



County Line Pasture Land

0 County Road 75, Clopton, Alabama 36317

Hoke Smith IV, ALC
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Dusty Calderon
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PROPERTY OVERVIEW



Sale Price

\$823,500

Offering Summary

Acreage:	183 Acres
Price / Acre:	\$4,500
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Ranches and Pastureland, Hunting and Recreational, Farms and Cropland

Property Overview

This 183 ± acre property is located in northern Henry County along County Road 75 and County Road 69, with additional frontage on Barbour County Road 12. The tract is currently being converted into pastureland, offering an opportunity for agricultural use in an area where quality pasture acreage has become increasingly difficult to find.

One of the property's standout features is its extensive road frontage, totaling approximately 1.76 miles along three county-maintained roads. The northern boundary of the property follows the Henry County-Barbour County line. The significant road frontage provides excellent access throughout the tract while also creating flexibility for future division into smaller parcels or homesites.

Utilities are available, making the property well-suited for a homesite, farm headquarters, or multiple residential sites. With continued demand for cattle operations and pastureland throughout the region, the property offers both agricultural and long-term investment potential. Its combination of pasture conversion, road frontage, utility access, and location make it suitable for livestock production, rural residential development, or a combination of both.

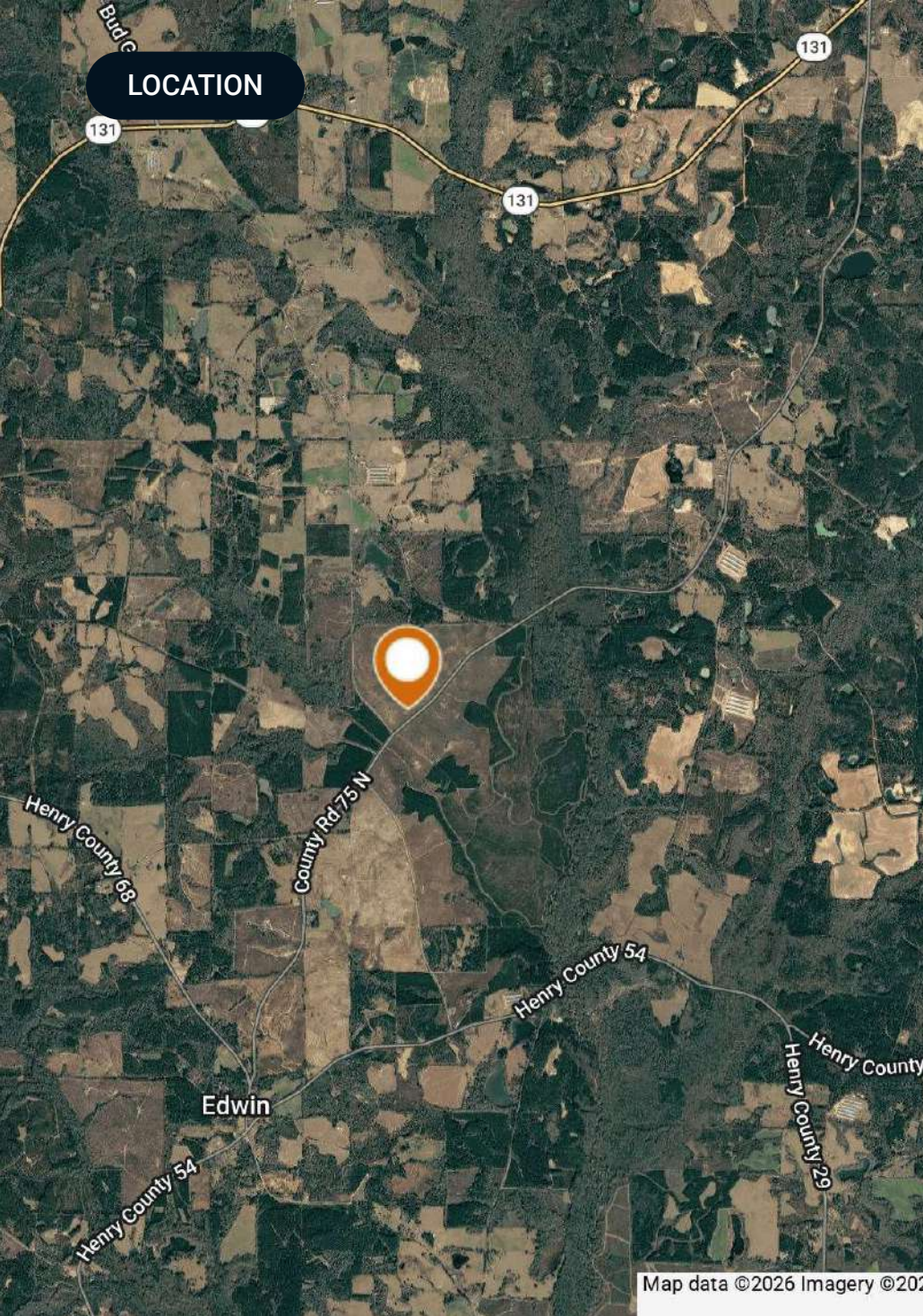
Additional acreage is available for buyers seeking a larger landholding opportunity.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Upland
Soil Types:	Loamy Sand / Sandy Loam
Taxes & Tax Year:	2025 - \$700 ±
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	CR 75: 0.9 miles, CR 69: 0.68 miles, CR 12: 0.18 miles
Nearest Point of Interest:	East Fork Choctawhatchee River Barbour / Henry County Line
Current Use:	Pasture or Ag



