

10 Shy Homestead

957 County Road 259, Clopton, Alabama 36317

Hoke Smith IV, ALC
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PROPERTY OVERVIEW



Sale Price

\$2,125,000

Offering Summary

Acreage:	425 ± Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Acreage and Estates, Hunting and Recreational, Ranches and Pastureland, Timberland

Property Overview

Located in northern Henry County near the Edwin Community, 10 Shy Homestead encompasses approximately 425 acres of rolling Wiregrass landscape in Clopton, Alabama. The property enjoys over two miles of frontage along County Roads 75, 259, and 54, providing access from multiple directions and creating long-term flexibility for future use, management, or investment. ****Additional acreage is available for purchase****, offering an opportunity to expand the property's footprint and management potential.

At the heart of the property, a 2,454-square-foot ranch-style home and accompanying barn with a small apartment sit atop a scenic hill overlooking a 3.4-acre pond and a beautifully established longleaf pine savannah. The homesite is situated within a fenced three-acre setting and is surrounded by fruit trees, muscadine vines, and other mast-producing plantings that offer seasonal harvest opportunities and enhance the property's rural character.

Approximately 387 acres have been planted in longleaf pine, now entering their third growing season. The stands have been well maintained and create excellent habitat for quail, turkey, and deer while also supporting the property's long-term management objective of producing marketable pine straw. The open nature of the young longleaf stands, combined with the gently rolling topography, creates an attractive and highly usable landscape for recreation, wildlife management, or future agricultural pursuits.



Property Overview Continued

On the northern portion of the property, near the intersection of County Roads 259 and 75, are multiple equipment barns and grain bins that provide additional utility and potential for a variety of uses. With extensive road frontage surrounding the property on multiple sides, the tract offers uncommon accessibility and future flexibility. Additionally, the age and spacing of the longleaf pine provide an opportunity for portions of the property to be converted into pastureland or row-crop agriculture if desired.

10 Shy Homestead is a unique combination of residential improvements, wildlife habitat, longleaf pine investment, and future land-use flexibility in one of the most desirable rural areas of the Wiregrass region. Whether utilized as a private residence, recreational retreat, working land investment, or expanded through the acquisition of additional acreage, the property offers a rare blend of features and opportunities.

