

The Reynolds Place

Old Griswoldville Rd, Macon, Georgia 31217

Chap Shuman
912-661-3891
chapman@saundersrealestate.com

Tom Tuggle, ALC
478-297-5471
tom@saundersrealestate.com

250.8 ± ACRES
TWIGGS COUNTY, GA





PROPERTY OVERVIEW

Sale Price

\$900,000

Offering Summary

Acreage:	250.8 Acres
Price / Acre:	\$3,589
State:	Georgia
City:	Macon
County:	Twiggs
PIN:	T055 031
Property Type:	Hunting and Recreational, Timber, Development, Land Investment

Property Overview

Located in Twiggs County, Georgia, just a short drive from Macon, The Reynolds Place offers 250.8 acres of well-positioned timberland and recreational property in the heart of Middle Georgia. Historically, the property has supported both timber production and outdoor recreation. The timberland consists primarily of mature, naturally regenerated pine and hardwood stands, providing immediate recreational appeal and long-term management opportunities. This mature timber offers excellent habitat for deer and turkey and is well-suited for hunting, trail riding, and general outdoor enjoyment. With approximately 99% upland acreage, the property is highly usable across nearly its entire footprint—a characteristic that is increasingly difficult to find in large land holdings. Access is a defining feature of the property - the Reynolds Place benefits from approximately 2.03 miles of combined frontage along Fall Line Highway, Old Macon Road, Shiloh Road, and Griswoldville Road, offering multiple points of entry and flexibility for future use. A transmission power line corridor crosses the tract, creating additional access and contributing to wildlife habitat diversity. Currently zoned R-AG, the property is well positioned for a variety of ownership objectives, including timber management, recreation, private country homesites, or long-term land investment. Large tracts with substantial upland acreage, accessible road frontage, and convenient access to Macon are becoming increasingly limited. The Reynolds Place presents an opportunity to acquire a versatile property with a strong combination of recreational, investment, and future-use potential. Showings are by appointment only. Please contact listing agents Chap Shuman and Tom Tuggle to learn more.

SPECIFICATIONS & FEATURES



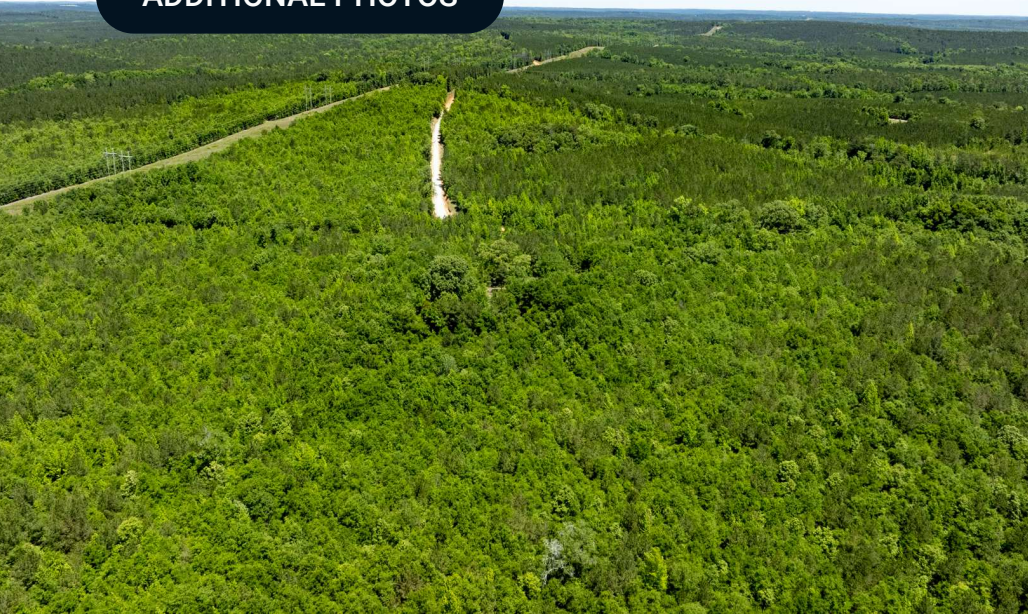
Specifications & Features

Uplands / Wetlands:	99% Upland Acreage • Bonifay Sand • Orangeburg Loamy Sand • Norfolk Loamy Sand • Cowarts Loamy Sand • Lakeland Loamy Sand • Sandy/Clayey Land
Soil Types:	
Taxes & Tax Year:	Estimated 2026 Taxes = \$4,036.45
Zoning / FLU:	R-AG
Road Frontage:	Approximate Total of 2.03 Miles of Road Frontage
Nearest Point of Interest:	Macon, GA
Current Use:	Recreation and Timber
Structures & Year Built:	No Structures