Location & Driving Directions

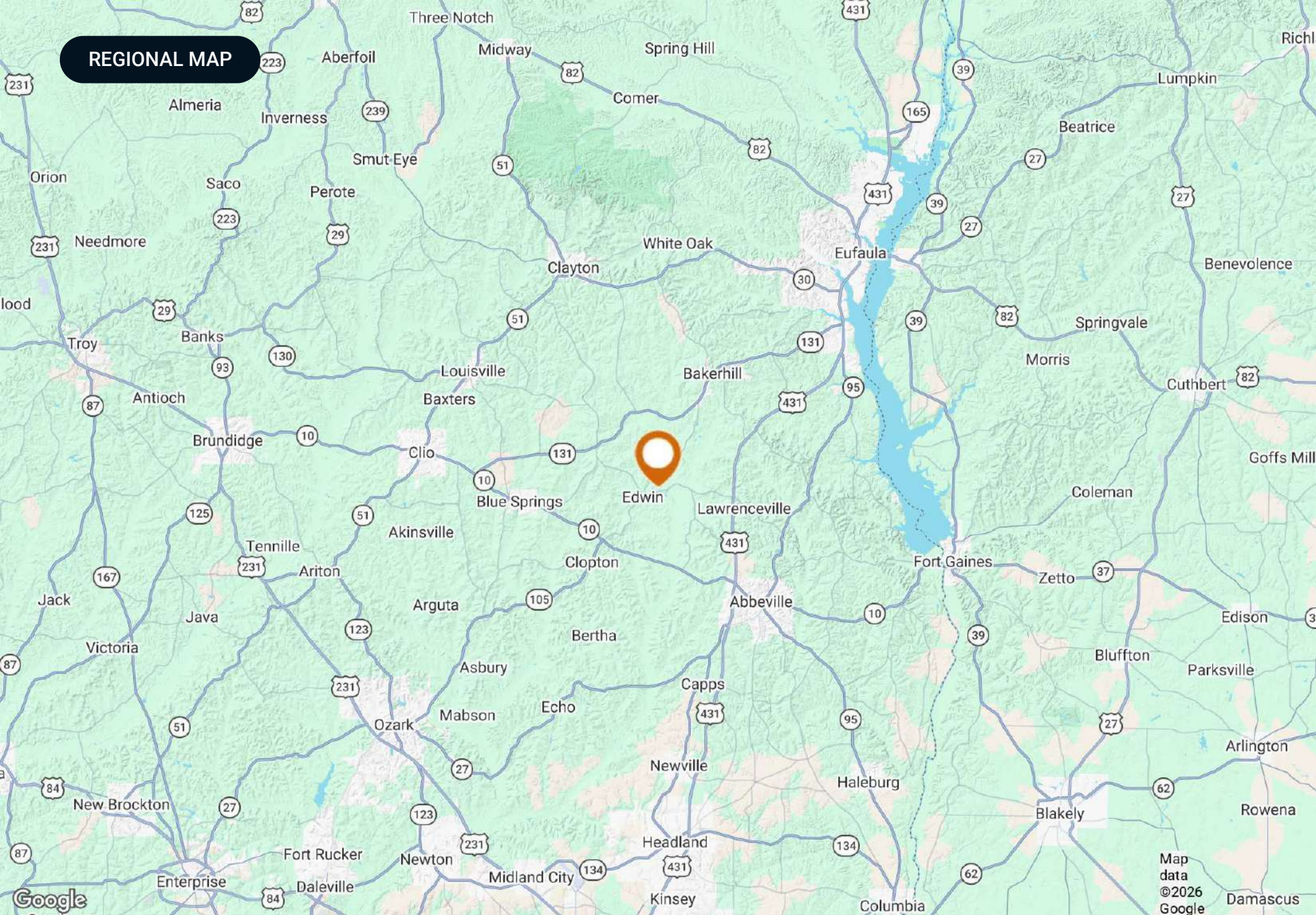
Parcel: Part of Parcel #: 0403050000001000