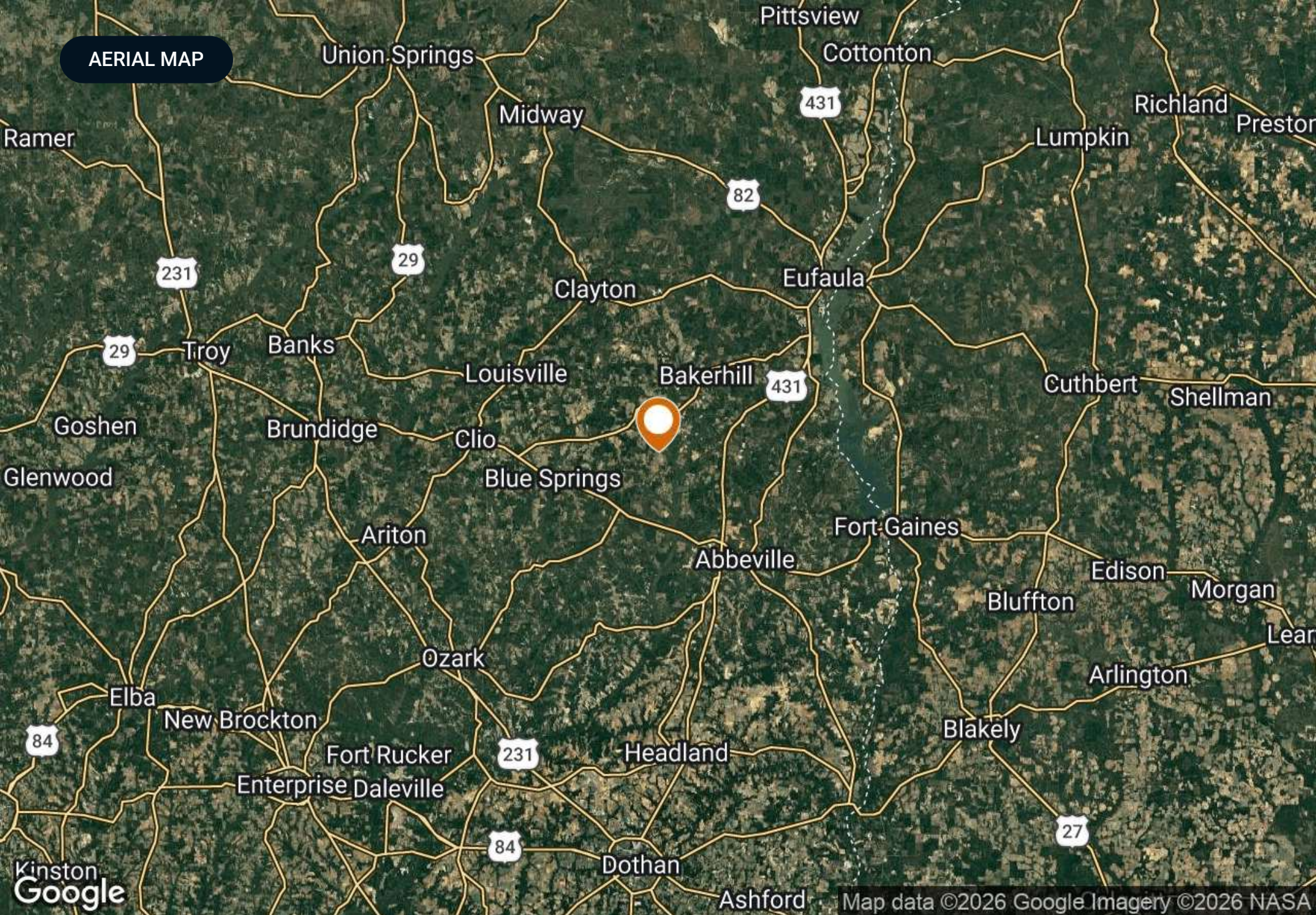
SPECIFICATIONS & FEATURES



Specifications & Features

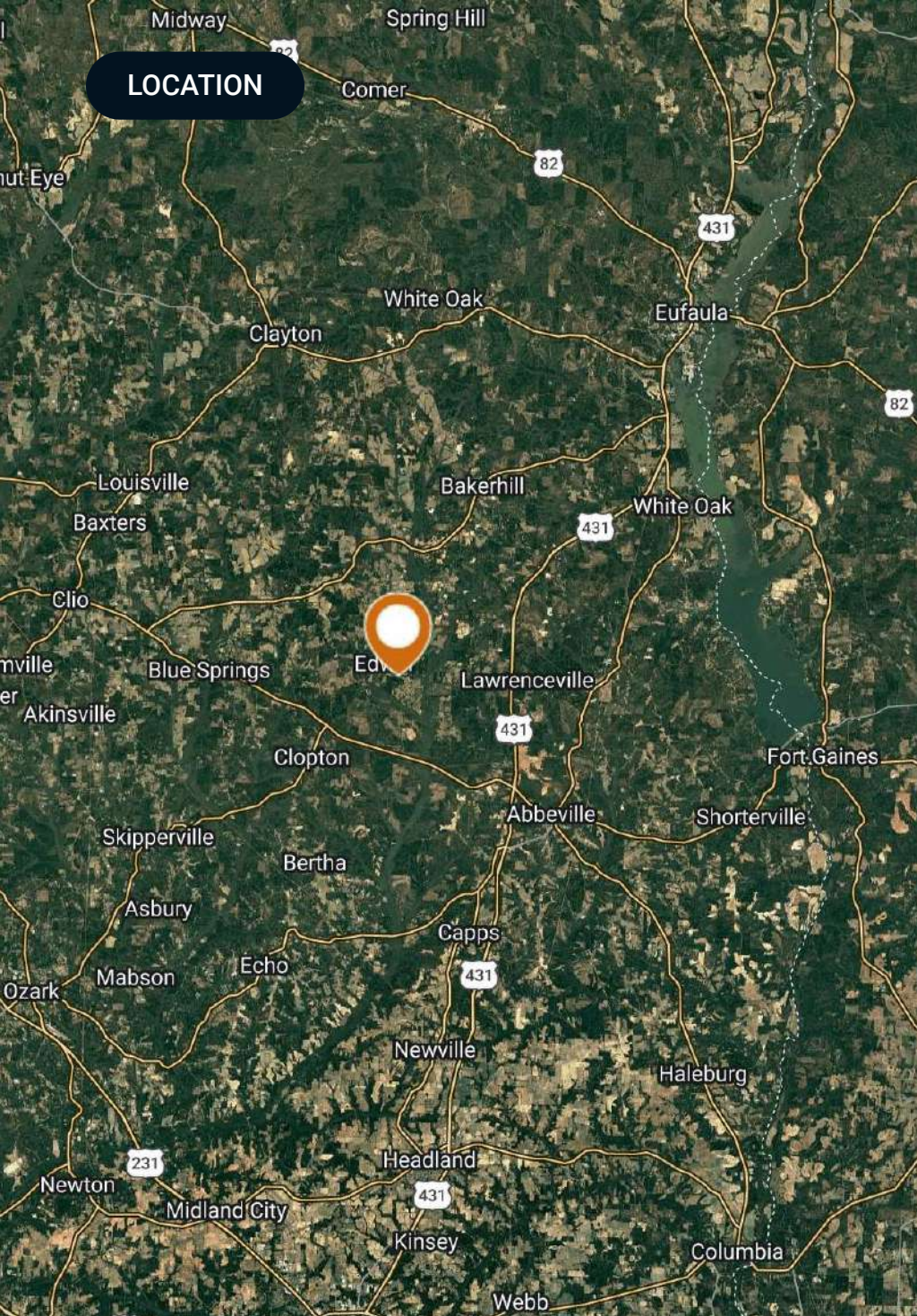
Soil Types:	Sandy Loam
Taxes & Tax Year:	2025 - \$2,000 ±
Lake Frontage / Water Features:	3.4 acre ± pond & "Odom Branch"
Water Source & Utilities:	Baker Hill Water Authority and Pea River Electric
Road Frontage:	2 miles + along CR 75, CR 259, CR 54
Nearest Point of Interest:	Community of Edwin Abbeville, AL Eufaula, AL
Current Use:	Homestead, Recreation, Longleaf Pine investment <ul style="list-style-type: none">• 2454 sq. ft. ranch home built in 1999
Structures & Year Built:	<ul style="list-style-type: none">• 5000 sq. ft. enclosed equipment barn of which 1000 sq. ft. has been converted to studio living space

