



East Fork Ranch & Timber

7340 County Road 75 North, Clopton, Alabama 36317

Hoke Smith IV, ALC

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Dusty Calderon

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PROPERTY OVERVIEW



Sale Price

\$5,000,000

Offering Summary

Acreage:	1,050 Acres
Price / Acre:	\$4,762
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Timberland, Ranches and Pastureland, Waterfront, Farms and Cropland, Hunting and Recreational

Property Overview

East Fork Ranch & Timber is a 1,050 ± acre property located near Clopton in Henry County, Alabama, within the Wiregrass region and a short drive from both Eufaula and Abbeville. The property consists of a combination of timberland, pasture, river frontage, and improvements that support a variety of uses including recreation, timber management, cattle production, and agriculture.

The tract has approximately 2.64 miles of paved county road frontage along three separate county roads, providing multiple access points into the property. An established internal road system extends throughout the tract, allowing access to most areas of the property. Recently installed perimeter fencing surrounds much of the property, and approximately 300± acres have been converted to pasture. These open areas are currently suited for livestock production but could also be utilized for agricultural purposes.

Timber resources include approximately 665 ± acres of merchantable and pre-merchantable loblolly pine plantation. An additional 76 ± acres consist of mature hardwood and pine mixed timber, located primarily along the creek and river corridors. The diversity of timber types and age classes provides both wildlife habitat and future management flexibility.



Property Overview Continued

Water is a significant component of the property. The eastern boundary is largely defined by more than two miles of frontage along the East Fork of the Choctawhatchee River. Beaver Creek traverses the property for approximately 1.5 miles, creating additional wildlife habitat and year-round water resources. Two existing ponds are located on the tract, and there are several locations where additional ponds or lakes could potentially be developed.

The primary improvement is an approximately 14,000-square-foot barndominium. The structure includes roughly 2,600 square feet of finished two-story living space, while the remaining 11,400 square feet is currently utilized for equipment and storage. The building offers substantial covered space for equipment, vehicles, agricultural operations, or other uses. An additional equipment pole barn is located on the southern portion of the property.

A 51 ± acre high-fenced area is situated within the property and has historically been used for crop production while limiting wildlife access. Combined with the river frontage, creek system, timber stands, and open pasture, the property provides habitat for deer, turkey, and other native wildlife.

Additional acreage may be available for purchase.

East Fork Ranch & Timber presents a combination of managed timberland, improved pasture, extensive water resources, and substantial infrastructure within a large contiguous ownership. Properties of this scale with river frontage, established improvements, and multiple potential land uses are uncommon in this portion of southeast Alabama.

