

# Clopton 280

County Road 54, Clopton, Alabama 36317

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Hoke Smith IV, ALC

334-322-2683

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Dusty Calderon

407-908-9525

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## PROPERTY OVERVIEW



### Sale Price

\$980,000

### Offering Summary

Acreage:	280 Acres
Price / Acre:	\$3,500
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Timber, Hunting and Recreational

### Property Overview

Located in northwest Henry County near the Barbour and Dale County lines, this 280 ± acre tract offers a combination of timber investment and recreational opportunities in an area known for its strong wildlife populations. The property is situated just north of Highway 10 and approximately 2.5 miles from Clopton, providing convenient access while maintaining a private rural setting.

Approximately 275 acres of the property are planted in 3-year-old loblolly pine, with the balance of the acreage consisting of internal roads and established wildlife food plots. The young pine plantation is growing well and provides future timber income potential while also creating developing habitat for deer, turkey, and other wildlife. Recreational opportunities are a major feature of the property. The area has long been recognized for quality deer and turkey hunting, and sightings of wild coveys of quail are still common, a rarity across much of Alabama today. Five established wildlife food plots are currently in place, and the property's layout offers numerous opportunities to expand the food plot system if desired.

A perimeter fire lane surrounds the tract, providing access around the property and supporting future timber management activities. The terrain is characterized by rolling topography, with elevations ranging from approximately 390 feet where Jordan Ditch originates to over 520 feet near the center of the property. This variation in elevation creates a diverse landscape, offering multiple habitat types, scenic views, and a variety of hunting setups throughout the tract.

With its combination of young planted timber, established wildlife infrastructure, manageable access, and desirable location, this property presents an opportunity for both recreational enjoyment and long-term land investment.

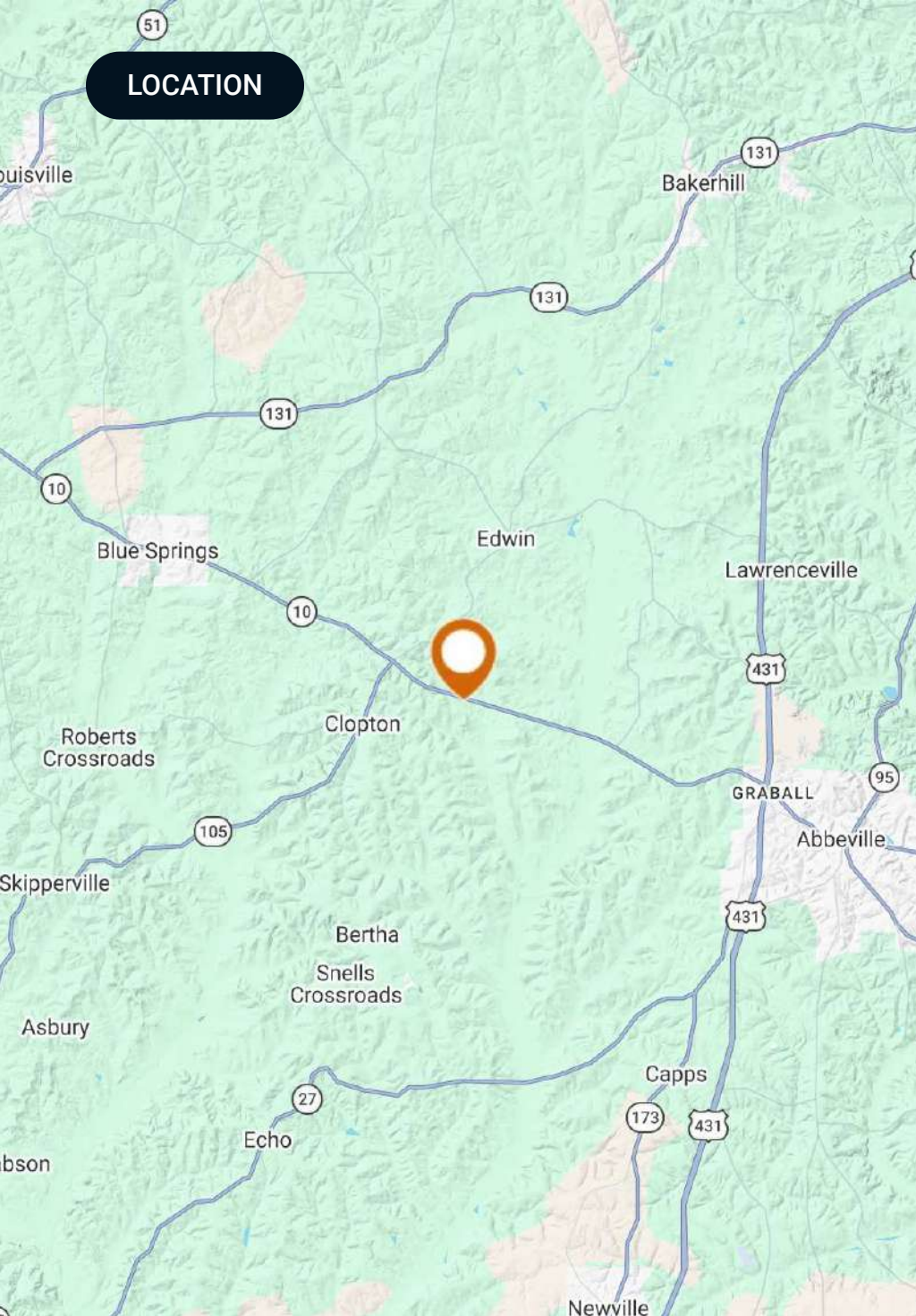
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	100% upland
<b>Soil Types:</b>	Sandy Loam
<b>Taxes &amp; Tax Year:</b>	2025 - \$670.66
<b>Road Frontage:</b>	Accessed from CR 54 off old county road
<b>Nearest Point of Interest:</b>	Clopton, AL
<b>Current Use:</b>	Timberland / Recreational Land
<b>Land Cover:</b>	275 acres Loblolly Pine

