

The Turner Tract

0 County Road 75, Clopton, Alabama 36317

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PROPERTY OVERVIEW



Sale Price

\$340,000

Offering Summary

Acreage:	95 ± Acres
Price / Acre:	\$3,579
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Hunting and Recreational, Timberland

Property Overview

The Turner Tract consists of approximately 95 acres located along County Road 75 in northern Henry County, just north of the community of Edwin. The property is divided by County Road 75, with approximately 88 acres situated on the west side of the road and an additional 7 acres on the east side. The eastern parcel offers an excellent location for a homesite, allowing an owner to live on the property while keeping their recreational and timberland acreage directly across the road.

The property is planted in approximately 3-year-old loblolly pine that is showing strong growth, providing both future timber value and developing wildlife habitat. A perimeter fire lane surrounds the property, and two internal roads provide access to both the northern and southern portions of the tract. A small pond of approximately one-quarter acre adds to the property's recreational appeal and serves as a water source for wildlife.

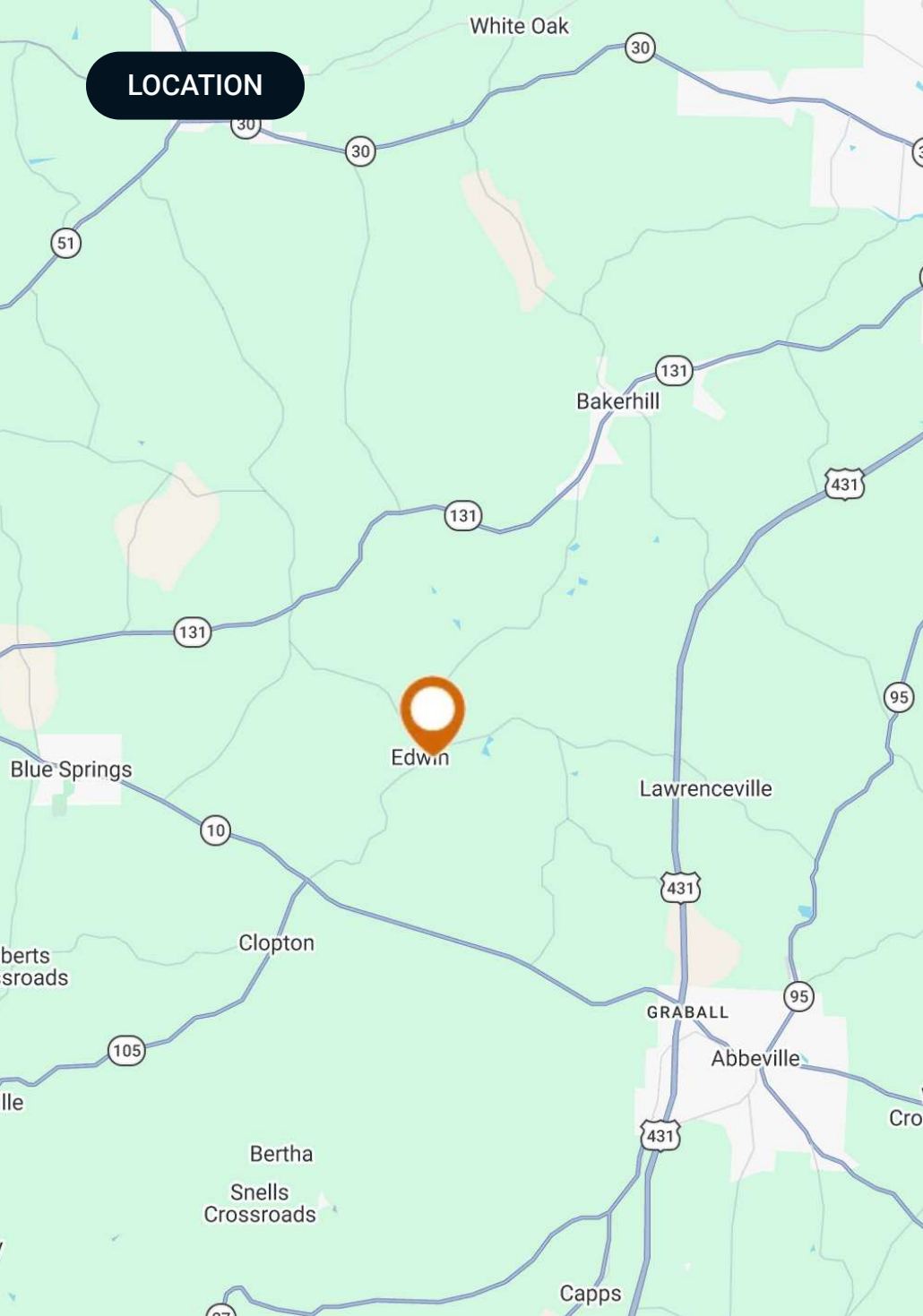
With water and power available along County Road 75, the Turner Tract offers a combination of residential, recreational, and timber investment potential in a quiet rural setting. Additional acreage is also available for buyers seeking a larger ownership opportunity.

