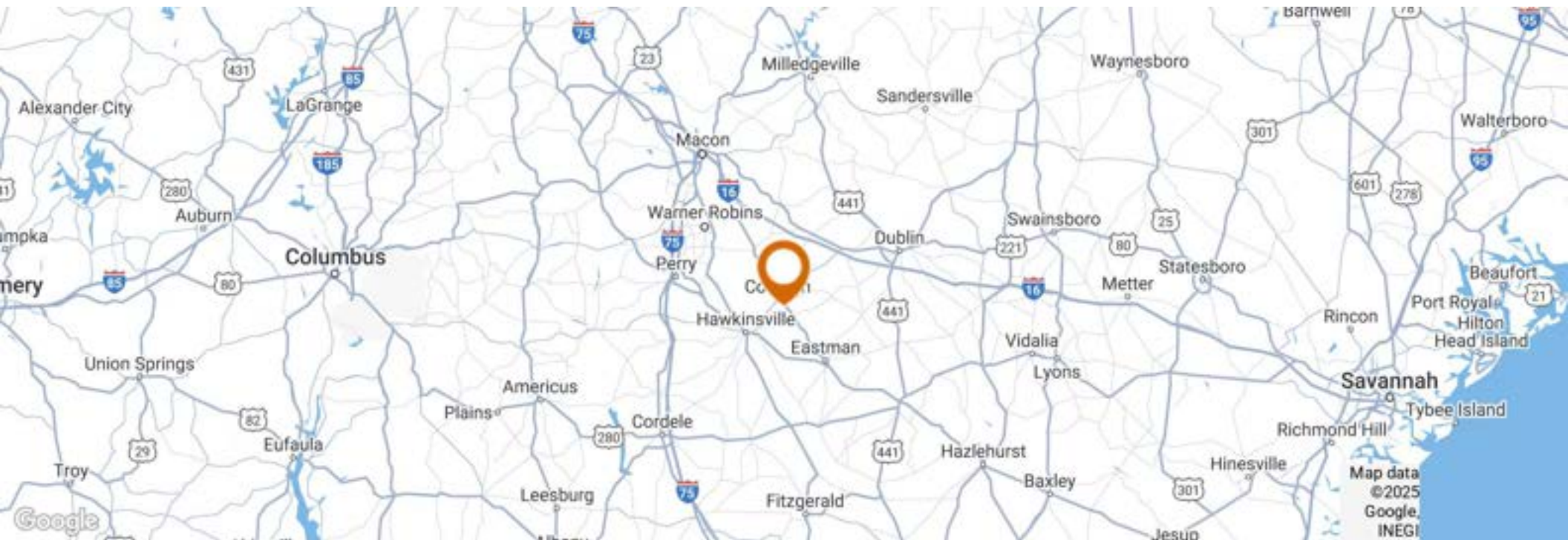
## LOCATION & DRIVING DIRECTIONS

Parcel: B42 052 & B42 054A

GPS: 32.4696868, -83.3318434

Driving  
Directions:

Showing  
Instructions: Call listing agent



# Bleckley County Farm

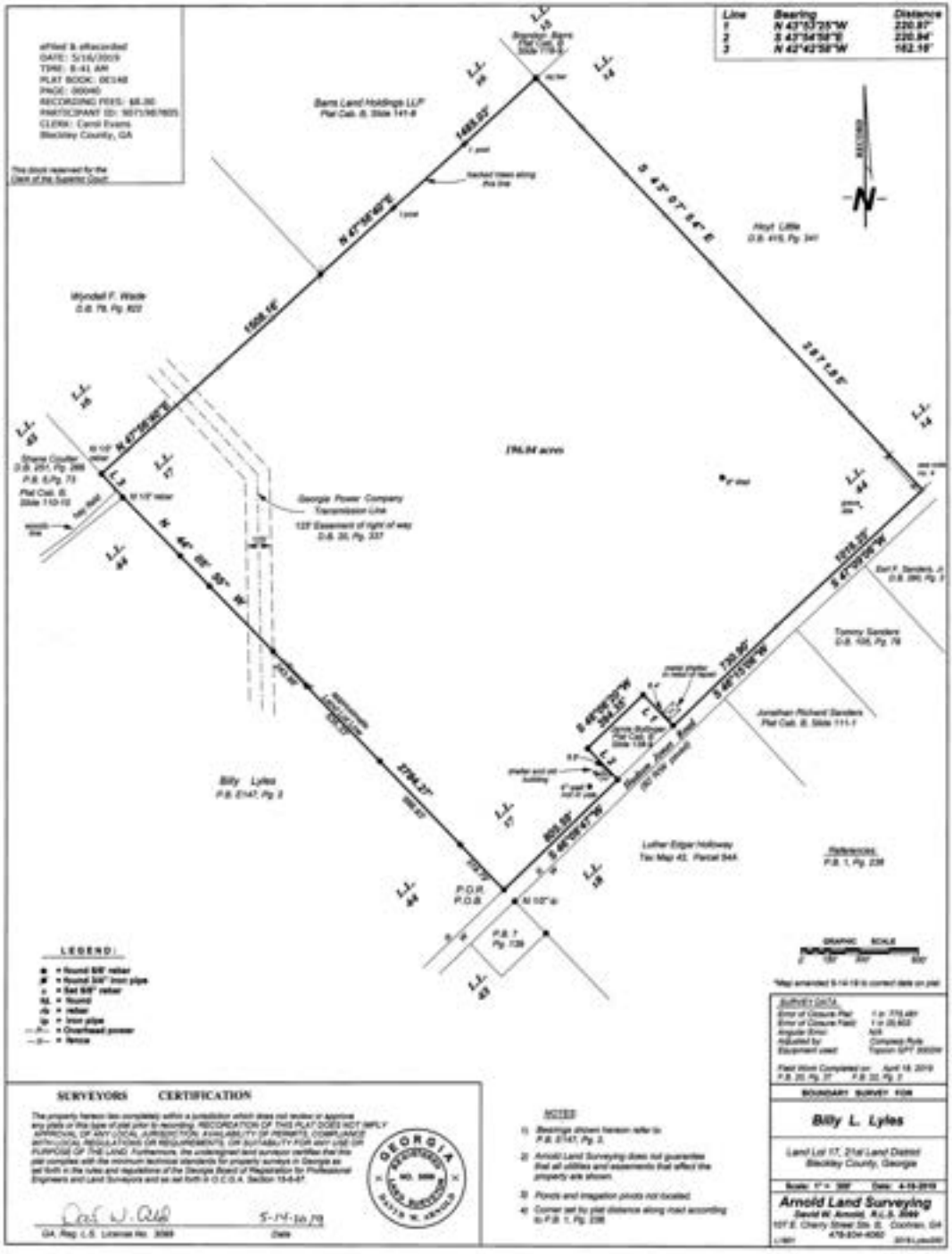
Bleckley County, Georgia, 481 AC +/-



ADDITIONAL PHOTOS



# SURVEY





# SURVEY

RECORDING FEE: \$30  
 PLAT COUNTY ID: 1071687803  
 CLERK: Carol Evans  
 Beckley County, GA

References:  
 P.B. 10, Pg. 82  
 P.B. 7, Pg. 139  
 P.B. 5, Pg. 73

Line	Bearing	Distance
1	N 44°02'13"W	375.80'
2	N 45°42'08"W	286.82'
3	S 26°53'10"W	200.69'
4	N 42°42'58"W	162.16'
5	N 43°59'47"W	112.94'
6	N 42°14'39"W	221.69'
7	S 45°49'50"W	204.92'

This block reserved for the  
 Desk of the Superior Court



**LEGEND:**

- = found 5/8" rebar
- = found 3/4" iron pipe
- = Set 5/8" rebar
- M = found
- rb = rebar
- ip = iron pipe
- P--- = Overhead power
- - - F - - - = fence



**SURVEYORS CERTIFICATION**

The property hereon lies completely within a jurisdiction which does not review or approve any plat or this type of plat prior to recording. 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 plat 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.

*David W. Arnold* 6-14-2018  
 GA. Reg. L.S. License No. 3099 Date

- NOTES:**
- 1) Bearings shown hereon refer to Plat Cab. 5, Side 129-2A.
  - 2) Arnold Land Surveying does not guarantee that all utilities and easements that affect the property are shown.
  - 3) This line pointed out by Shane Couler and Ricky Newman, and agreed upon by both.