AERIAL MAP



Kinston
Google

Map data ©2026 Google Imagery ©2026 NASA



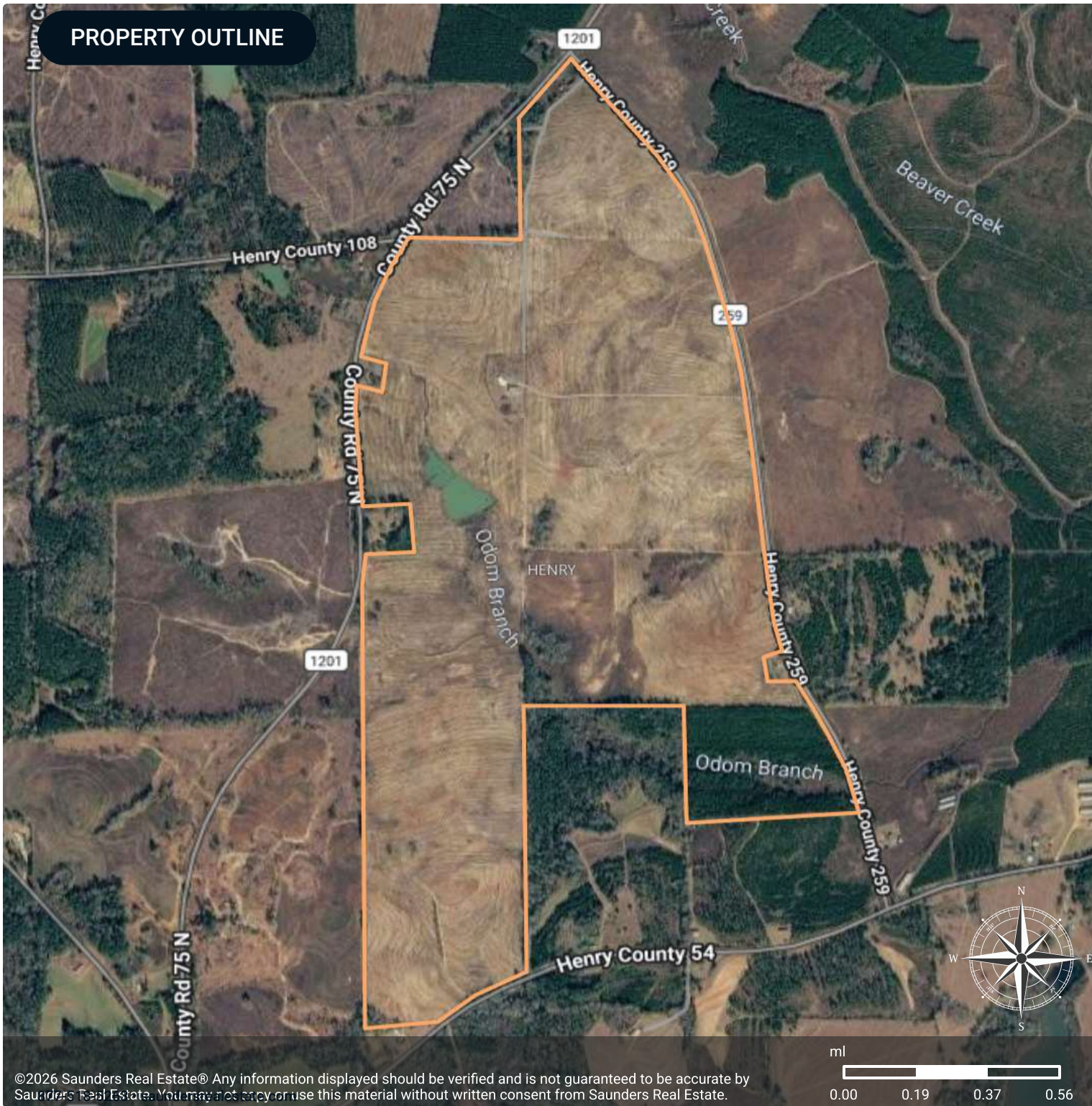
Location & Driving Directions

- Parcel:** Multiple Parcels
- GPS:** 31.6862154, -85.3651649
- Driving Directions:** 957 County Road 259, Clopton, AL 36317
- Showing Instructions:** Call Advisors for instructions and to schedule showing

PROPERTY OUTLINE

Henry Co. - 10 Shy
homestead 425 ac

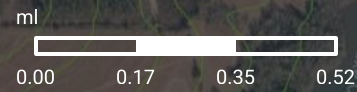
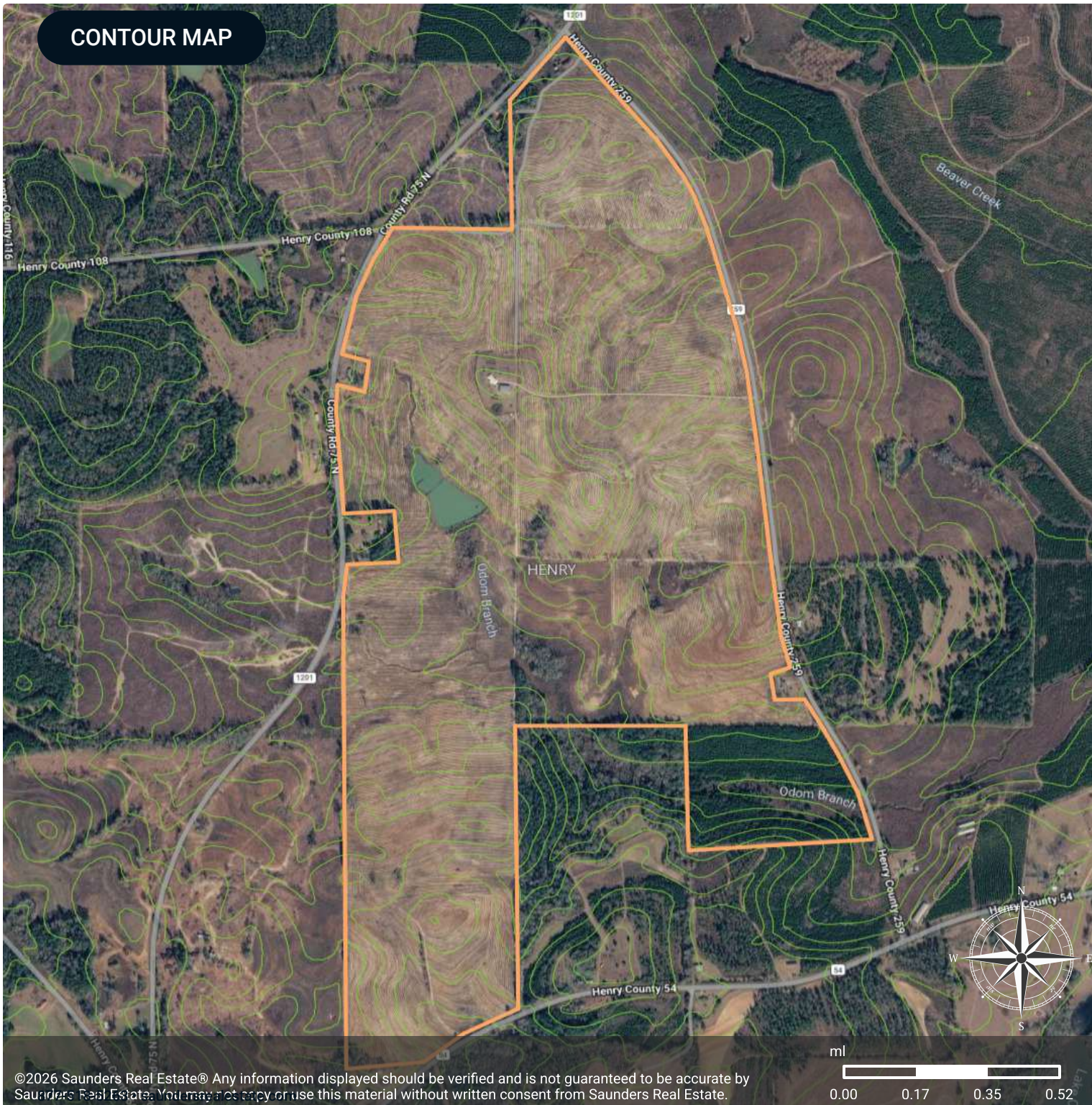
- County
- Polygon