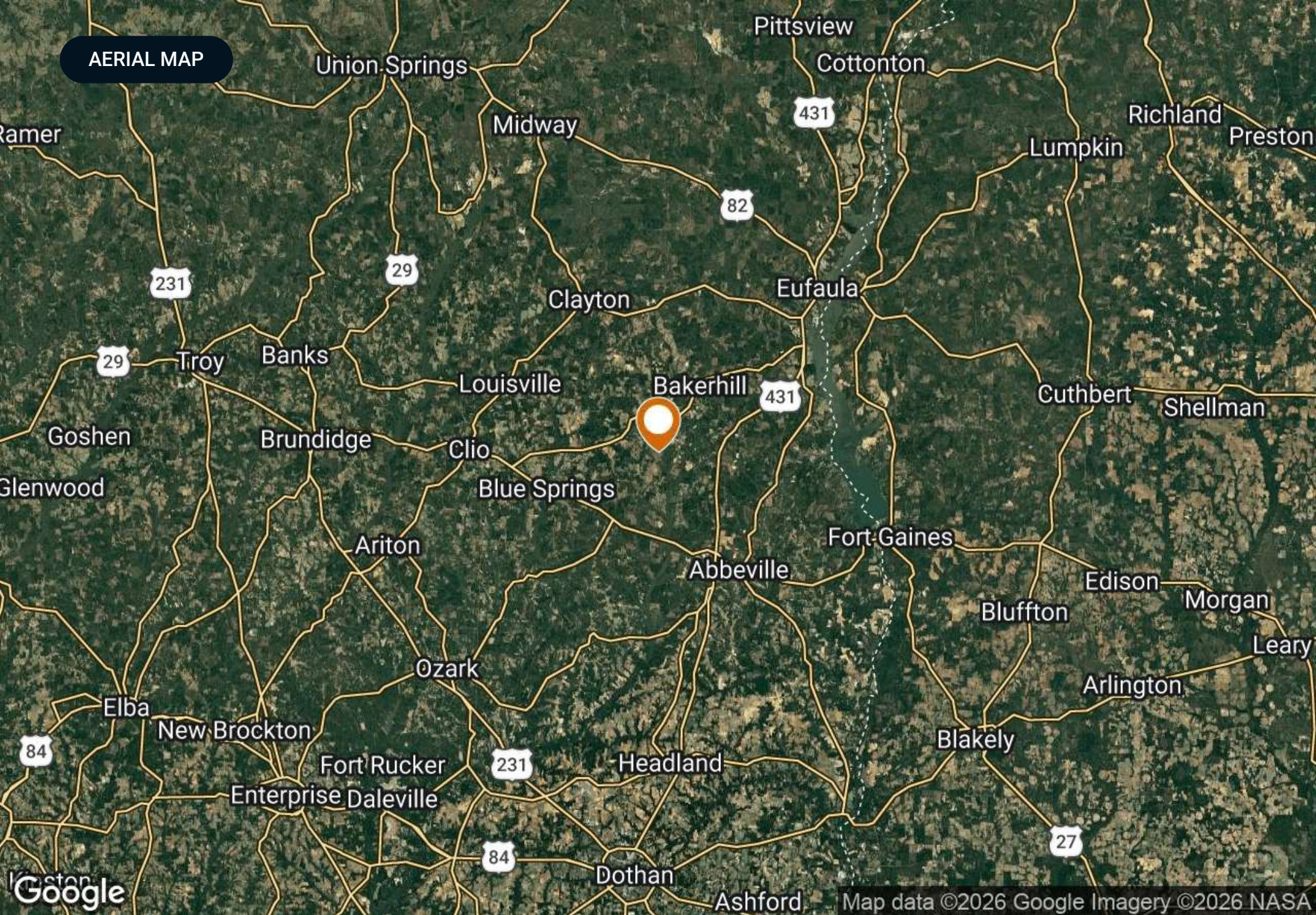
SPECIFICATIONS & FEATURES

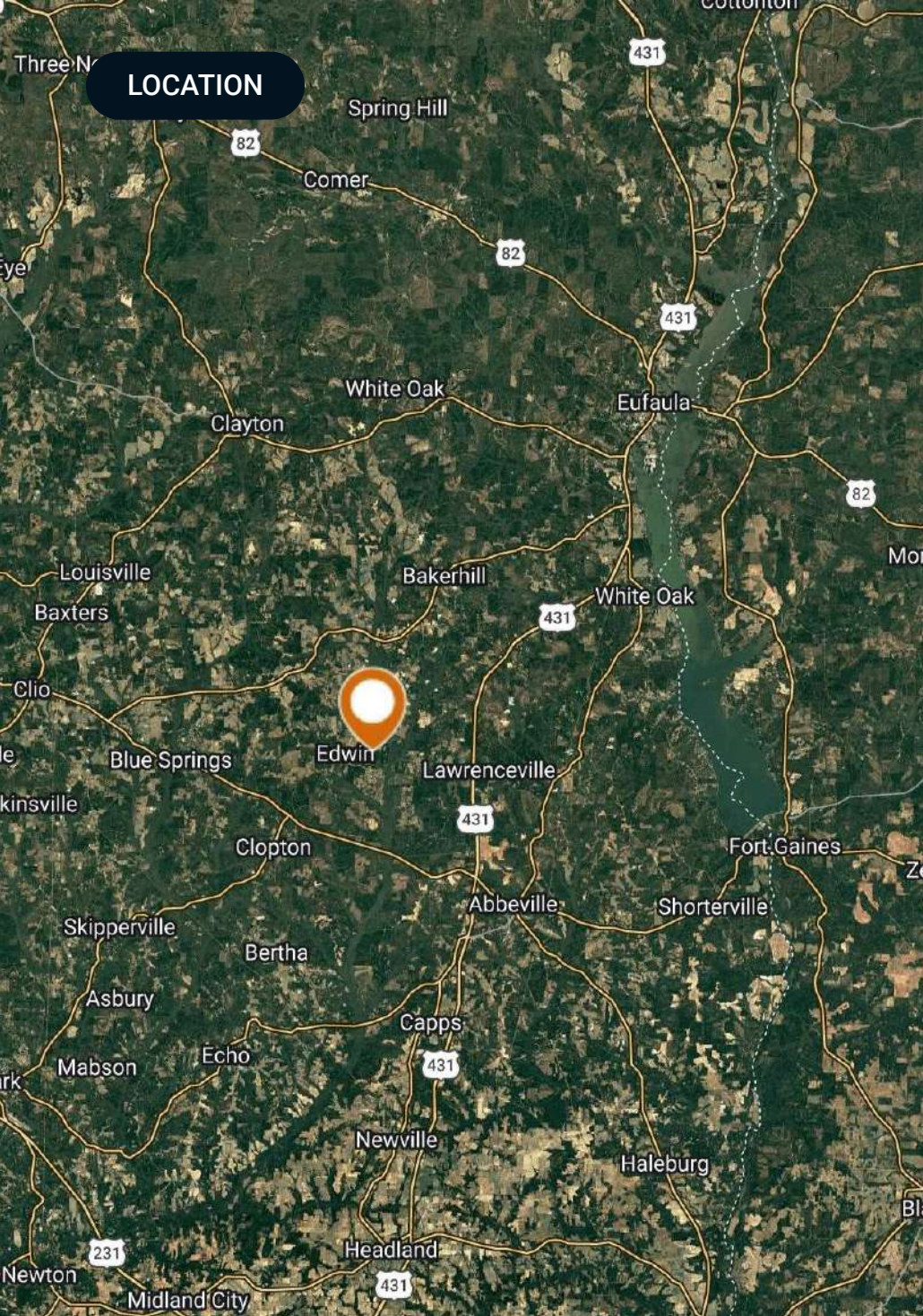


Specifications & Features

Soil Types:	Loamy Sands
Taxes & Tax Year:	2025 - \$4,000 ±
Lake Frontage / Water Features:	East Fork Choctawhatchee River 2+ miles, Beaver Creek 1.5 ± miles
Water Source & Utilities:	Baker Hill Water Authority & Pea River Electric
Road Frontage:	Total along CR 75, CR 259, & CR 54: 2.64 miles ±
Nearest Point of Interest:	Abbeville, AL
Fencing:	Perimeter Fencing and 51 acres ± enclosed in high fencing
Current Use:	Recreational, timberland, & pastureland
Structures & Year Built:	<ul style="list-style-type: none">• 14000 sq. ft. barndominium with 2600 sq. ft. 2 story living quarters• 11400 sq. ft. enclosed equipment and storage space

