

The Colonel's

1063 County Road 67, Clopton, Alabama 36317

Hoke Smith IV, ALC
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PROPERTY OVERVIEW



Sale Price

\$400,000

Property Overview

The Colonel's is an 83 ± acre recreational and residential property located in northern Henry County along County Road 67. Combining a historic homesite, growing timber investment, and excellent recreational attributes, this property offers a unique opportunity for those seeking a rural retreat or a full-time residence with acreage.

Offering Summary

Acreage:	83 ± Acres
Price / Acre:	\$4,819
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Hunting and Recreational, Timberland, Acreage and Estates

At the center of the property is a 2,128-square-foot home built in 1925 that has served as a hunting camp in recent years. The home is accompanied by an old barn and a former country store located directly across from the house, creating a setting that reflects the agricultural history of the area and gives the property a distinctive sense of character and nostalgia.

Historically used as pastureland, the property was converted to timber production when it was planted in loblolly pine during 2015 and 2016. The timber stand has developed well and is approaching the stage where a first thinning may be considered, providing future income potential while also creating excellent wildlife habitat.

Recreational opportunities are abundant throughout the tract. A network of perimeter and internal trails provides access across the property for hunting, hiking, ATV riding, and general enjoyment. An old cattle pond serves as a year-round water source for wildlife, and the surrounding landscape is predominantly wooded, allowing deer, turkey, and other game to move freely across the area.

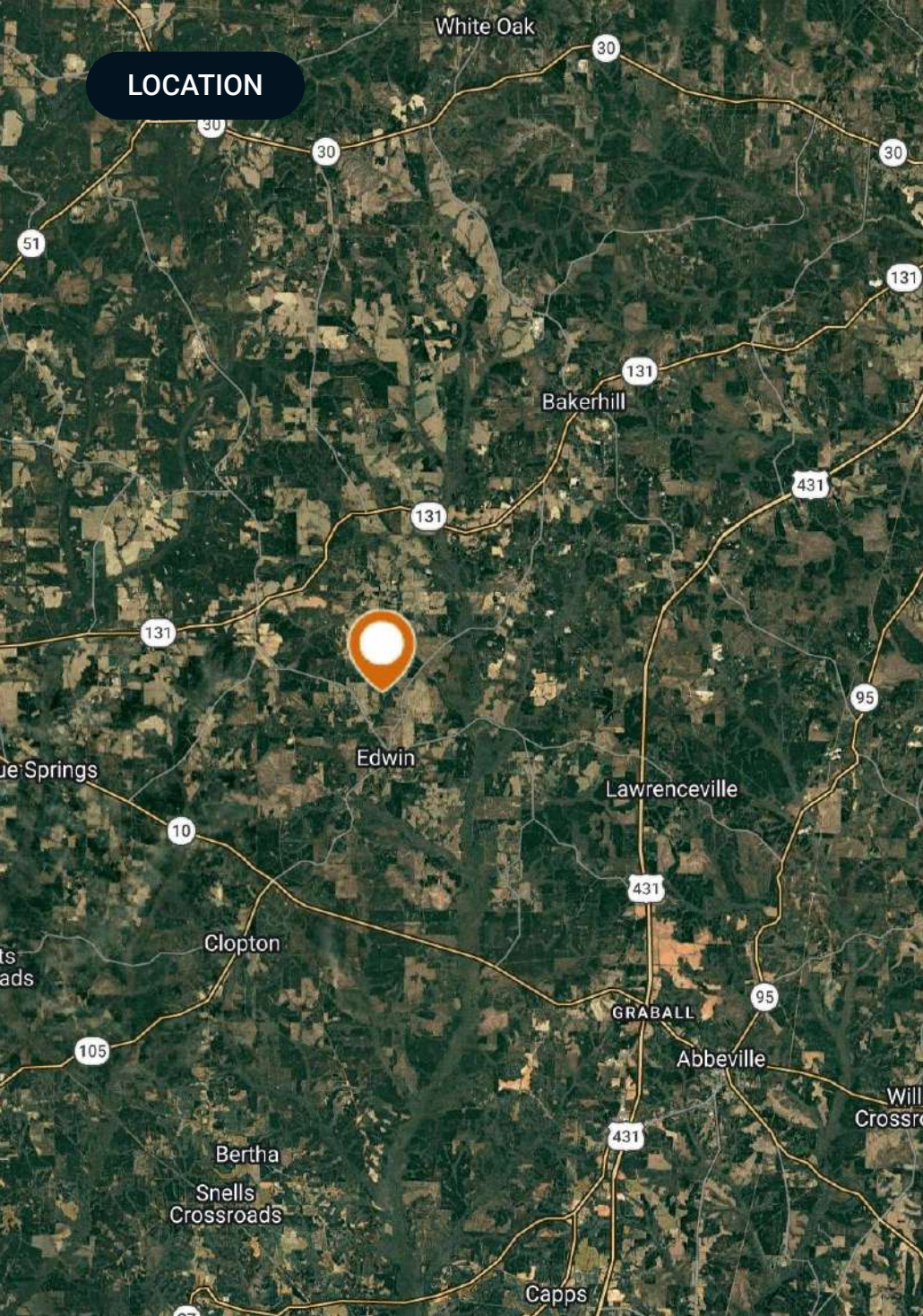
Whether used as a weekend hunting retreat, family getaway, or permanent residence, The Colonel's offers a combination of history, timber value, wildlife habitat, and rural living in a desirable northern Henry County location.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Soil Types:	Sandy Loam
Taxes & Tax Year:	2025 - \$1,309
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	County Road 67
Fencing:	Perimeter Fencing
Current Use:	Timberland Recreational
Land Cover:	Loblolly Pine Planted in 2016 - 78 acres
Structures & Year Built:	<ul style="list-style-type: none">• 2128 sq. ft. home built in 1925• Barn and old store across the road