CONTOUR MAP

Henry Co. - 10 Shy homestead 425 ac

- County
- Polygon
- Elevation



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."

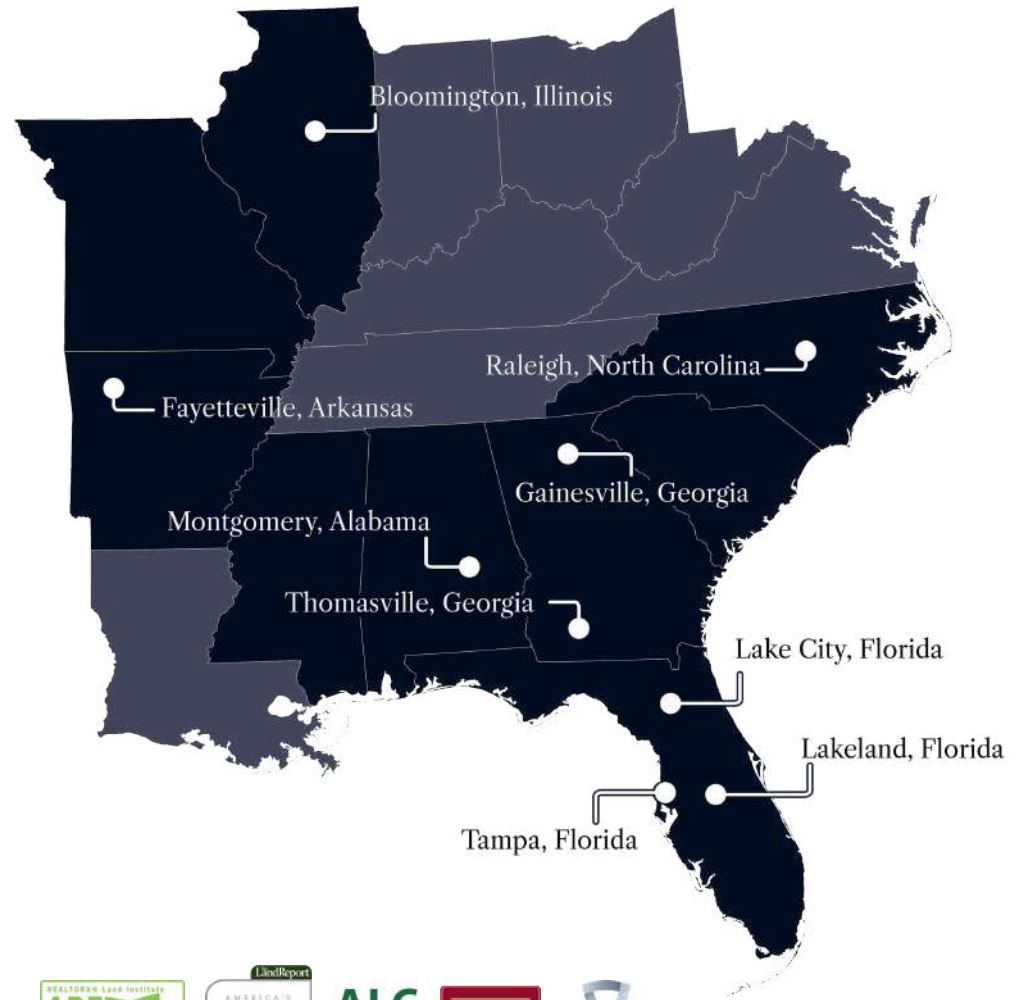
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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