AERIAL MAP





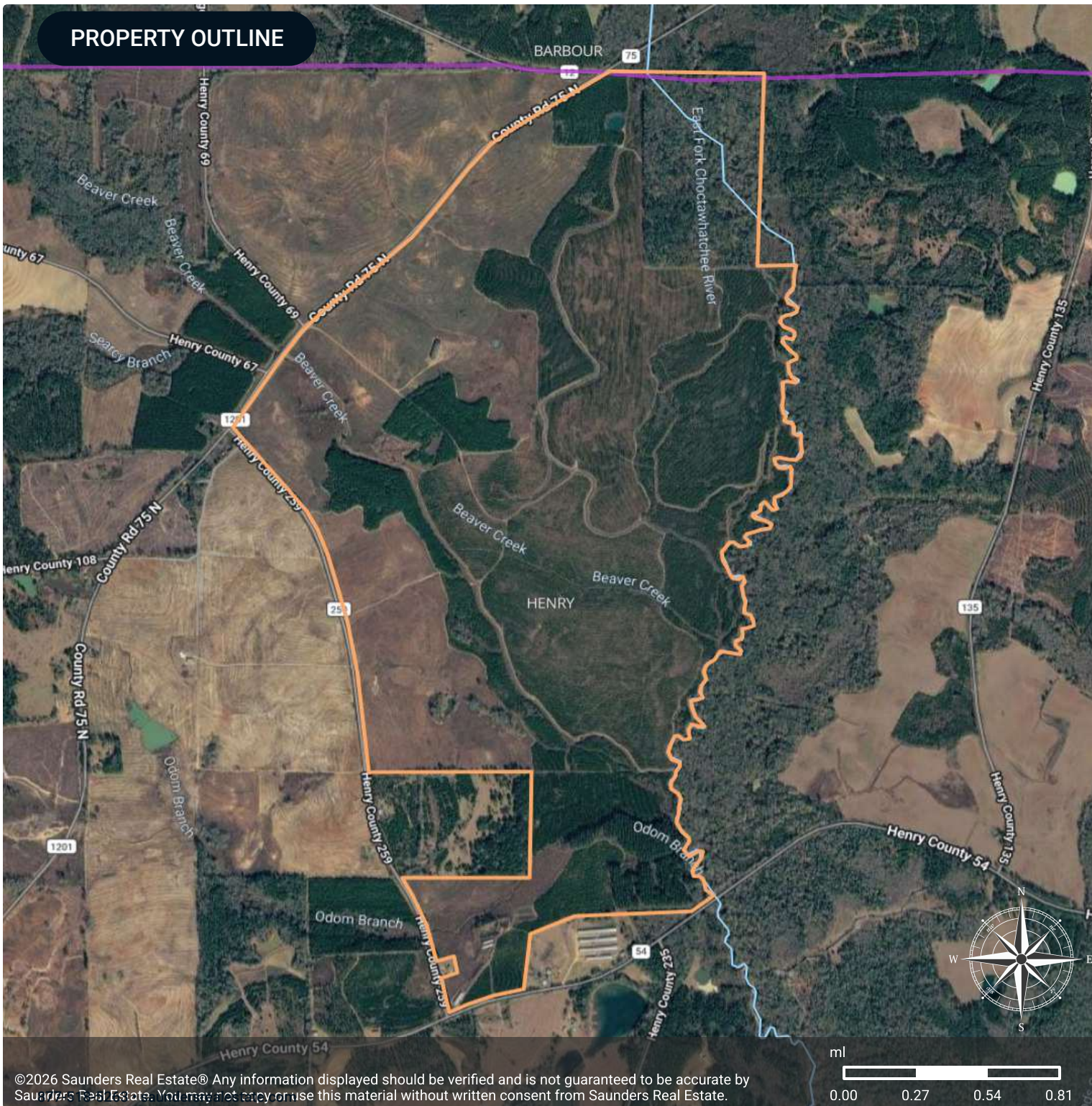
Location & Driving Directions

- Parcel:** 14 Parcels
- GPS:** 31.6963017, -85.3564118
- Driving Directions:** 7340 CR 75 N Clopton, AL 36317
- Showing Instructions:** Call Advisors for instructions and scheduling.

