



VINEYARD FARM

0 SATILLA RD
OCILLA, GA 31774

Todd Davis
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Property Overview



Sale Price **\$300,000**

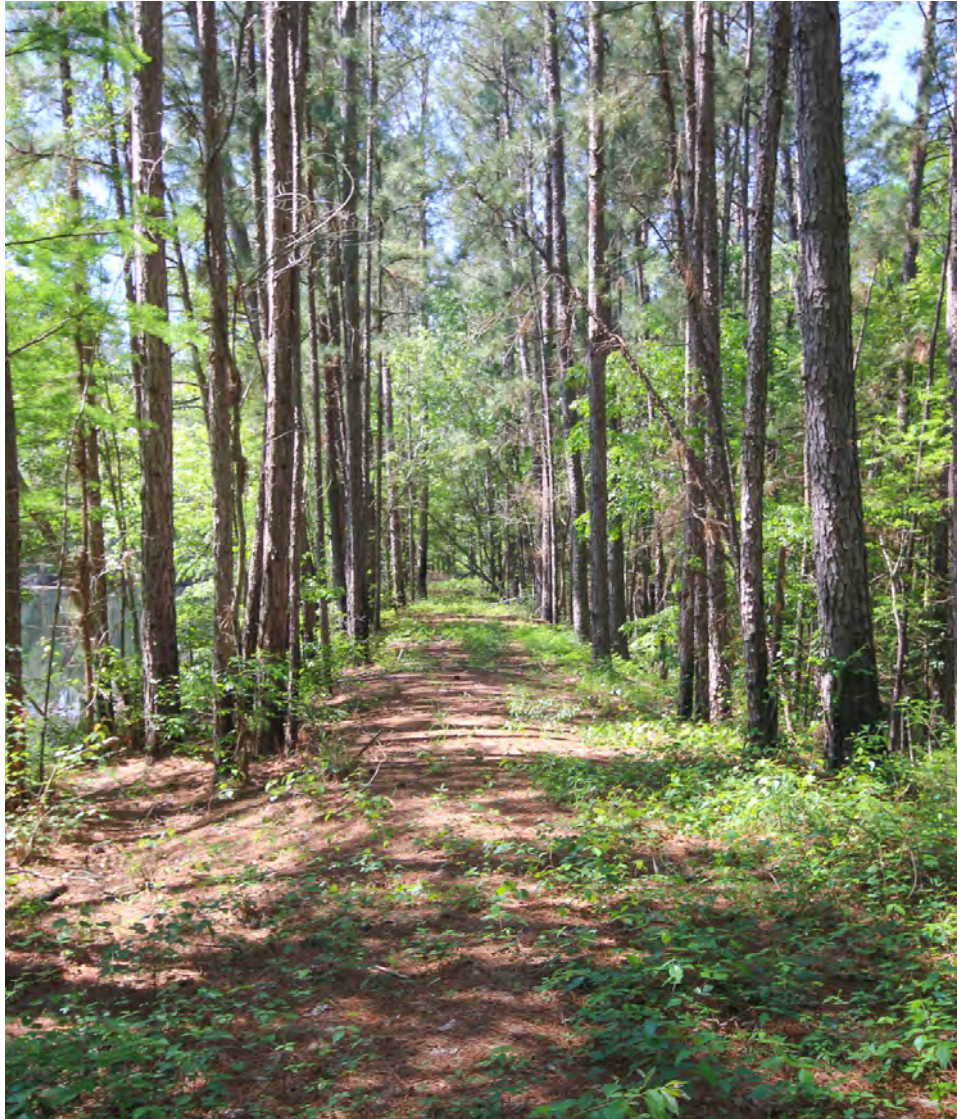
OFFERING SUMMARY

Acreage: 30.9 Acres
Price / Acre: \$9,709
City: Ocilla
County: Irwin
Property Type: Land: Land Investment,
Timberland

