

20 ac +/-

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Hwy 131

Barbour County Homesites

0 Hwy 131, Clayton, Alabama 36106

Hoke Smith IV, ALC
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Dusty Calderon
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PROPERTY OVERVIEW



Sale Price

\$160,000/Lot

Offering Summary

Acreage/Lot:	20 Acres
Price / Acre / Lot:	\$8,000
State:	Alabama
City:	Clayton
County:	Barbour
Property Type:	Acreage and Estates, Farms and Cropland, Timberland, Hunting and Recreational, Ranches and Pastureland

Property Overview

Located along Alabama State Route 131 near the Texasville community in southern Barbour County, these three 20 ± acre homesites offer the opportunity to own well-prepared rural acreage in the heart of the Wiregrass Region. Each tract features scenic rolling topography and was planted in longleaf pine around 2024, creating an attractive, young pine setting with long-term plans to have a house in the towering pines with great wildlife benefits.

The developing longleaf stands are already establishing excellent habitat for quail, deer, and other native wildlife, making these tracts well-suited for recreational homesites or private retreats. The open structure and management potential of longleaf pine also allow for flexibility in land use – buyers could maintain the trees and wildlife habitat or selectively clear areas to support a small cattle or horse farm.

Each tract has been recently surveyed and fenced, providing clearly defined boundaries and added ease for ownership and development. A power line corridor runs across the northern portion of the properties, offering a natural opening ideal for wildlife food plots or additional open grazing space if desired.

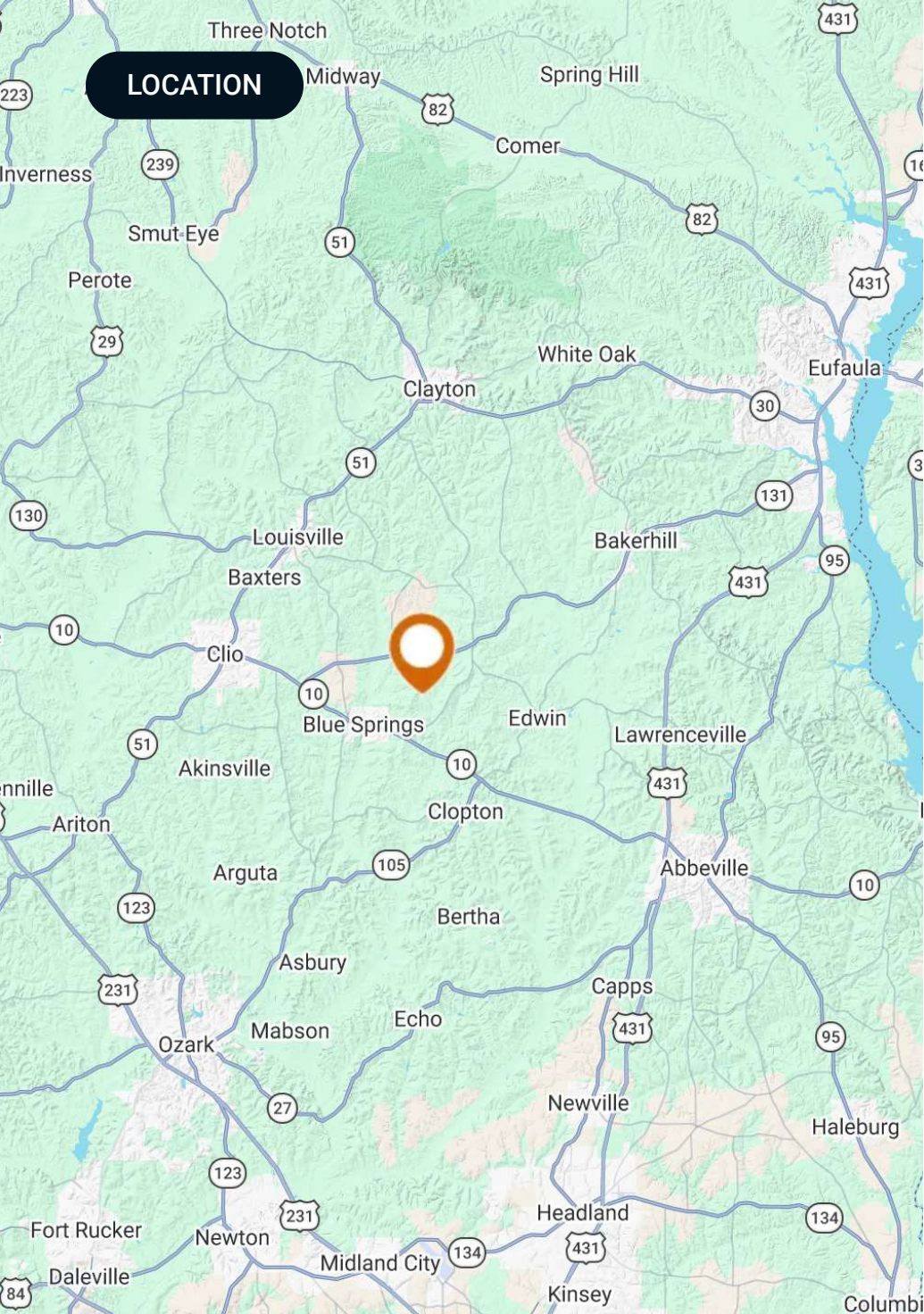
Some restrictions do apply.