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Sandy Loam / Sandy Clay Loam
Taxes & Tax Year:	2025 - \$230.76
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	County Road 75: 2,200 feet along the west side & 1,400 feet along the east side
Nearest Point of Interest:	Community of Edwin Abbeville, AL Eufaula, AL
Current Use:	Timber and Recreational
Land Cover:	Loblolly Pine (3 years old)



Location & Driving Directions

Parcel: 0403070000007000

GPS: 31.6805924, -85.37184

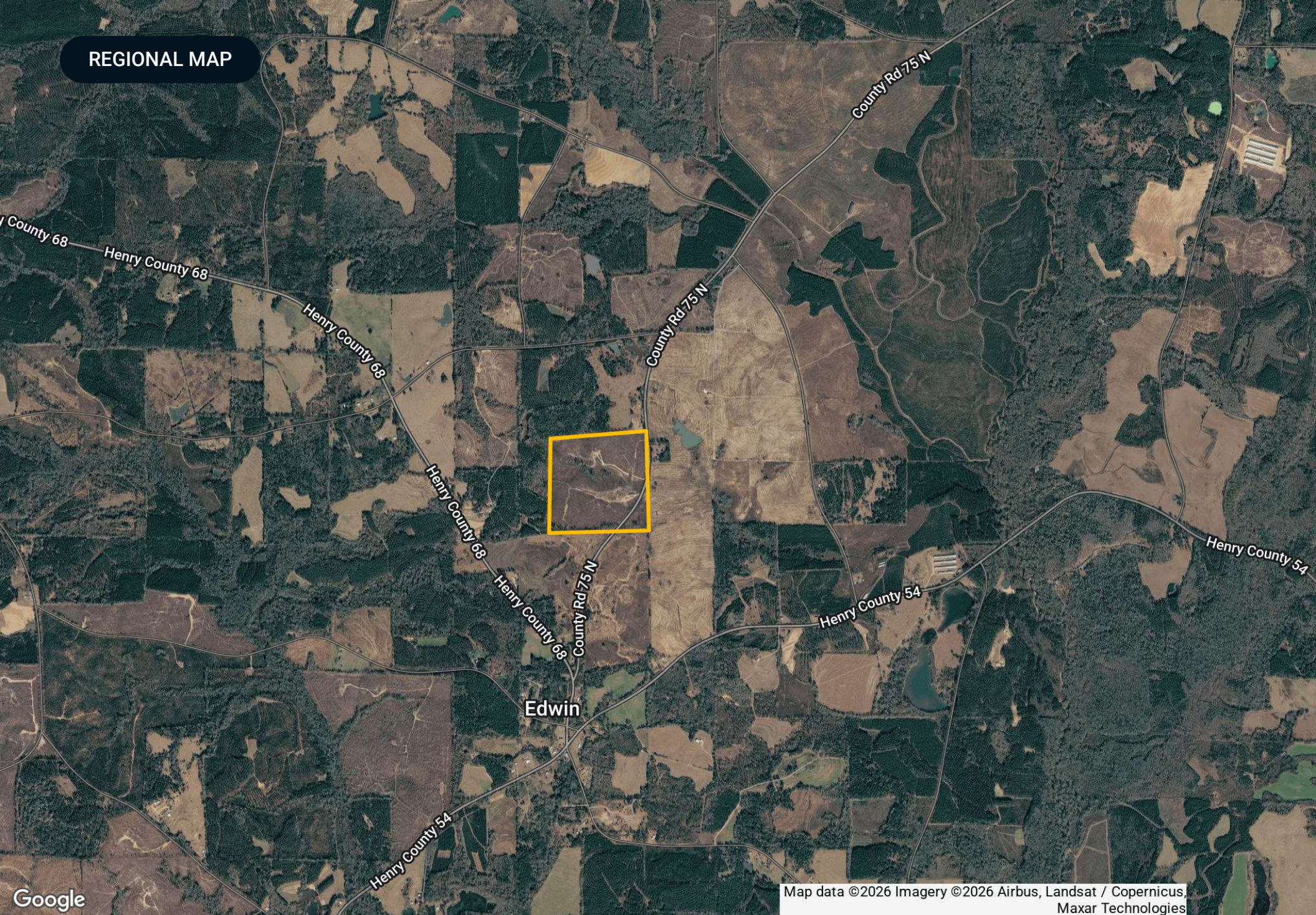
Driving Directions:

- From the junction of CR 75 and CR 54 in the Community of Edwin, AL take CR 75 north 1 mile
- Property is on both sides of the road

Showing Instructions:

Call Advisors to schedule showing.