**SURVEY DATA**

Error of Closure Plat:	1 in 1,000,000
Error of Closure Field:	1 in 34,000
Angular Error:	2" per angle
Adjusted by:	Compass Rule
Equipment used:	Topcon GPT 3002W

Field Work Completed on: June 13, 2018  
 F.S. 20, Pg. 27

**BOUNDARY SURVEY FOR**

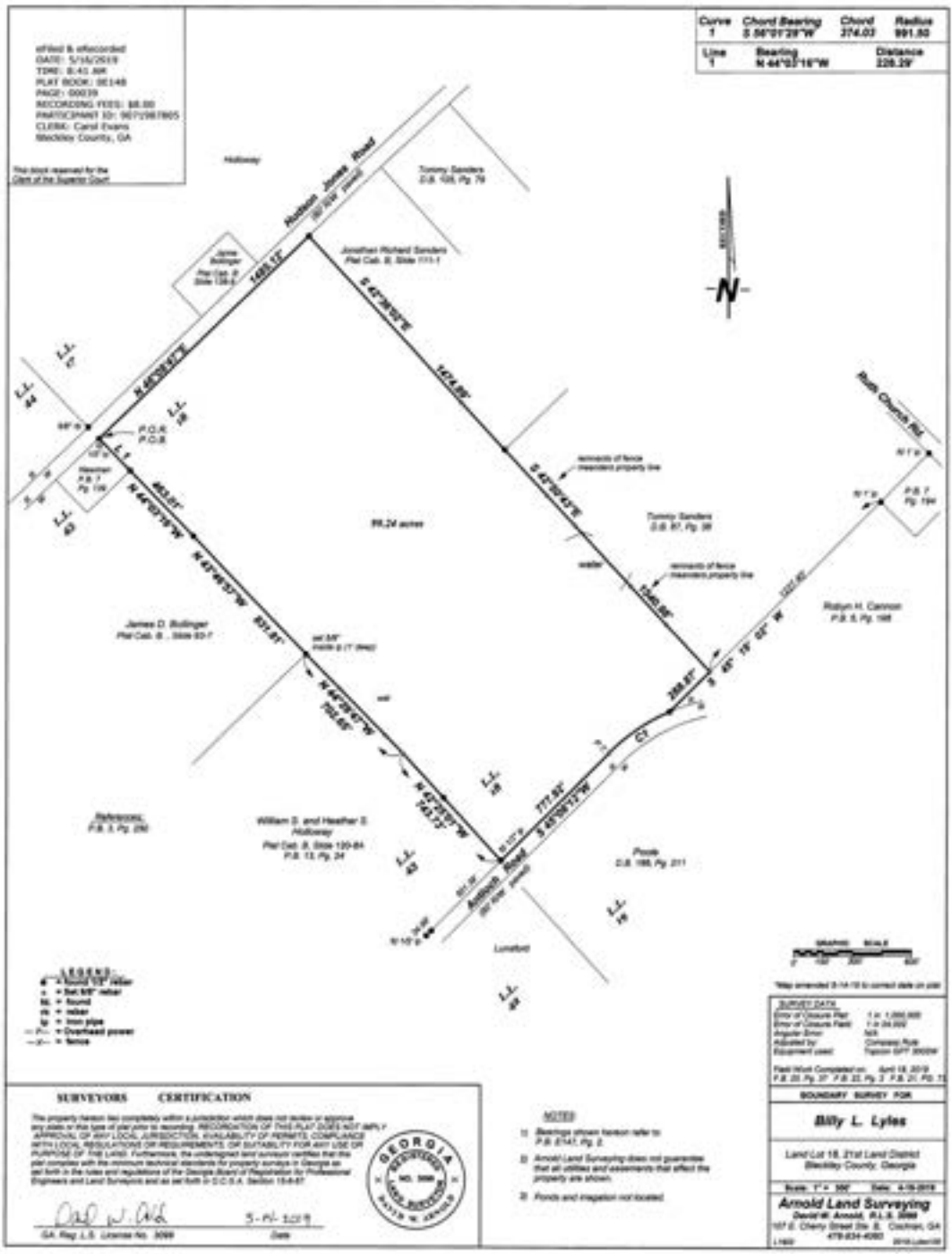
**Billy Lyles**

Land Lot 44, 21st Land District  
 Beckley County, Georgia

Scale: 1" = 200' Date: 6-14-2018

**Arnold Land Surveying**  
 David W. Arnold, R.L.S. 3099  
 137 E. Cherry Street Ste. B, Cochran, GA  
 31004 478-634-4060 2013Lys

# SURVEY



## ADVISOR



### TOM TUGGLE, ALC

Advisor

tom@saundersrealestate.com

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.

Saunders Real Estate  
203 E Monroe St.  
Thomasville, GA 31792  
229.299.8600



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

#### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

