



Dodge County River Property

Abbeville Hwy, Rhine, Georgia 31077

Tom Tuggle, ALC
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PROPERTY OVERVIEW



Sale Price

\$396,750

Offering Summary

Acreage:	115 ± Acres
Price / Acre:	\$3,450
State:	Georgia
City:	Rhine
County:	Dodge
Property Type:	Hunting and Recreational Land, Timberland, Waterfront

Property Overview

This Dodge County river tract sits between Hawkinsville and Rhine, Georgia, and has over a mile of frontage along the Ocmulgee River. It's a quiet, secluded property surrounded by large blocks of timberland with a deeded easement for access.

The land has a good mix of hardwoods, palmetto, and river sloughs that wind through it. Those sloughs flood at times and create excellent habitat for ducks and other waterfowl. The area also supports a strong population of whitetail deer and turkeys, and it's known locally for good deer genetics.

Currently, the property is covered in beautiful hardwood timber that shades out much of the undergrowth, giving it a clean, open look in many areas. The timber has been purchased by a local company but can be bought back for \$90,000 if the new owner wants to keep it standing.

This tract could also be a good candidate for a conservation easement or WRP program, offering potential long-term value beyond recreation.

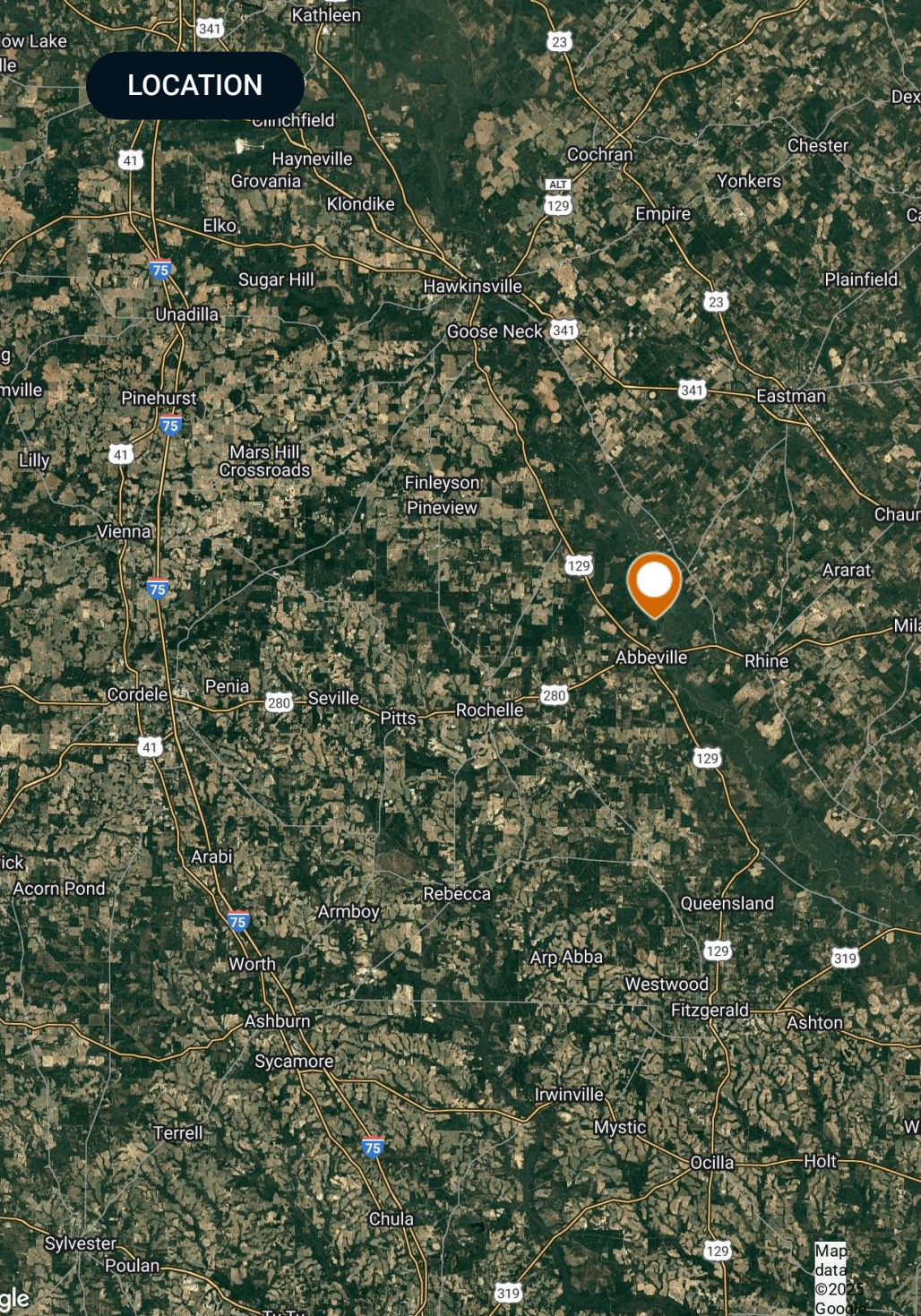
With its strong hunting potential and over a mile of river frontage, this property offers the kind of opportunity that rarely comes available in this part of Georgia.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Wetlands
Taxes & Tax Year:	\$411.39 (10 Year CUVA)
Zoning / FLU:	AG
Lake Frontage / Water Features:	1 Mile of River Frontage
Water Source & Utilities:	No Utilities
Road Frontage:	No Road frontage (Access through a deeded easement)
Nearest Point of Interest:	Hawkinsville, Georgia (19 miles)
Current Use:	Hunting and Recreation
Land Cover:	Property is covered in hardwoods, palmettos with beautiful river sloughs changing up the topography.
Structures & Year Built:	No structures
Survey or Site Testing Reports:	Survey on File



