



# ROCK HILL HUNTING PRESERVE

106 ROCK HILL RD  
ELLAVILLE, GA 31806

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# Property Overview



**Sale Price** **\$895,000**

## OFFERING SUMMARY

**Price / Acre:** **\$4,864**

**City:** Ellaville

**County:** Schley

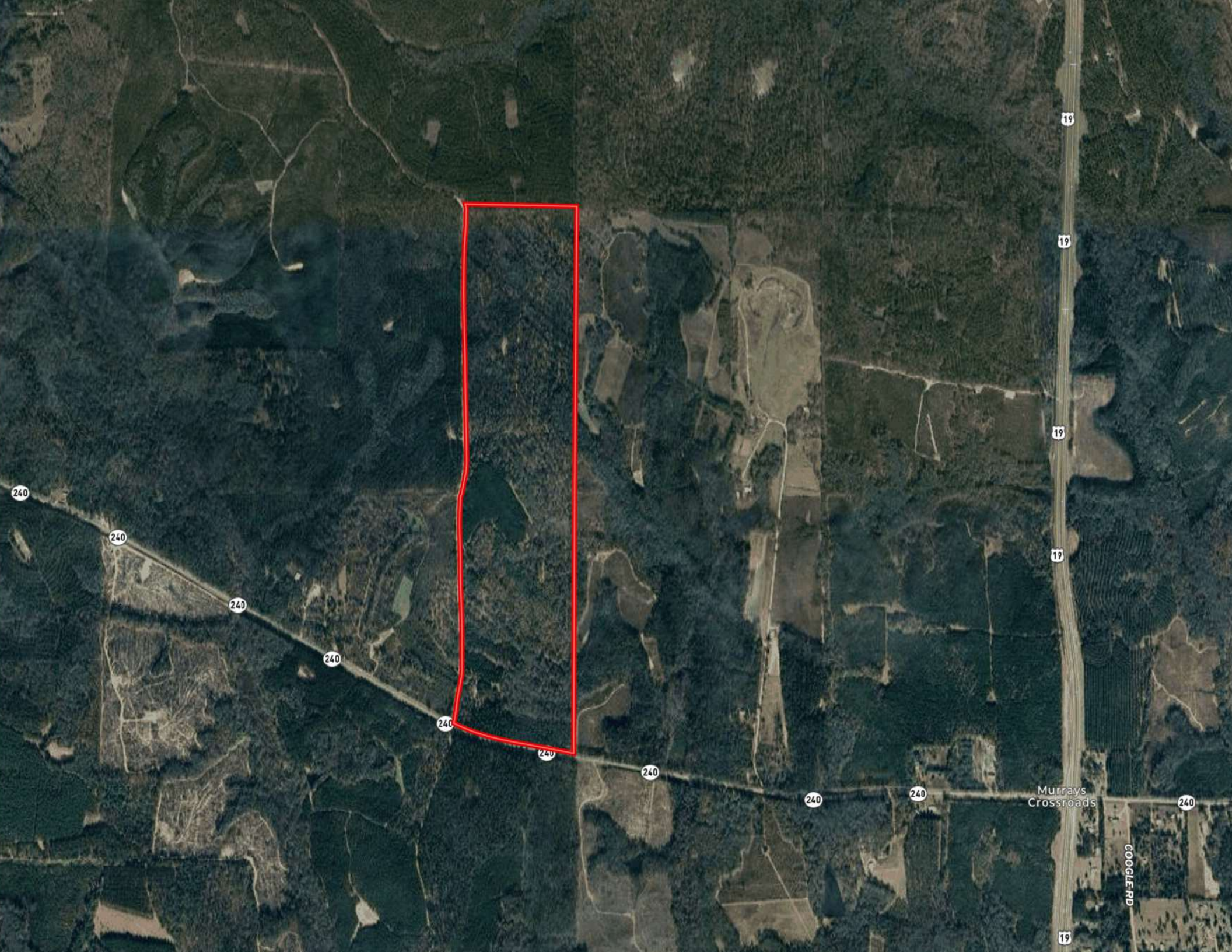
**Property Type:** Land Investment, Land  
Other, Timberland

## PROPERTY OVERVIEW

Discover a turn-key hunting property tailored for the serious outdoorsman. Spanning 184 acres, this property is ready for hunting season and offers an exceptional opportunity to enjoy the great outdoors. At the heart of the property is a well-equipped hunting camp, complete with power and county water, ensuring a comfortable and convenient stay. Two campers are included, offering immediate lodging for you and your guests. Thoughtfully designed, the property allows access to hunting stands without disrupting other hunters, making every trip both enjoyable and productive.