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Sandy Loam Loamy Sand
Taxes & Tax Year:	2025 - \$105 ±
Water Source & Utilities:	Available and accessible
Road Frontage:	SR 131: 630' (680' per 20 acre lot)
Nearest Point of Interest:	Blue Springs, AL Clio, AL Louisville, AL Abbeville, AL
Fencing:	Perimeter fencing on each 20 acre lot



Location & Driving Directions

Parcel: 28-09-32-0-000-004-000-0

GPS: 31.7088024, -85.4638811

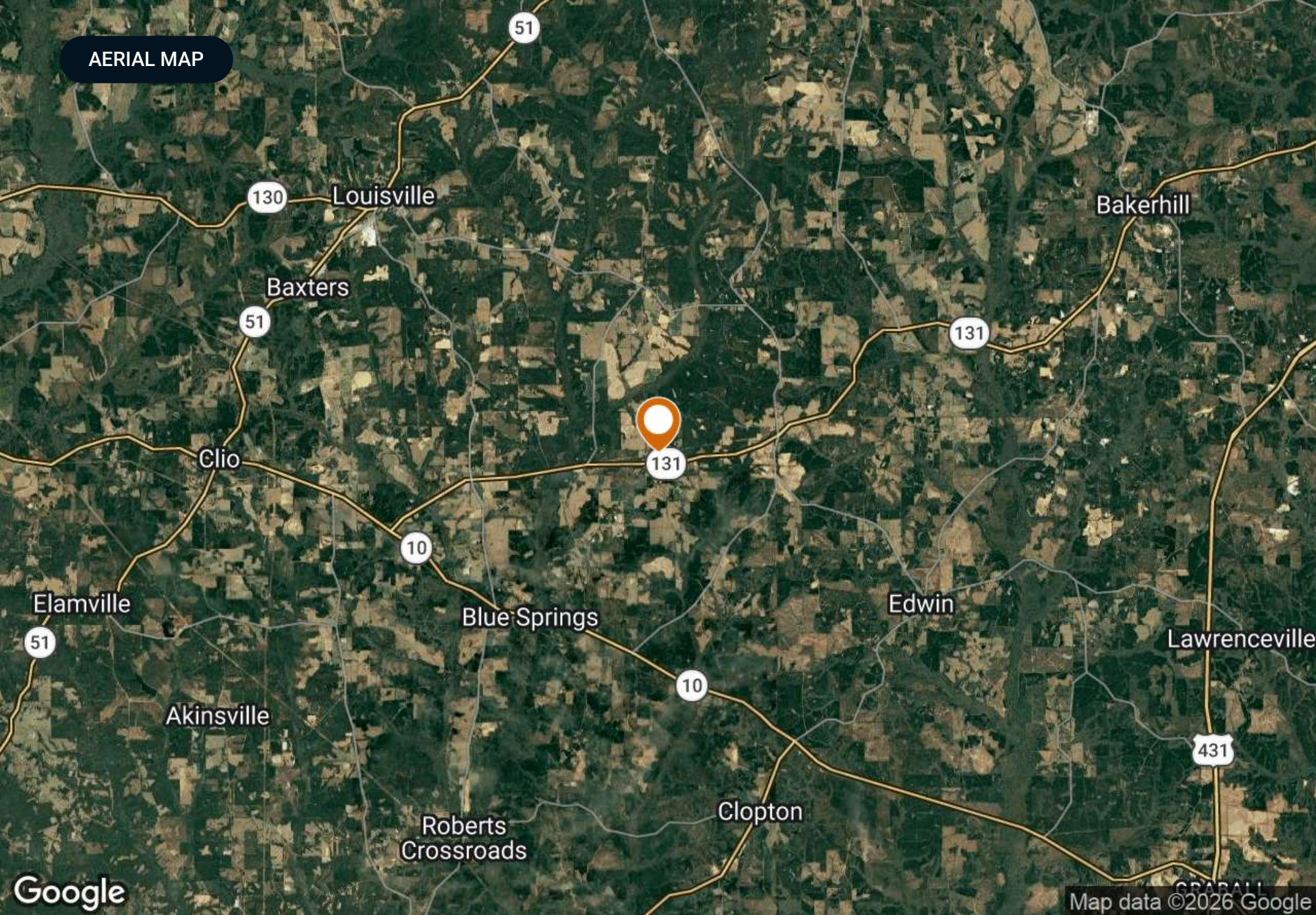
Driving Directions:

- Property is on the north east side of the SR 131 and County Road 43 junction
- Property is located along the north side of SR 131

Showing Instructions:

Contact Advisors for showing instructions.

AERIAL MAP



PROPERTY OUTLINE



Google

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."

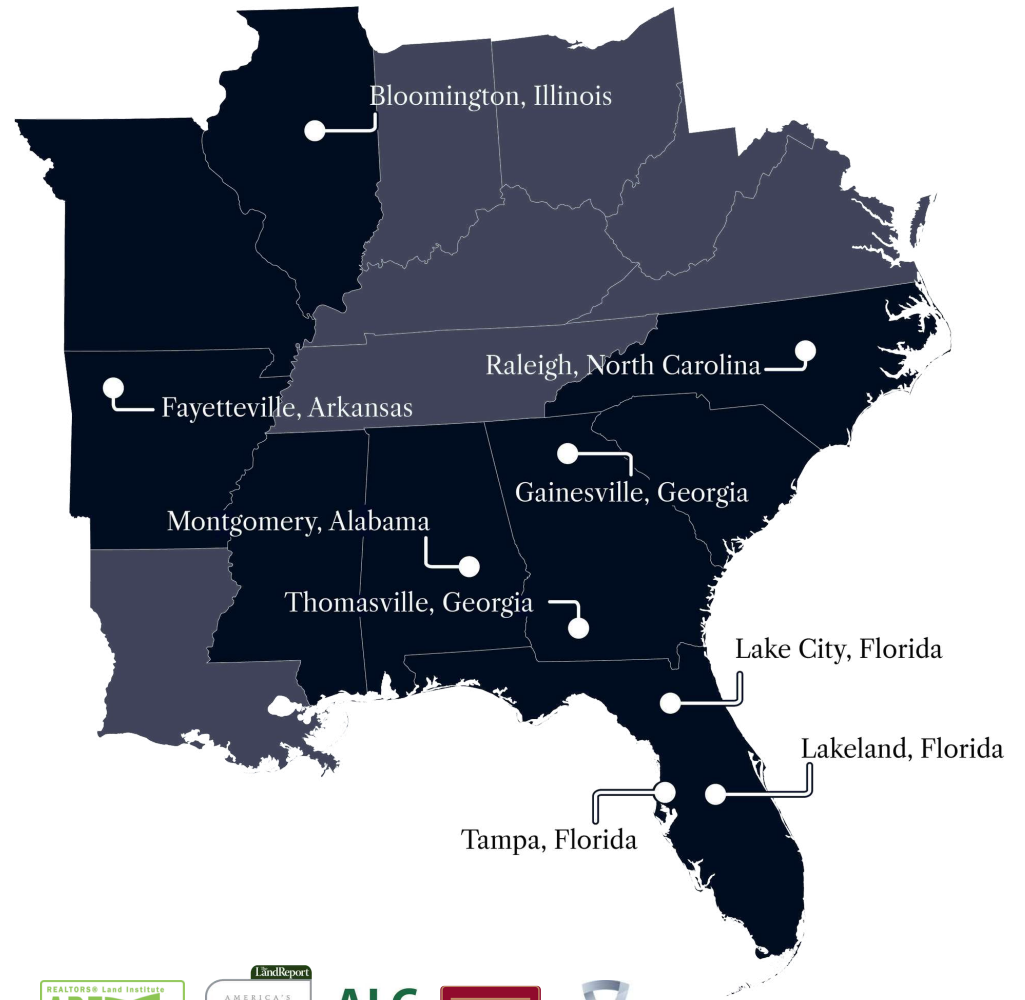
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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