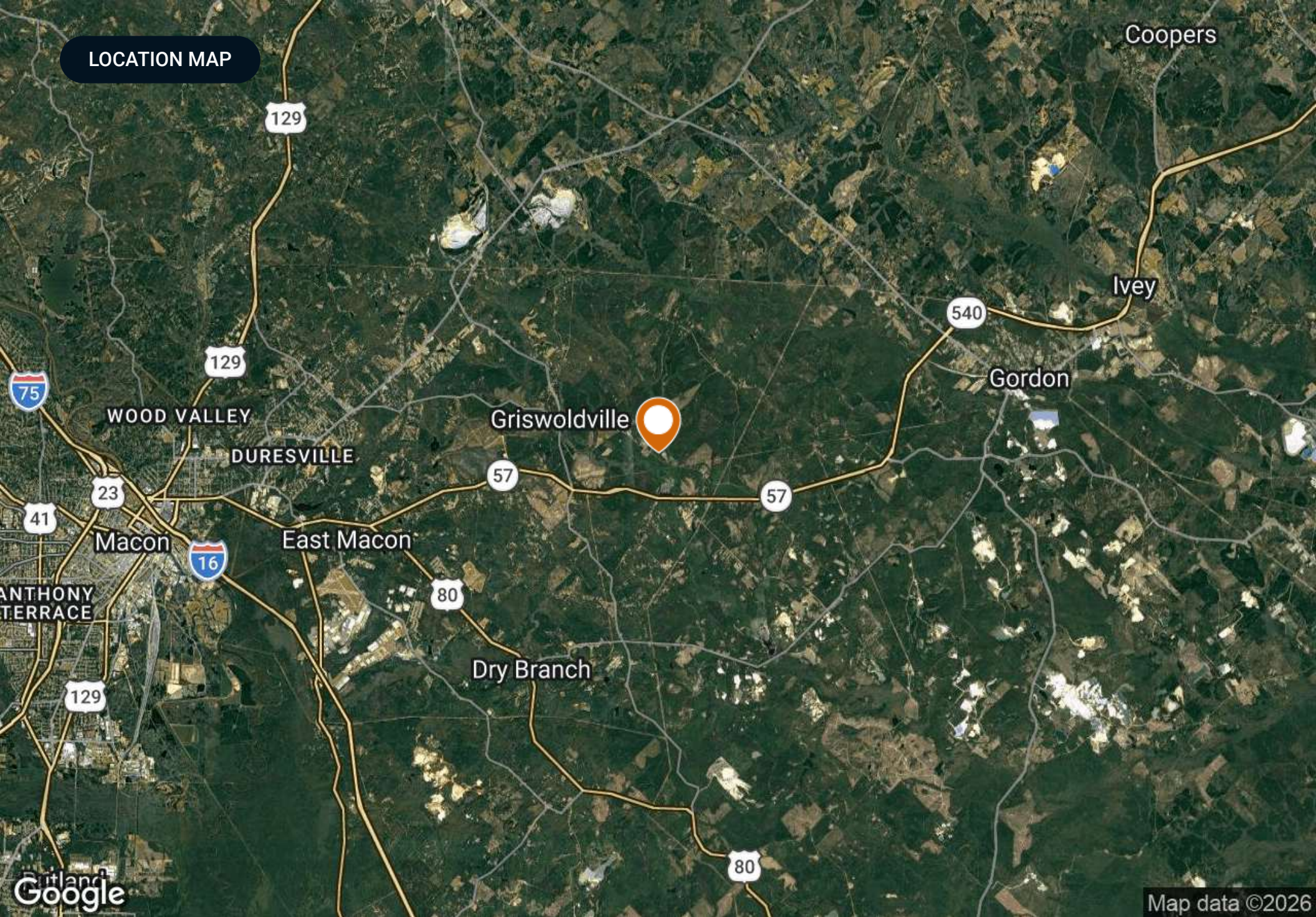
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP



ADVISOR BIOGRAPHY



Chap Shuman

Advisor

chapman@saundersrealestate.com

Direct: **877-518-5263 x478** | Cell: **912-661-3891**

Professional Background

Chap Shuman is an Advisor at Saunders Real Estate in Reidsville, Ga.

As a native of Southeast Georgia, Chap grew up with a deep-rooted connection to the family land that he lived, worked, and recreated on. He is now a fourth generation steward of this farm, and this passion for sustaining a property's legacy led him to pursuing a career that allows him the great opportunity of serving those who also have lived, worked, and recreated on the land. He has a profound appreciation for the history of both the people and properties he represents. Chap's role as a land advisor allows him to combine his two greatest passions - people and land. He understands that to lead, you must first serve, and when awarded the opportunity to represent a landowner, he cut no corners in serving them in the greatest capacity. Whether it is a generational piece of land or an investment property, choosing to liquidate your asset is a weighty decision, and as your advisor, Chap will guarantee that your property's value and potential is maximized.

Chap's academic journey led him to the University of Georgia's Terry College of Business, where he earned a Bachelor of Business Administration in Real Estate and a Certificate in Personal Organization and Leadership.

The foundation of Chap's real estate service is his Christian faith, and he takes great responsibility in representing landowners. With integrity, an unmatched work ethic, and a commitment to excellence, Chap aims to listen to your needs and provide the most professional, transparent real estate service possible.