The land features multiple strategically placed deer stands and established food plots to attract and sustain wildlife. Known for its trophy-class whitetail deer, the area also supports abundant turkey populations, providing diverse hunting opportunities. Rolling hills and a mix of hardwoods and pine create ideal terrain and cover for wildlife. A well-maintained internal road system allows for easy navigation throughout the property, complemented by frontage along a county road. Rock Hill shares a border with the renowned 1,200-acre Rock Hill Plantation, celebrated for its premium deer, quail, hog, and turkey hunting. This unique connection ensures a community of like-minded landowners who share a commitment to producing trophy deer.

Whether you're seeking a private retreat or a fully-prepped hunting camp, Rock Hill in Ellaville offers a truly turnkey experience for the dedicated outdoor enthusiast.



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Murrays Crossroads

GOOGLE RD

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Land Other</li><li>• Timberland</li></ul>	Structures & Year Built:	<ul style="list-style-type: none"><li>• County Water</li><li>• Power</li><li>• Campers [2]</li></ul>
Uplands / Wetlands:	100% upland		
Soil Types:	<ul style="list-style-type: none"><li>• Vaulcluse Loamy Sand</li><li>• Lakeland Sand</li><li>• Orangeburg Loamy Sand</li></ul>		
Taxes & Tax Year:	Estimated \$3,634 [10 Year CUVA expires at the end of 2025]		
Zoning / FLU:	AG		
Water Source & Utilities:	County Water		
Road Frontage:	1.36 miles		
Nearest Point of Interest:	Ellaville [6 Miles] Americus [11 Miles] Columbus [45 Miles] Warner Robins [50 Miles] Macon [70 Miles]		
Current Use:	Deer and Turkey Hunting Property		
Land Cover:	The land consists of a mix of natural hardwoods, plantation pines, and natural pine stands. Food plots are scattered throughout, supporting wildlife. An internal road system provides access to all areas of the property. The terrain includes rolling hills, offering varied elevations and views.		



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 15030580002 &  
14030710002

GPS: 32.327281, -84.3187064

Driving Directions: 106 Rock Hill Road,  
Ellaville, Georgia 31806

Showing Instructions: Call Listing Agent

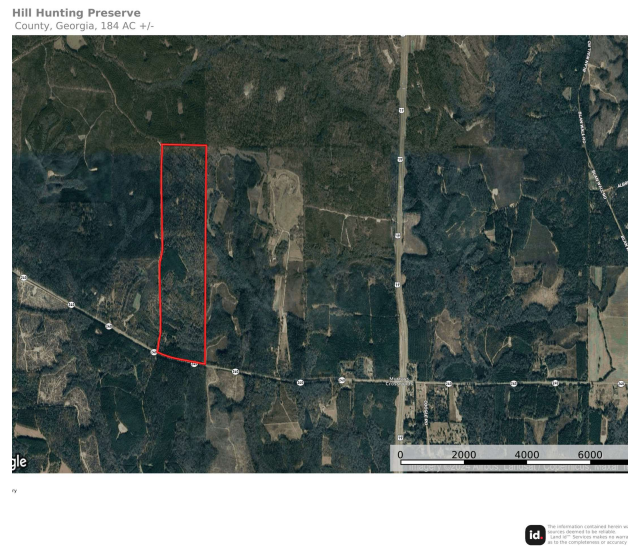








# Additional Photos





## **TOM TUGGLE, ALC**

Advisor

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### **PROFESSIONAL BACKGROUND**

Tom Tuggle, ALC is an Advisor at SVN | Saunders Ralston Dantzler Real Estate, working out of Perry, Georgia. He specializes in representing buyers and sellers of agricultural, recreational, timberland, commercial, and development properties across Middle and South Georgia. As an Accredited Land Consultant (ALC), Tom is part of an elite group of land professionals recognized for their expertise, dedication, and commitment to providing exceptional service in the land real estate market. With over eight years of experience in the timber industry, Tom brings a unique perspective and valuable insights to the local timberland and recreational land markets, helping landowners and investors maximize the potential of their properties. Over his career, Tom has facilitated the sale of thousands of acres and millions of dollars in land transactions, earning a reputation for achieving exceptional results for his clients. Tom prides himself on building long-term relationships with his clients, providing a tailored approach to each transaction to ensure the best outcomes for buyers and sellers alike. With a deep understanding of land values and market trends, he is skilled at crafting innovative marketing strategies and negotiating favorable terms to achieve the highest value for his clients' properties. Tom is deeply committed to his community, serving as Vice Chair of the Perry Downtown Development Authority and as a member of the nominations committee at Perry Methodist Church. He also served on the church's administrative board, contributing to its leadership and vision for the future. A graduate of Georgia Southern University with a bachelor's degree in Business Management, Tom was an active member of Sigma Chi Fraternity. He is an active member of the Realtors Land Institute (RLI) and the Central Georgia Board of Realtors. A lifelong conservationist and outdoorsman, Tom is passionate about land stewardship and enjoys hunting and fishing in his free time.

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