Location & Driving Directions

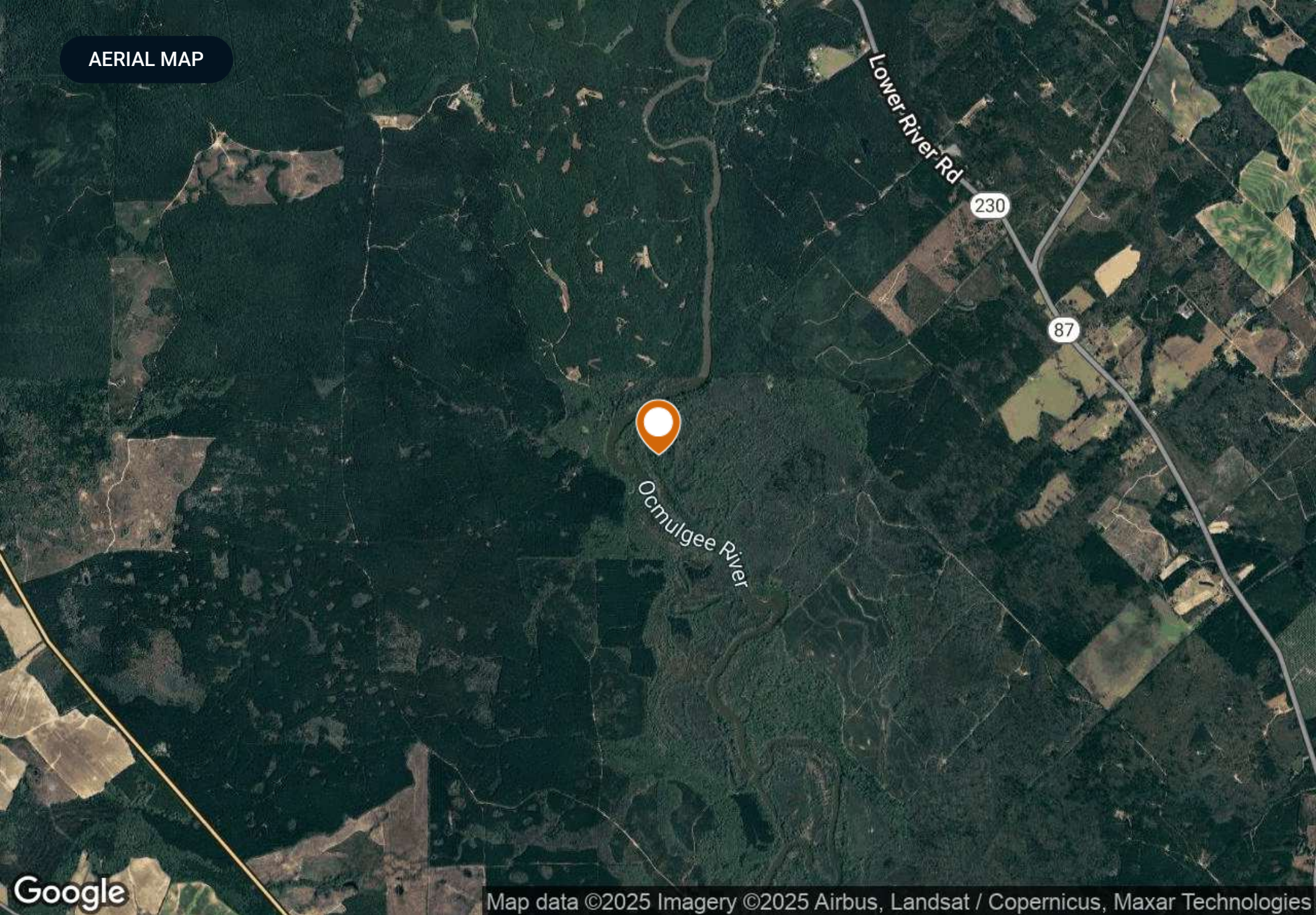
Parcel: 008 040A

GPS: 32.0483916922, -83.3045406774

Driving Directions: Deeded