GPS: 31.7025752, -85.3602528

Driving Directions: At the corner of County Road 75 and County Road 69 the property is on the north side of County Road 75 and east side of County Road 69

Showing Instructions: Call Advisors for scheduling and instructions.

REGIONAL MAP

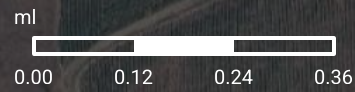
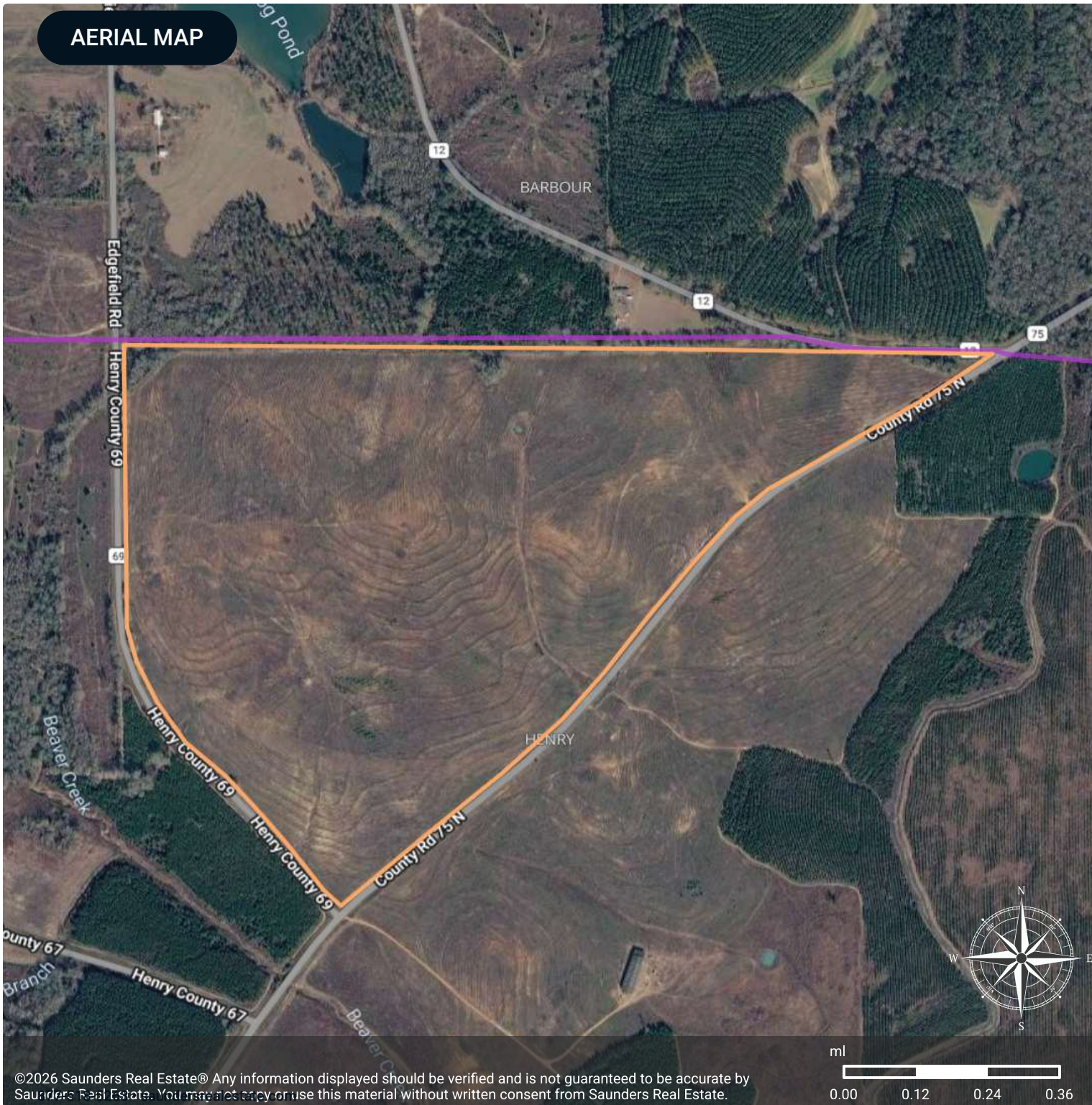