REGIONAL MAP



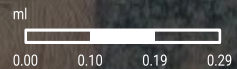
Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

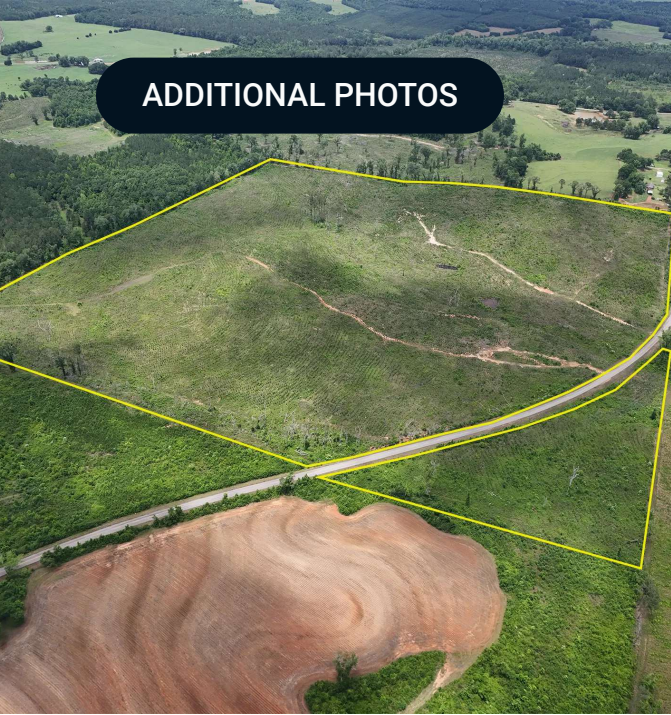
AERIAL MAP

The Turner Tract

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



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



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."

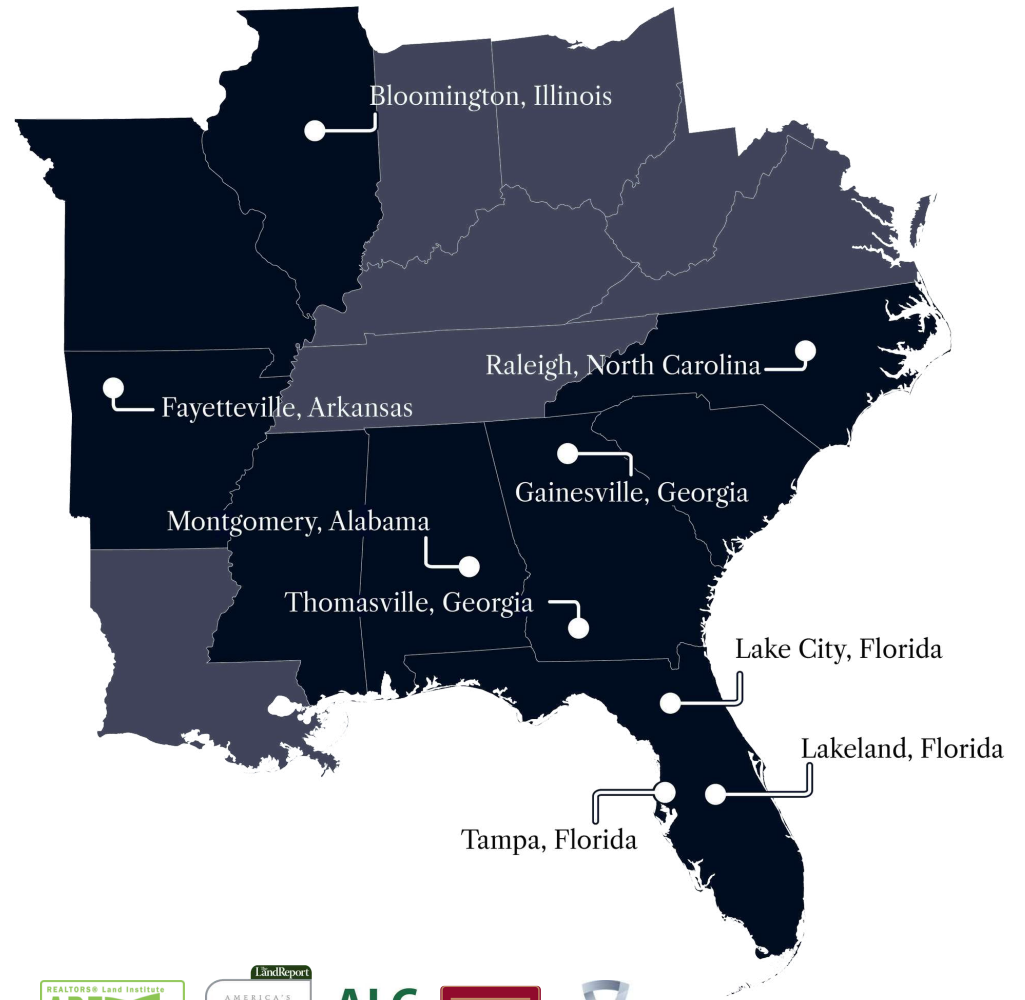
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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