

Powell Farm

2141 Ebenezer Rd, Ellaville, Georgia 31806

Tom Tuggle, ALC
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PROPERTY OVERVIEW



Sale Price

\$880,000

Offering Summary

Acreage:	110.7 ± Acres
Price / Acre:	\$7,949
State:	Georgia
City:	Ellaville
County:	Schley
Property Type:	Farms and Cropland, Acreage and Estates, Hunting and Recreational Land, Equestrian, Ranches and Pastureland

Property Overview

Powell Farm is a 110.7 ± acre property located 1 mile outside the city limits of Ellaville, GA, with convenient access to nearby towns including Americus (16 miles), Perry (44 miles), and Columbus (48 miles). The property has over 2,000 feet of paved road frontage along Ebenezer Road with access to county water and power.

The property consists of approximately 50 acres of open hay fields suitable for grazing horses, cattle, or goats. The remaining acreage is a mix of mature hardwoods, two stocked fish ponds, a beaver pond, and a creek. Fence lines mark cross fenced pastures, providing easy management and rotation for livestock.

Improvements include a 1,296 sq. ft. cabin (2 bedrooms, 1 bath), two pole barns, two wells, power, and septic.

The farm is well-suited for livestock operations, hunting, and fishing. The property supports whitetail deer, turkeys, ducks, and other wildlife, with a strong reputation for quality hunting.

Whether you are looking for a private country home, livestock operation, hunting property, or combination of all three, Powell Farm offers flexibility, ready access, and long-term value. Showings are by appointment only.