access is located along HWY 87, just south of the HWY 87 & HWY 230 Split

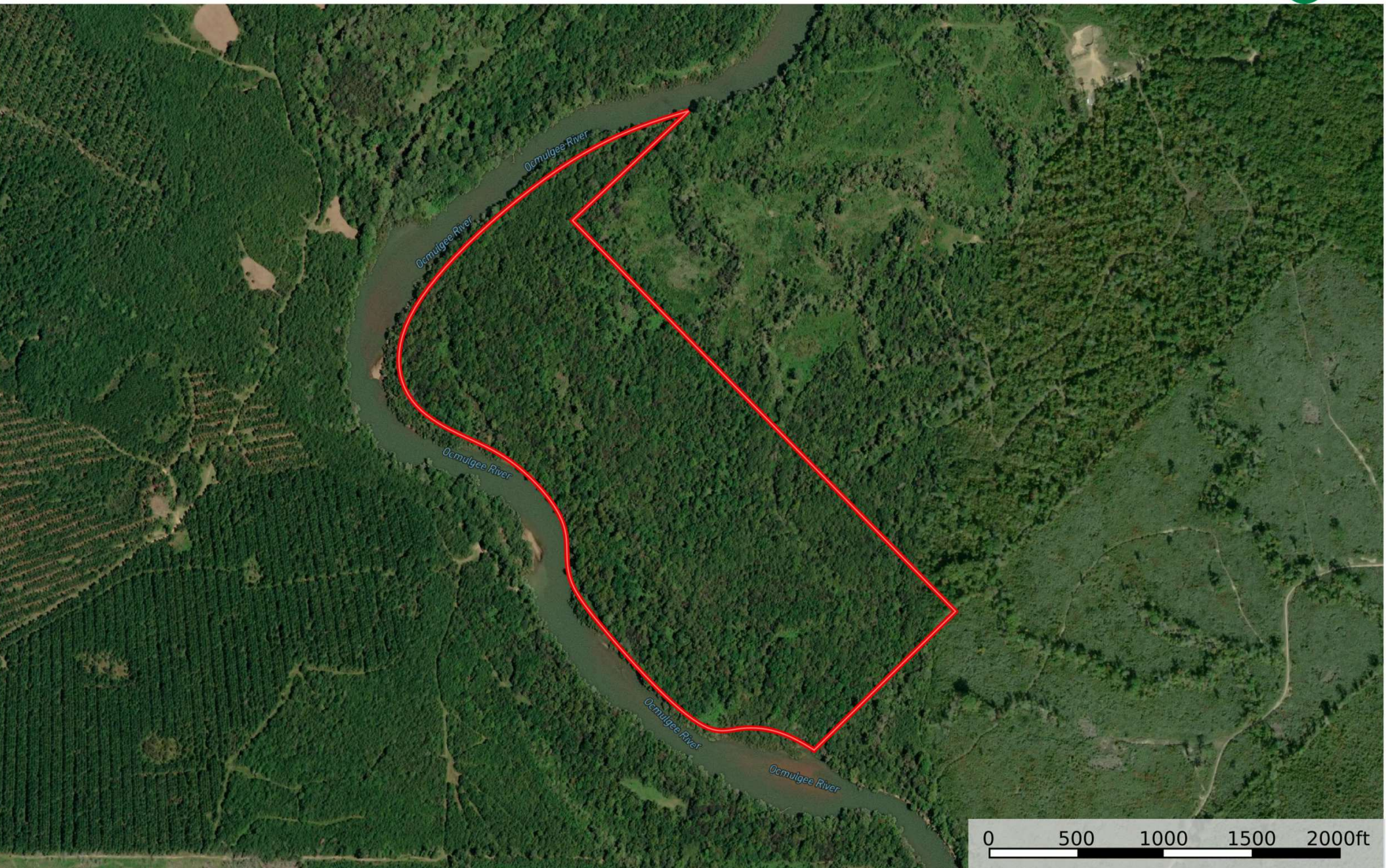
Showing Instructions: Contact listing agent