PROPERTY OVERVIEW

Located in Irwin Co GA, the Vineyard Farm consists of 30.9 acres and is a great timber / recreational property. The property has 27.75 acres of mature hardwood and pine, a 2-acre spring-fed pond, 1,110 Ft on Bee Gum Creek, and excellent road frontage. A May 2023 timber appraisal estimated \$77,000.00 in timber value. Paulk Vineyards border the property on the west and south.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	78% Upland
Taxes & Tax Year:	\$516.50 [2023]
Zoning / FLU:	AG
Lake Frontage / Water Features:	Bee Gum Creek: 1,110 Ft, 2 Acre Pond
Road Frontage:	1,700 Ft on Satilla Rd, 1,030 Ft on Old Coffee Rd
Nearest Point of Interest:	Jacksonville FL: 120 Miles I-75: 26 Miles Ocilla GA: 11 Miles
Current Use:	Timber & Recreation
Potential Recreational / Alt Uses:	Recreation Homesite
Land Cover:	27.75 Acres of Mature Hardwood and Pine 2 acre Pond 1.25 Acres Open land
Game Population Information:	Deer, Turkey, Quail, Fish
Timber Cruise:	\$77,000.00 [2023]

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 0100 0002

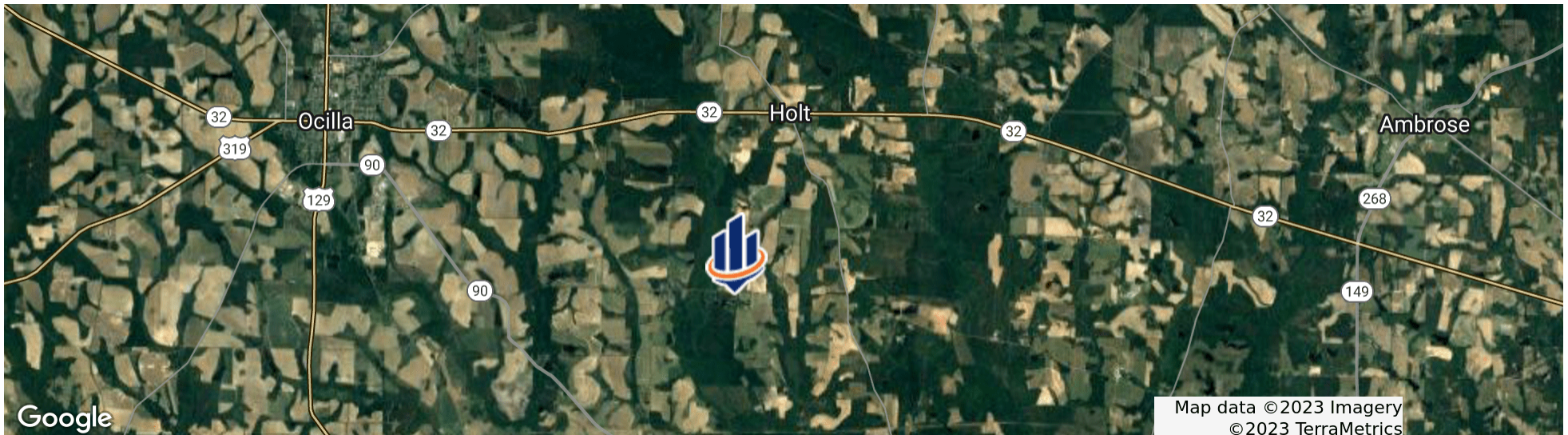
GPS: 31.5616255, -83.1620794

Driving Directions:

- From Ocilla GA take Hwy 32 east for 10 miles and turn left on Old Coffee Rd
- The property is 3 miles on the right

Showing Instructions:

Call Listing Agents to show.

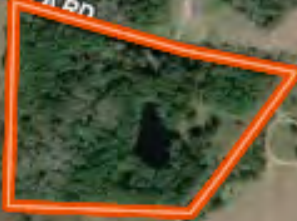




LOTT RD

OLD COFFEE RD

SATILLA RD



Additional Photos



Advisor Biography



TODD DAVIS

Senior Advisor

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Direct: **877.518.5263 x384** | Cell: **229.349.3884**

PROFESSIONAL BACKGROUND

Todd Davis is a senior advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region.

Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

Todd received a Bachelor's in Business Communications from Valdosta State University. He currently serves on the Executive Board of the Boys & Girls Club of Albany and the Advisory Board for Feeding the Valley Food Bank. Over the years, Todd has dedicated much of his time volunteering in his community. During his spare time, Todd enjoys hunting, fishing, and photography.

Todd specializes in:

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational



TOM TUGGLE

Advisor

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PROFESSIONAL BACKGROUND

Tom Tuggle is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia

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

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