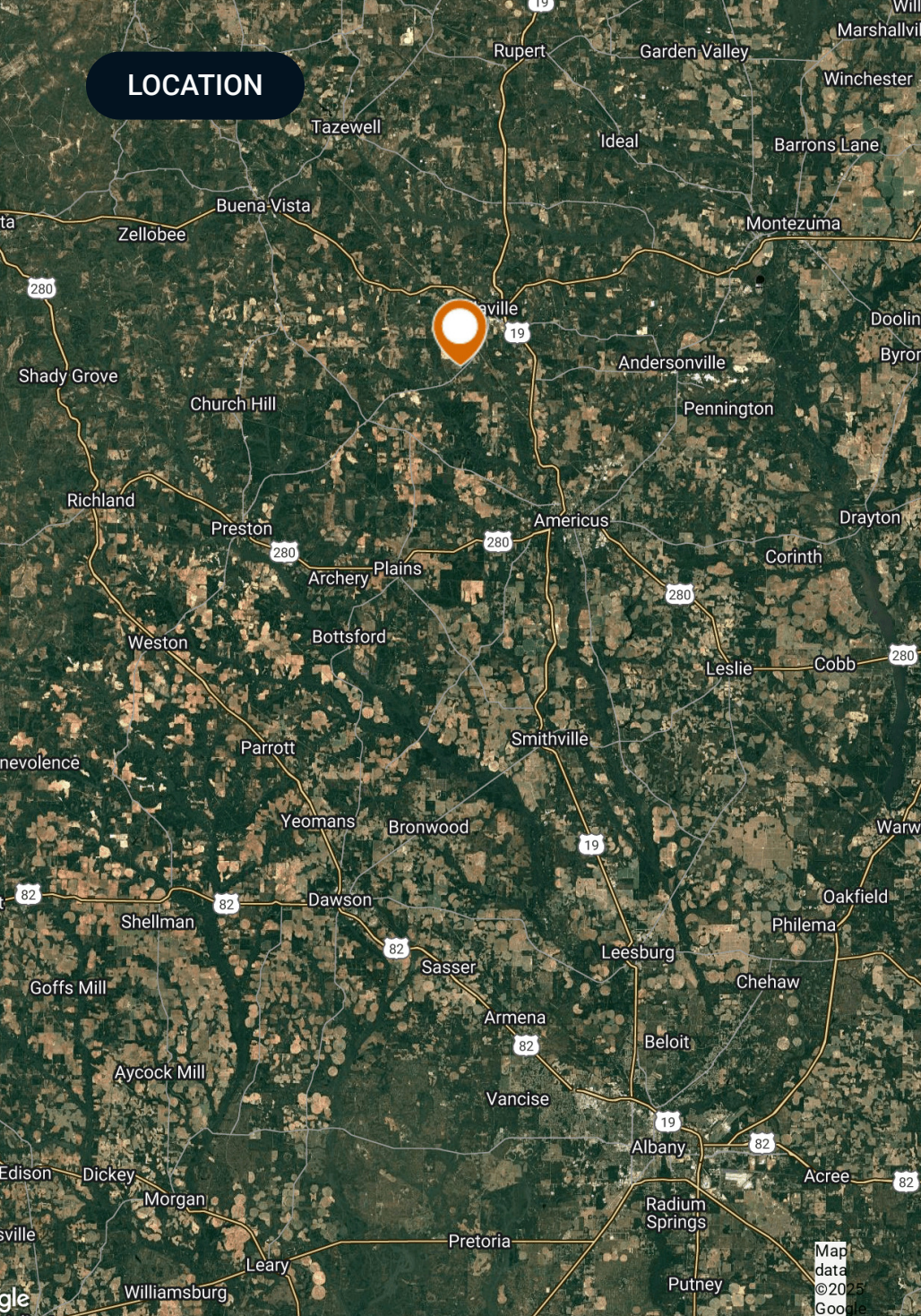


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	85% Uplands/ 15% Wetlands • Lakeland Sand
Soil Types:	• Vaucluse Loamy Sand • Kinston and Bibb Soils
Taxes & Tax Year:	Estimated: \$910.94 / 2024
Zoning / FLU:	AG
Lake Frontage / Water Features:	2 Ponds, Creek, and Beaver Pond
Water Source & Utilities:	County Water and Two Wells
Road Frontage:	2212 Feet Paved Road Frontage
Nearest Point of Interest:	Ellaville, Georgia (1 Mile) Americus, Georgia (16 Milles) Columbus, Georgia (48 Miles)
Current Use:	Hunting and Hay Field
Land Cover:	Rolling landscape with large mature oaks along fence lines. Large open hay fields.
Structures & Year Built:	1296 SQ FT Cabin Built in 1981

LOCATION



Location & Driving Directions

Parcel: 18301540001

GPS: 32.218697, -84.336157

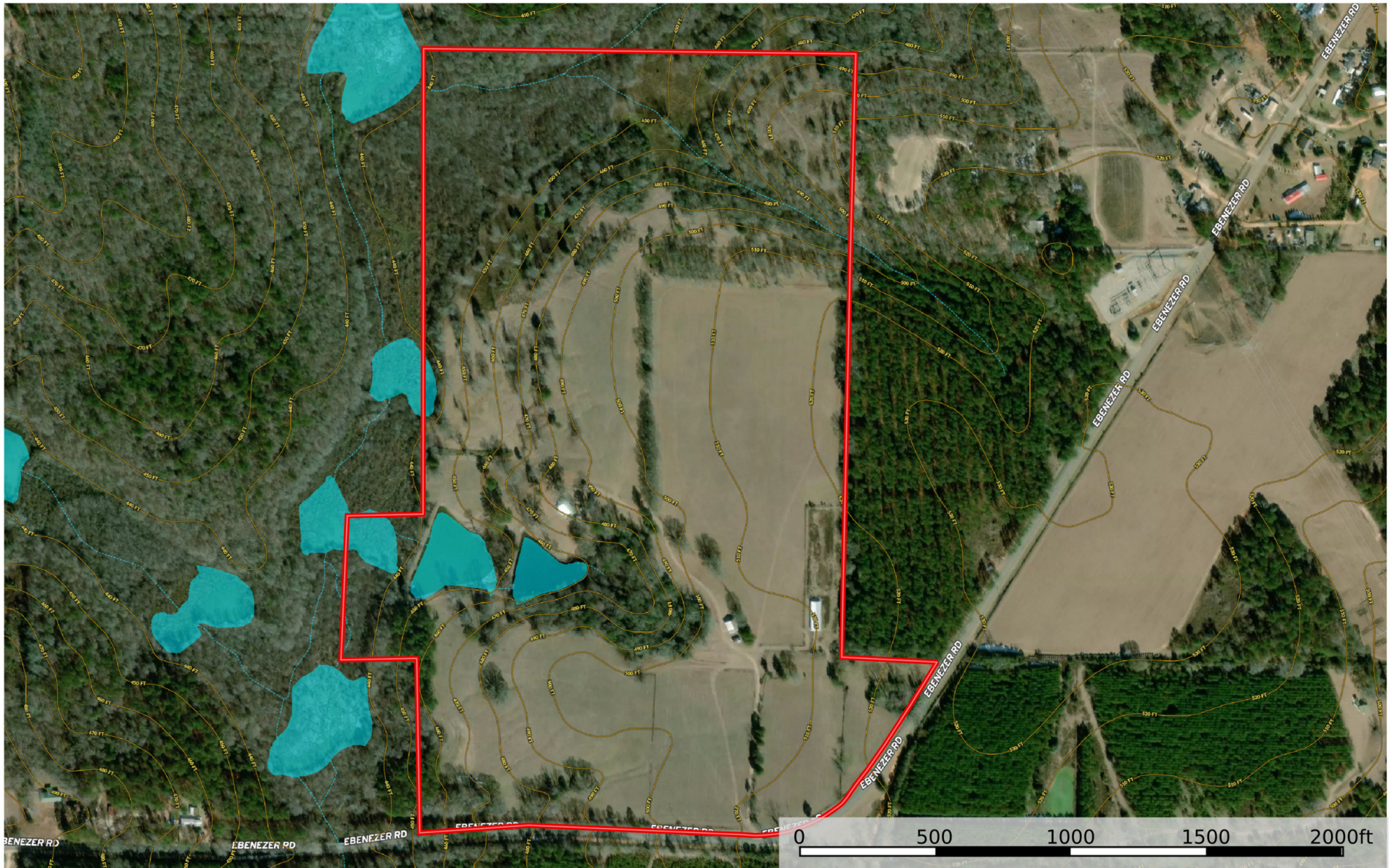
Driving Directions: Located at 2141 Ebenezer Road, Ellaville, Georgia 31806

Showing Instructions: Contact Listing Agent

SITE PLANS

The Powell Farm

Schley County, Georgia, 110.7 AC +/-



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

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Professional Background

Tom Tuggle, ALC is an Advisor at Saunders Real Estate.

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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