AERIAL MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



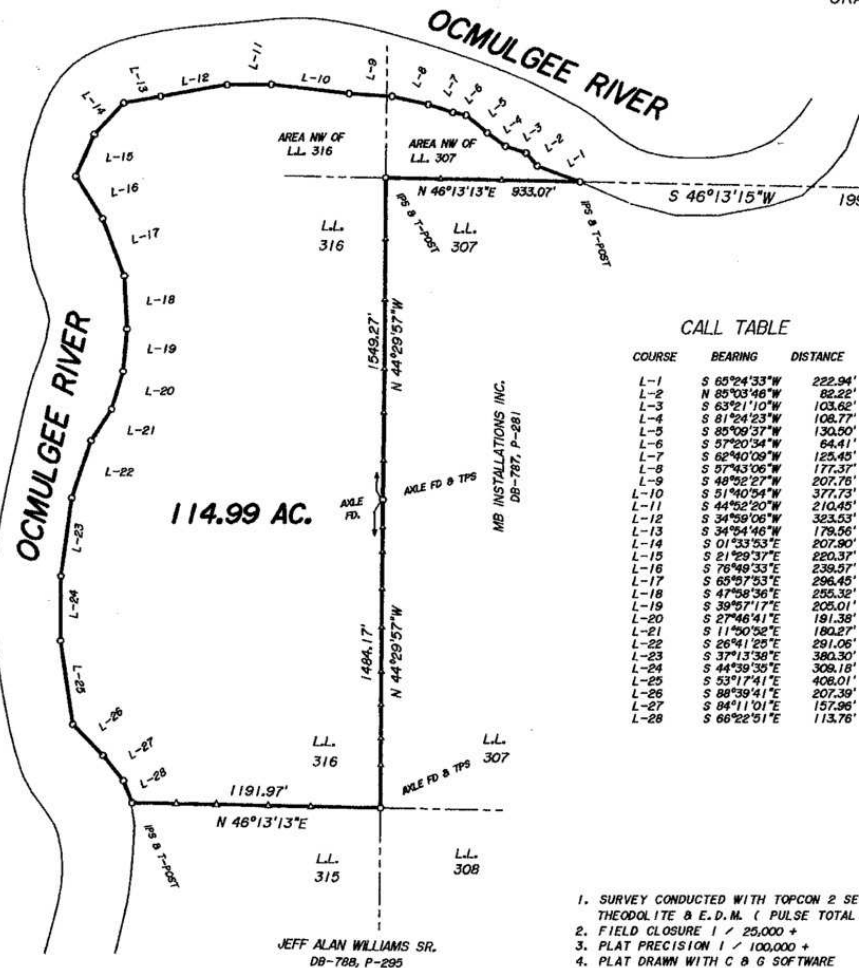
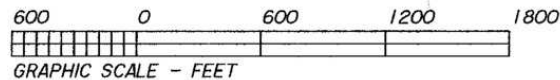
PHOTOS