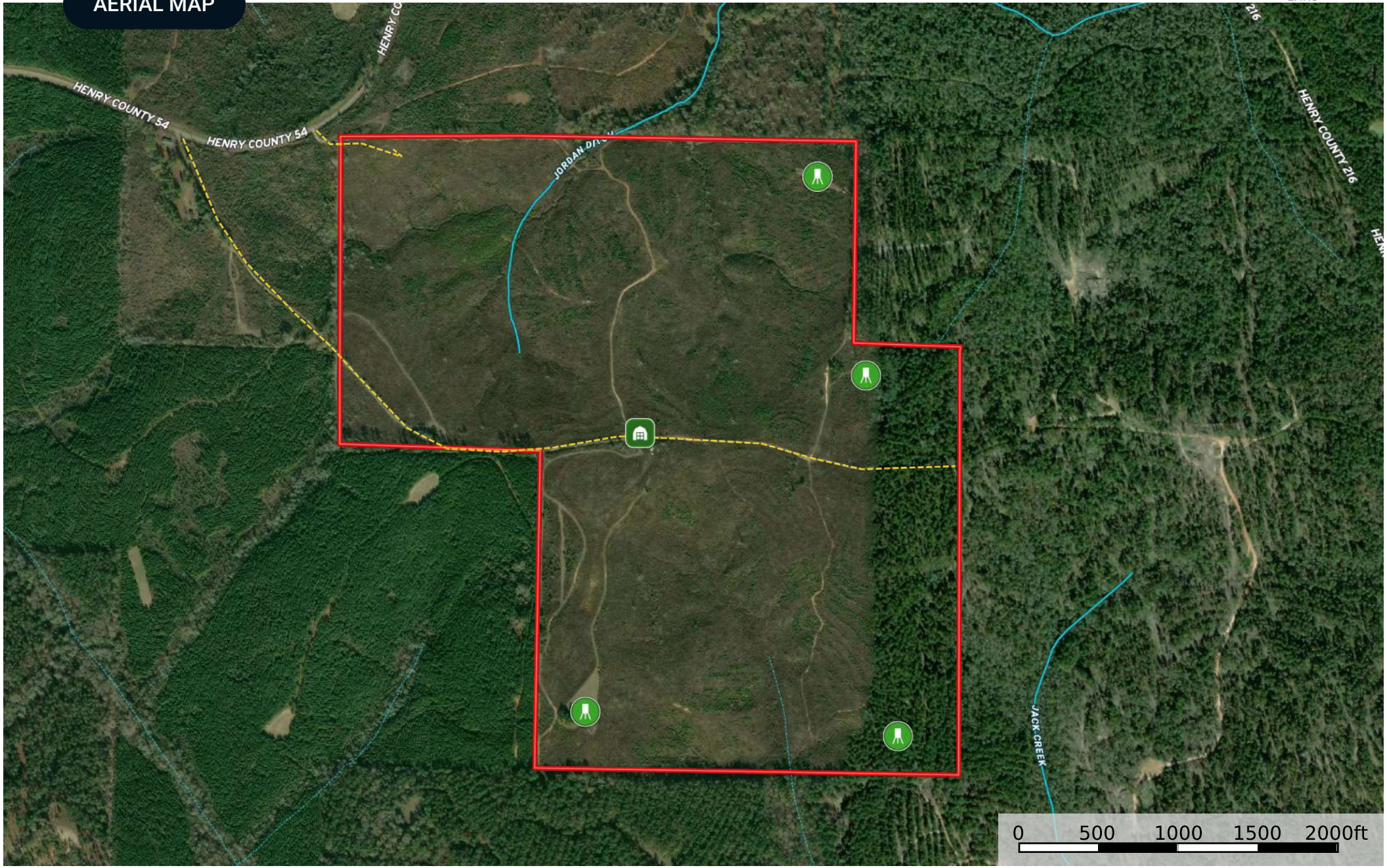
## LOCATION



## Location & Driving Directions

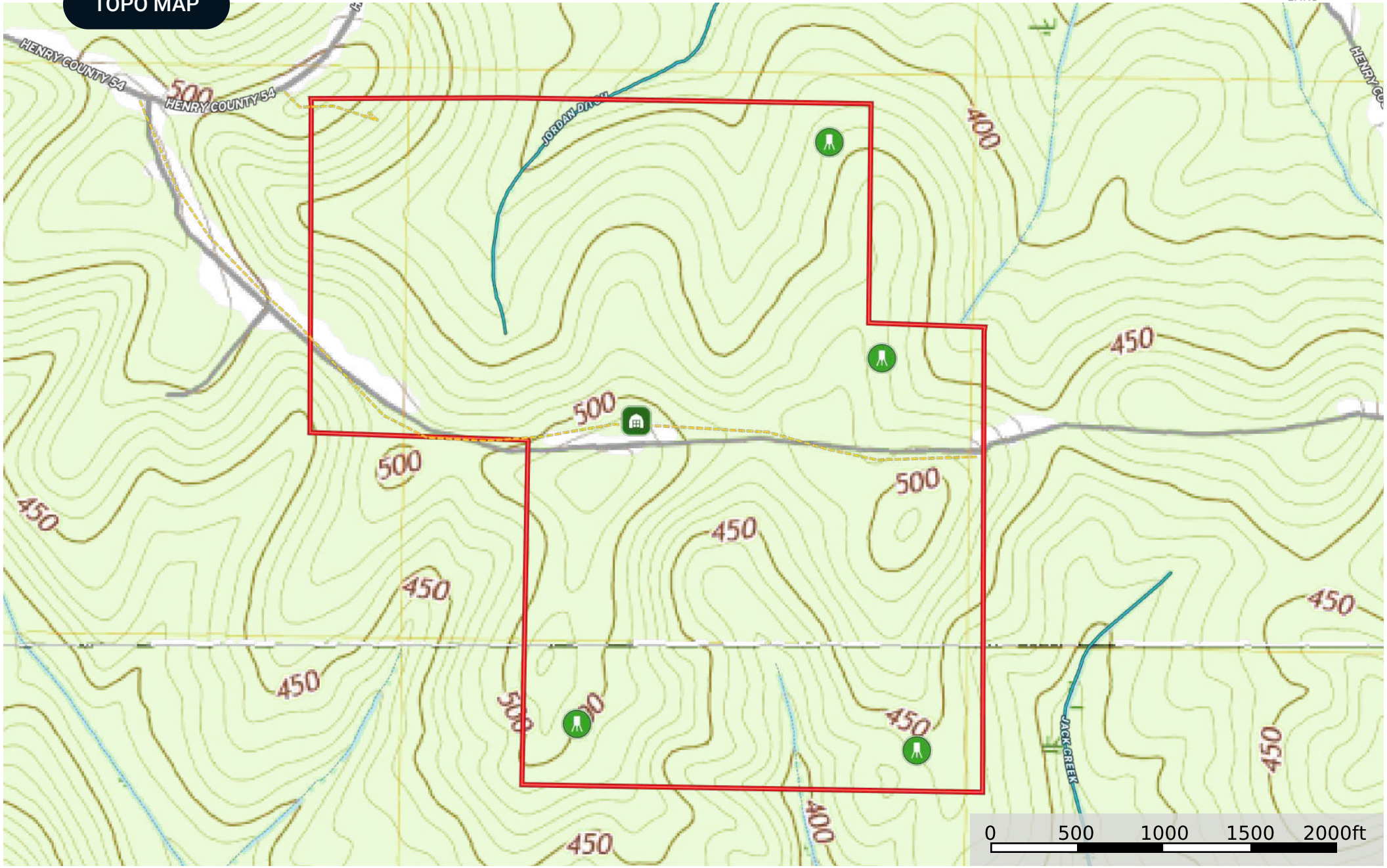
- Parcel:** 0307360000002001;  
0307360000002002;  
0307360000002000
- GPS:** 31.6289117, -85.3922251
- Driving Directions:** Contact advisors for driving directions
- Showing Instructions:** Call Advisors to schedule a showing and for instructions.