PROPERTY OUTLINE

Henry County - 1050 ac East Fork & Beaver Creek

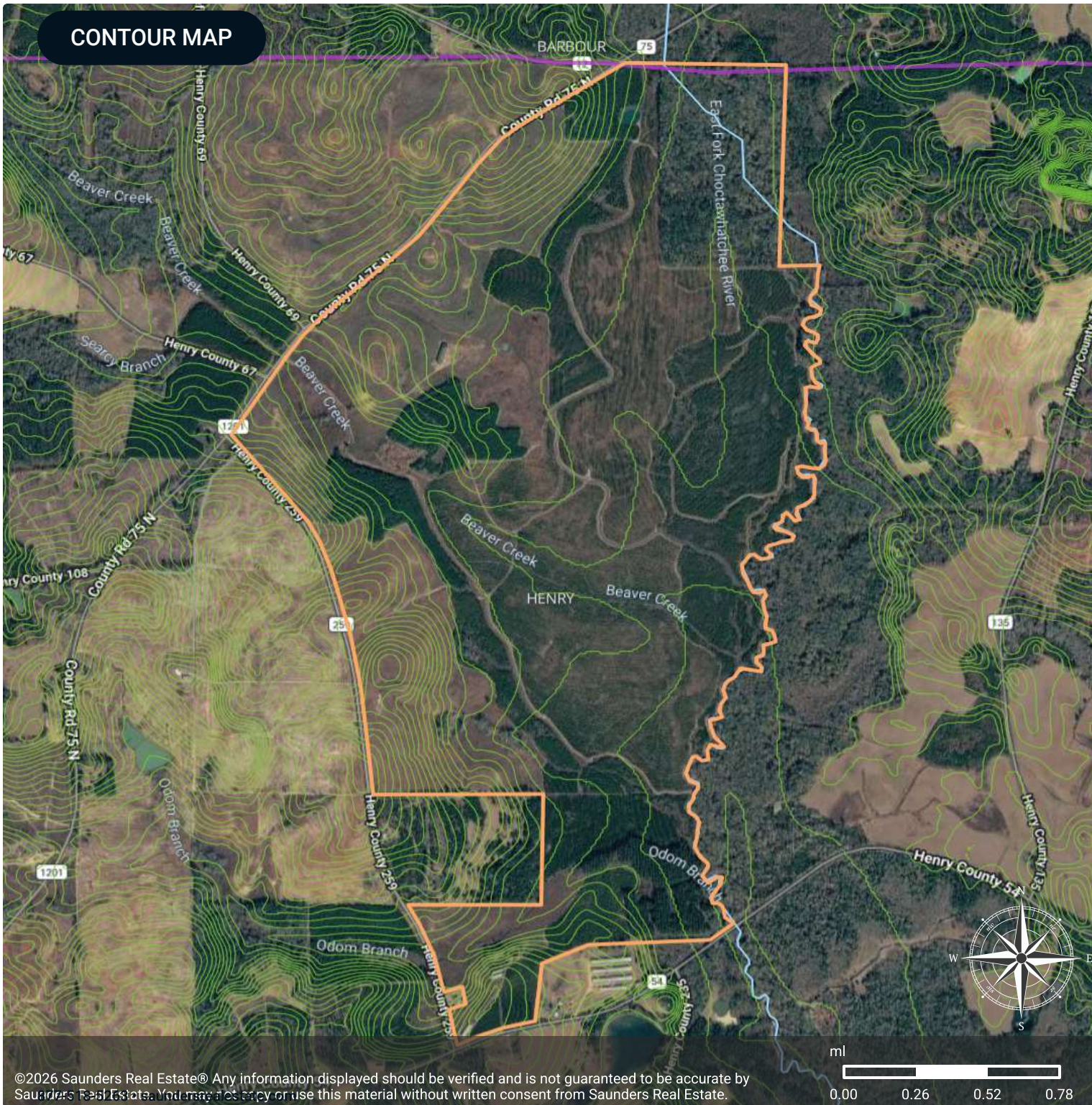
- County
- Polygon



CONTOUR MAP

Henry County - 1050 ac East Fork & Beaver Creek

- County
- Polygon
- Elevation



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Hoke Smith IV, ALC

Regional Managing Director

hoke@saundersrealestate.com

Direct: 877-518-5263 x381 | Cell: 334-322-2683

Professional Background

Hoke Smith IV, ALC is the Regional Managing Director and Senior Land Advisor at Saunders Real Estate in Alabama. Since entering the industry in 2016, he has specialized in the sale of recreational land, timberland, and agricultural property, helping clients unlock the full value of rural and investment-grade land across the state.

A lifelong outdoorsman and committed land steward, Hoke brings deep personal and professional knowledge of Alabama's natural resources to every transaction. He holds a degree in Wildlife Management & Ecology from Auburn University and maintains active involvement in numerous conservation and land management organizations.

Hoke currently serves as President of the Alabama Chapter of the REALTORS® Land Institute (RLI) and is affiliated with groups such as the Alabama Wildlife Federation and the Alabama Forestry Association. His leadership and dedication reflect a strong commitment to responsible land use and preserving the region's rich environmental heritage.