PHOTOS



SITE PLANS



CALL TABLE

COURSE	BEARING	DISTANCE
L-1	S 63°24'33"W	222.94'
L-2	N 85°03'46"W	82.22'
L-3	S 63°21'10"W	103.62'
L-4	S 81°24'23"W	108.77'
L-5	S 85°09'37"W	130.50'
L-6	S 57°20'34"W	64.41'
L-7	S 62°40'09"W	125.45'
L-8	S 57°43'08"W	177.37'
L-9	S 46°02'27"W	207.76'
L-10	S 51°40'54"W	377.73'
L-11	S 44°52'20"W	210.45'
L-12	S 34°59'08"W	323.53'
L-13	S 34°54'46"W	179.56'
L-14	S 01°53'53"E	207.90'
L-15	S 21°29'37"E	220.37'
L-16	S 76°49'33"E	239.57'
L-17	S 65°57'53"E	296.45'
L-18	S 47°58'56"E	255.32'
L-19	S 39°27'17"E	205.01'
L-20	S 27°46'41"E	191.38'
L-21	S 11°50'52"E	180.27'
L-22	S 26°41'29"E	291.06'
L-23	S 37°13'58"E	360.30'
L-24	S 44°39'30"E	308.18'
L-25	S 53°17'41"E	408.01'
L-26	S 86°39'41"E	207.39'
L-27	S 04°11'01"E	157.96'
L-28	S 66°22'51"E	113.76'

1. SURVEY CONDUCTED WITH TOPCON 2 SEC. THEODOLITE & E.D.M. (PULSE TOTAL STATION)
2. FIELD CLOSURE 1 / 25,000 +
3. PLAT PRECISION 1 / 100,000 +
4. PLAT DRAWN WITH C & G SOFTWARE
5. THIS PLAT IS GIVEN SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



TPS = T-POST SET
IPF = IRON PIN FD.
IPS = IRON PIN SET
Δ = T-POST SET

FILED & RECORDED
DATE: 10/5/2016
TIME: 11:15AM
BOOK: 40
PAGE: 170
DODGE COUNTY, GEORGIA
RHETT WALKER, SUPERIOR COURT CLERK

The Survey was prepared in conformity with The Technical Standards for Property Surveys in Ga. as set forth in Chapter 180-7 of the Rules of the Ga. Board of REGISTRATION for Professional Engineers and Land Surveyors and as set forth in the Ga. Plat Act O.C.G.A. 15-6-67. This certification is intended to serve as an assurance to the public and to the recording Clerk that the survey meets all requirements

SOUTHERN SURVEYING ASSOCIATES
RONNY BARRON
971 CHINA HILL RD.
MILAN GA. 31060
WM (229) 833-2340, CELL (912) 383-2512
FREDDIE HATTAWAY
RT. 1, RHINE GA 31077
HM (229) 385-5948

SURVEY FOR :

DIANE L. FAIRCLOTH ETAL

PART OF LAND LOCATED IN LAND LOT 316, & AN AREA NW OF LAND LOT 316, & AN AREA NW OF LAND LOT 307, AS SHOWN ON DODGE CO. AERIAL MAP 9, LOCATED IN THE 15TH LAND DISTRICT, DODGE COUNTY, GEORGIA

FILE: ROBBY SCALE : 1" = 600' DATE : 9-13-2016

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

Direct: **877-518-5263 x387** | Cell: **478-297-5471**

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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