Chap specializes in:

- Agricultural Land
- Pecan Orchards
- Timberland
- Recreational/Hunting Land

ADVISOR BIOGRAPHY



Tom Tuggle, ALC

Advisor

tom@saundersrealestate.com

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

Professional Background

Tom Tuggle, ALC, is a licensed real estate associate broker and Advisor at Saunders Real Estate.

Tom is based in Perry, Georgia, and focuses on land and commercial real estate across the state, specializing in agricultural, recreational, timber, transitional, and commercial properties. He combines industry experience and brokerage expertise to help clients understand what their land is worth today and how it can perform over the long term, whether they are investors, operators, or family landowners.

With over a decade of experience working with rural and transitional properties, Tom brings a strong analytical approach to soil, access, improvements, zoning, and future use. He evaluates land from both a financial and stewardship perspective, helping clients make informed decisions about buying, selling, or holding. His clients appreciate his straightforward communication, detailed underwriting, and ability to translate complex land concepts into clear options and strategies.

Tom has completed more than 100 hours of advanced land education through LANDU®, the educational arm of the REALTORS® Land Institute. His coursework includes Land Investment Analysis, Timberland and Recreational Land Real Estate, Subdivision & Transitional Land Development, 1031 Tax-Deferred Exchanges, and Fundamentals of Land Brokerage. He holds the Accredited Land Consultant (ALC) designation—a credential held by fewer than 800 professionals across the U.S. and Canada—and is recognized as a trusted resource for complex land and commercial transactions.

A graduate of Georgia Southern University, Tom serves on the Perry Downtown Development Authority and is an active member of Perry Methodist Church. His local knowledge, professional network, and practical approach provide meaningful advantages to clients navigating land and commercial real estate opportunities in Georgia. Tom specializes in:

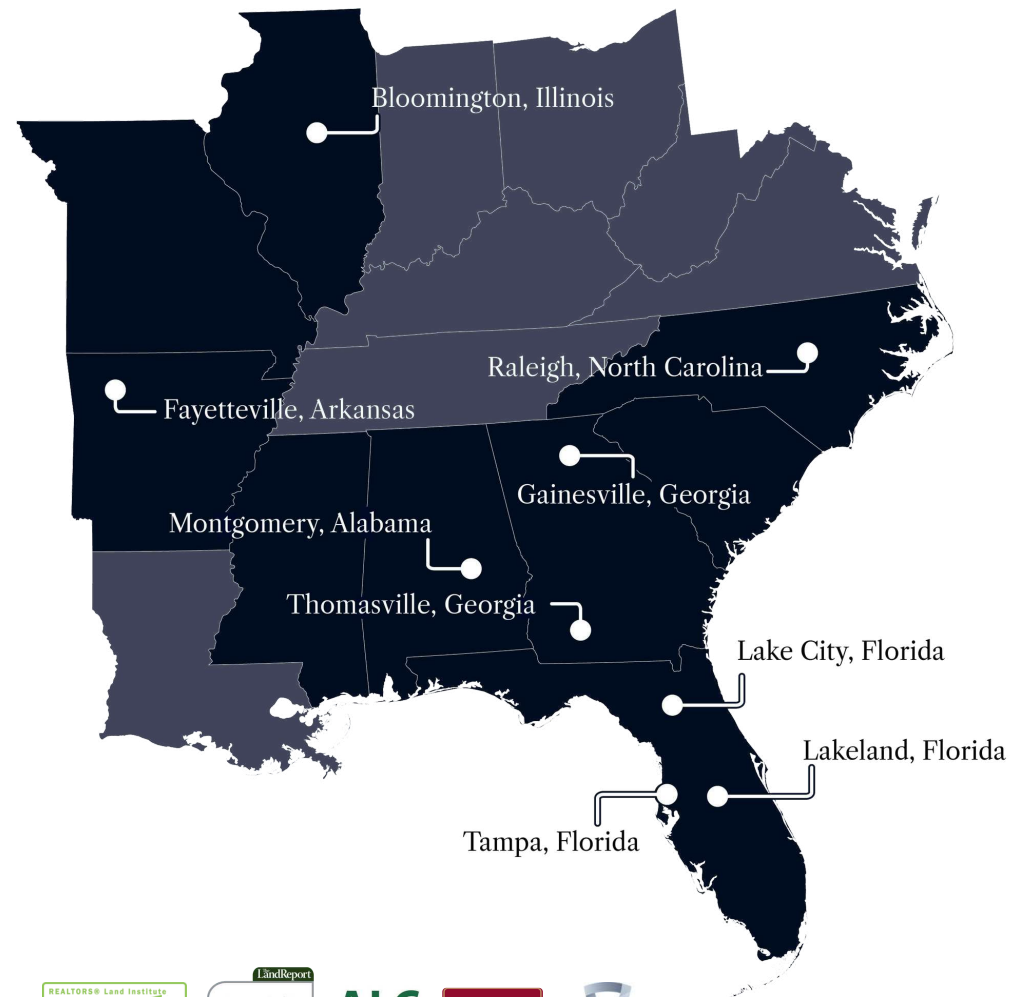
- Tom specializes in:
 - Farmland and Timberland
 - Hunting and Recreational Land
 - Commercial Properties
 - Transitional and Development Land
 - Commercial Properties



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