Map data ©2026 Google

AERIAL MAP

Henry Co - 183 ac County Line Pasture

- County
- Polygon



CONTOUR MAP

Henry Co - 183 ac County Line Pasture

- 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."

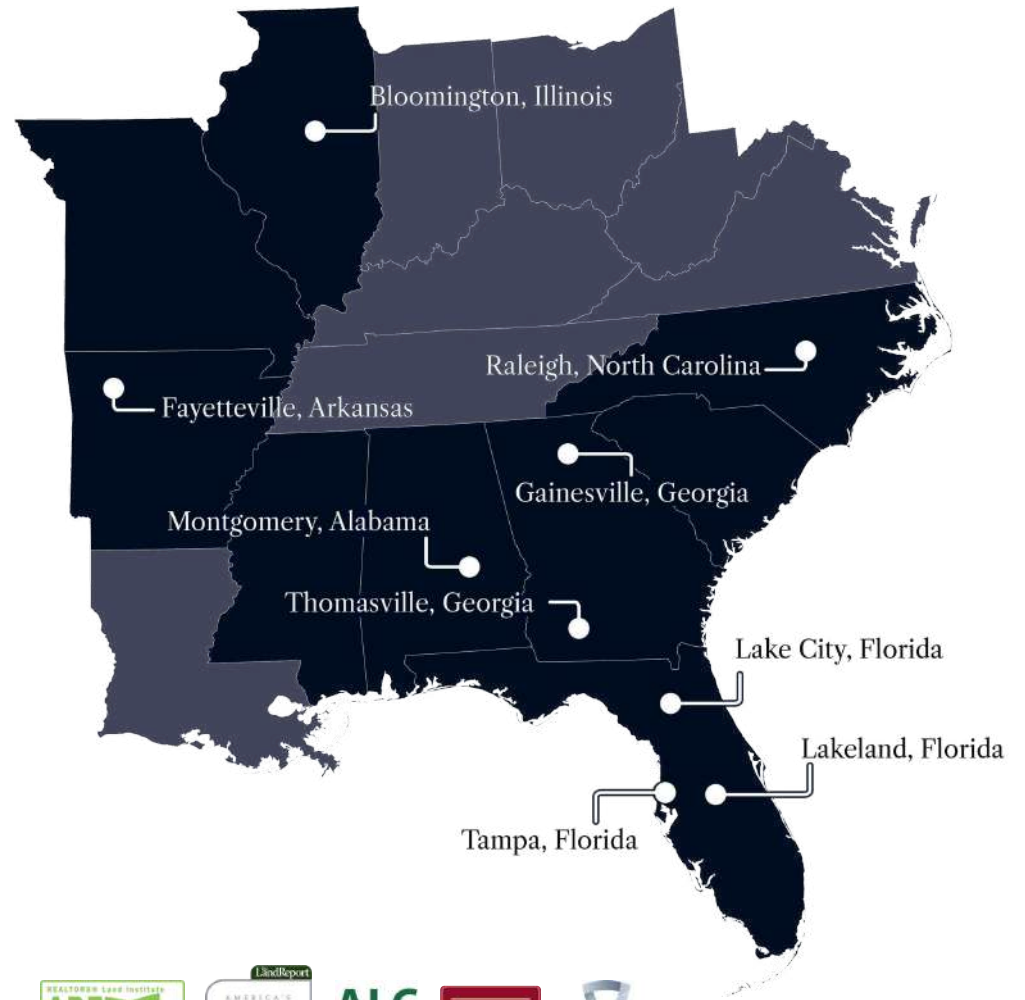
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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