Hoke lives in Central Alabama in the rural community of Mathews with his wife, Hollan, and their daughter, Mae Pritchett. Their lifestyle reflects the very reasons families seek out recreational land—time spent outdoors, meaningful connection with the land, and strong community ties. In his spare time, Hoke enjoys being on the family farm, where he and his family host friends and create lasting memories rooted in the outdoor traditions of the Southeast.

Hoke specializes in:

- Hunting & Recreation
- Timberland
- Farms & Agriculture

Memberships

- REALTORS® Land Institute – President of the RLI Alabama Chapter
- Alabama Wildlife Federation
- Alabama Forestry Association

ADVISOR BIOGRAPHY



Dusty Calderon

Senior Advisor

dusty@saundersrealestate.com

Direct: 877-518-5263 x376 | Cell: 407-908-9525

Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

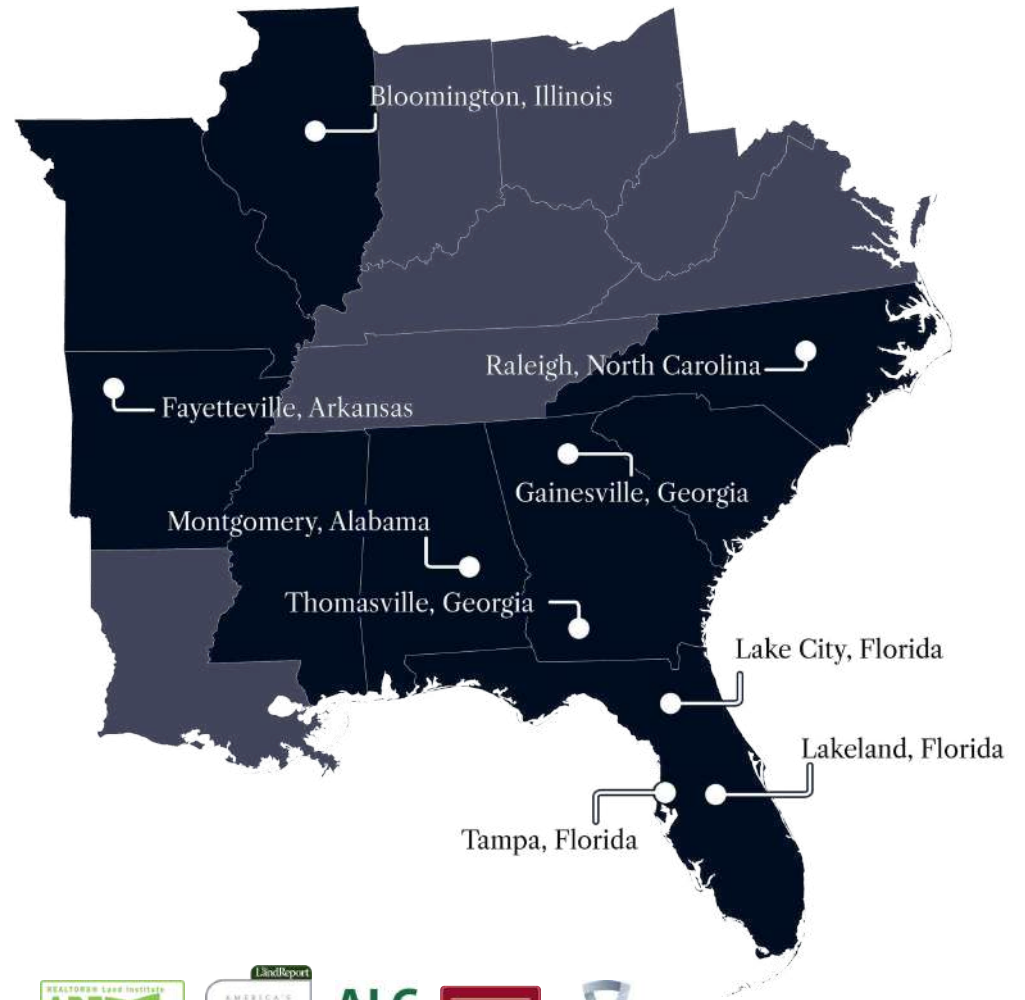
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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