AERIAL MAP



- Shed / Shack
- Feeder
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

TOPO MAP



- Shed / Shack
- Feeder
- Road / Trail
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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."

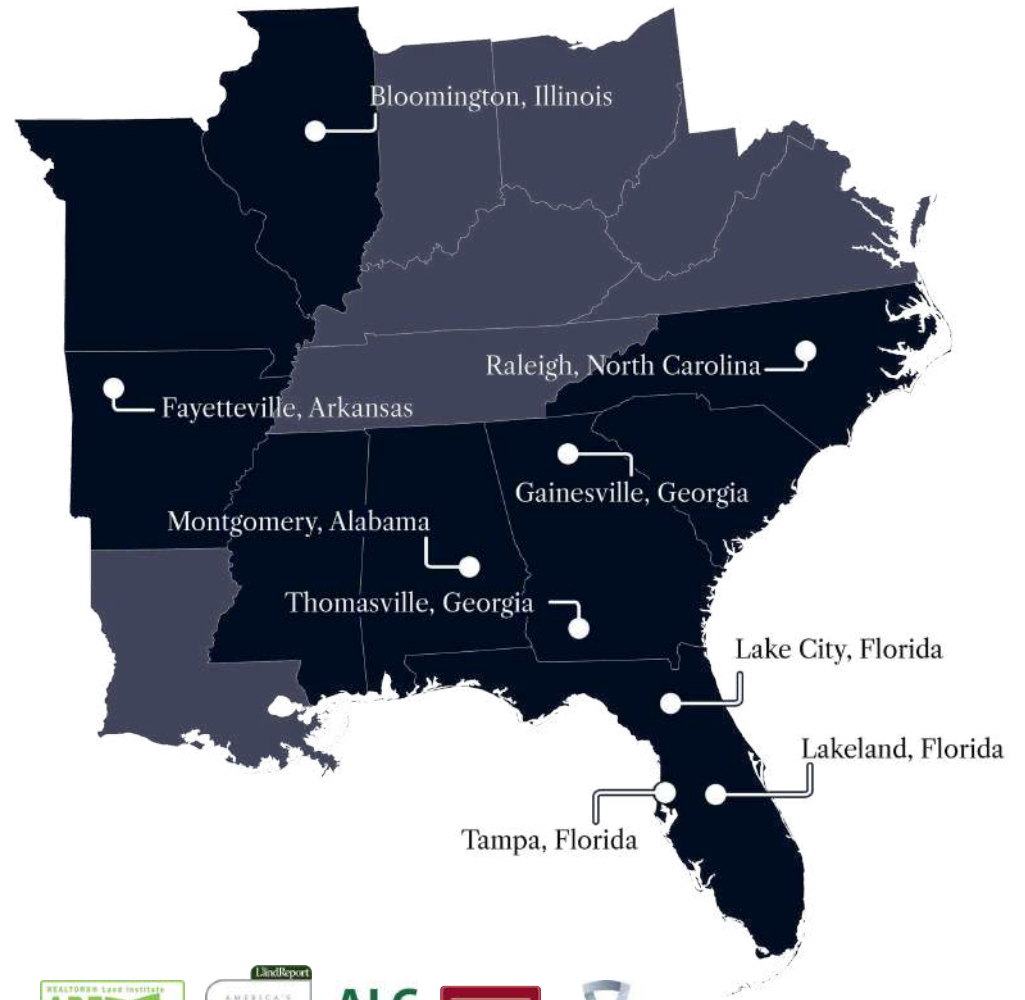
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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