Location & Driving Directions

Parcel: 0403060000005000 &
0403060000005003

GPS: 31.7015775, -85.37819809999999

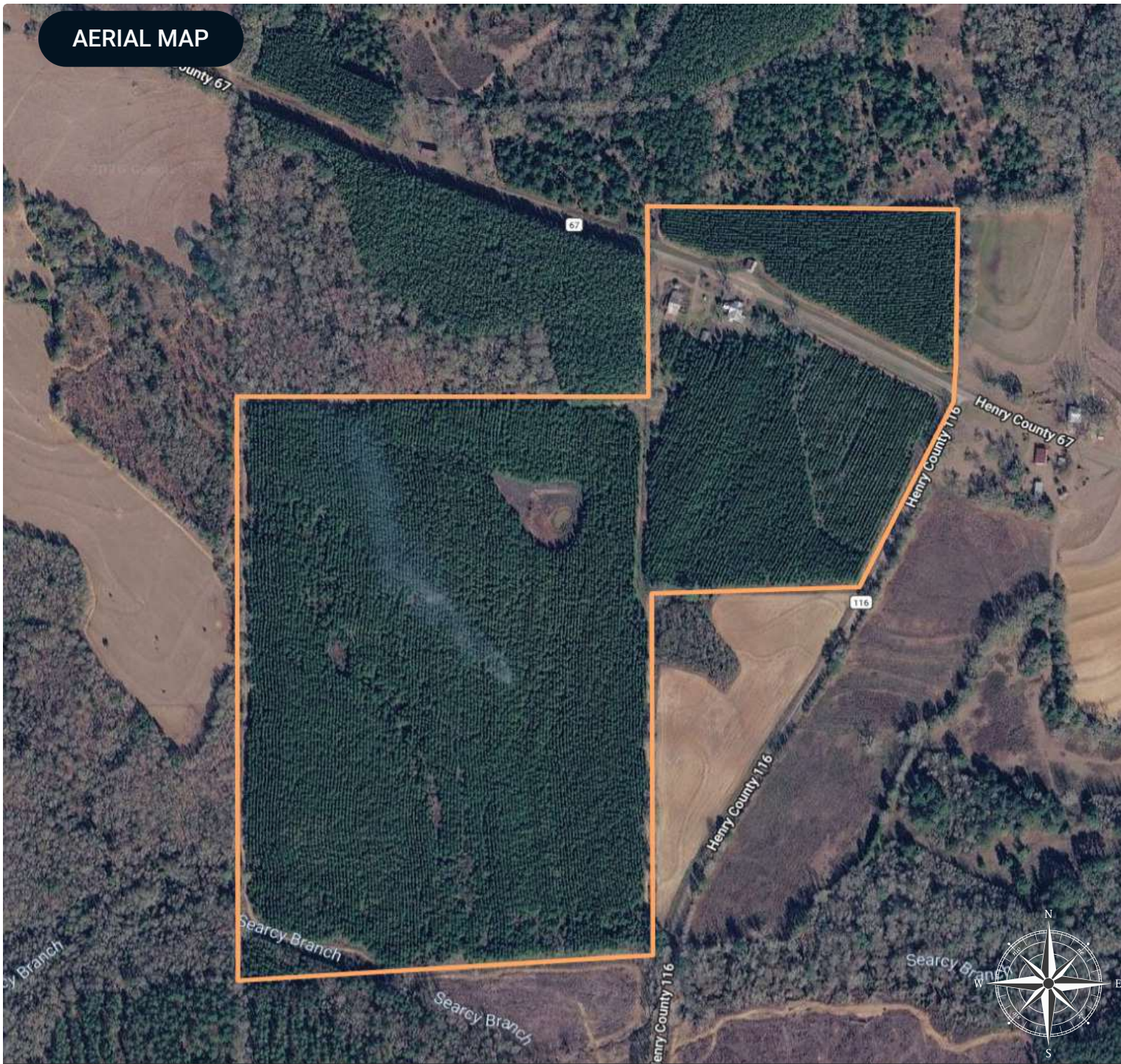
Driving Directions: 1063 County Road 67, Clopton, AL 36317

Showing Instructions: Call Advisors to schedule showing or for instructions.

AERIAL MAP

Henry Co 83 ac - The
Colonels

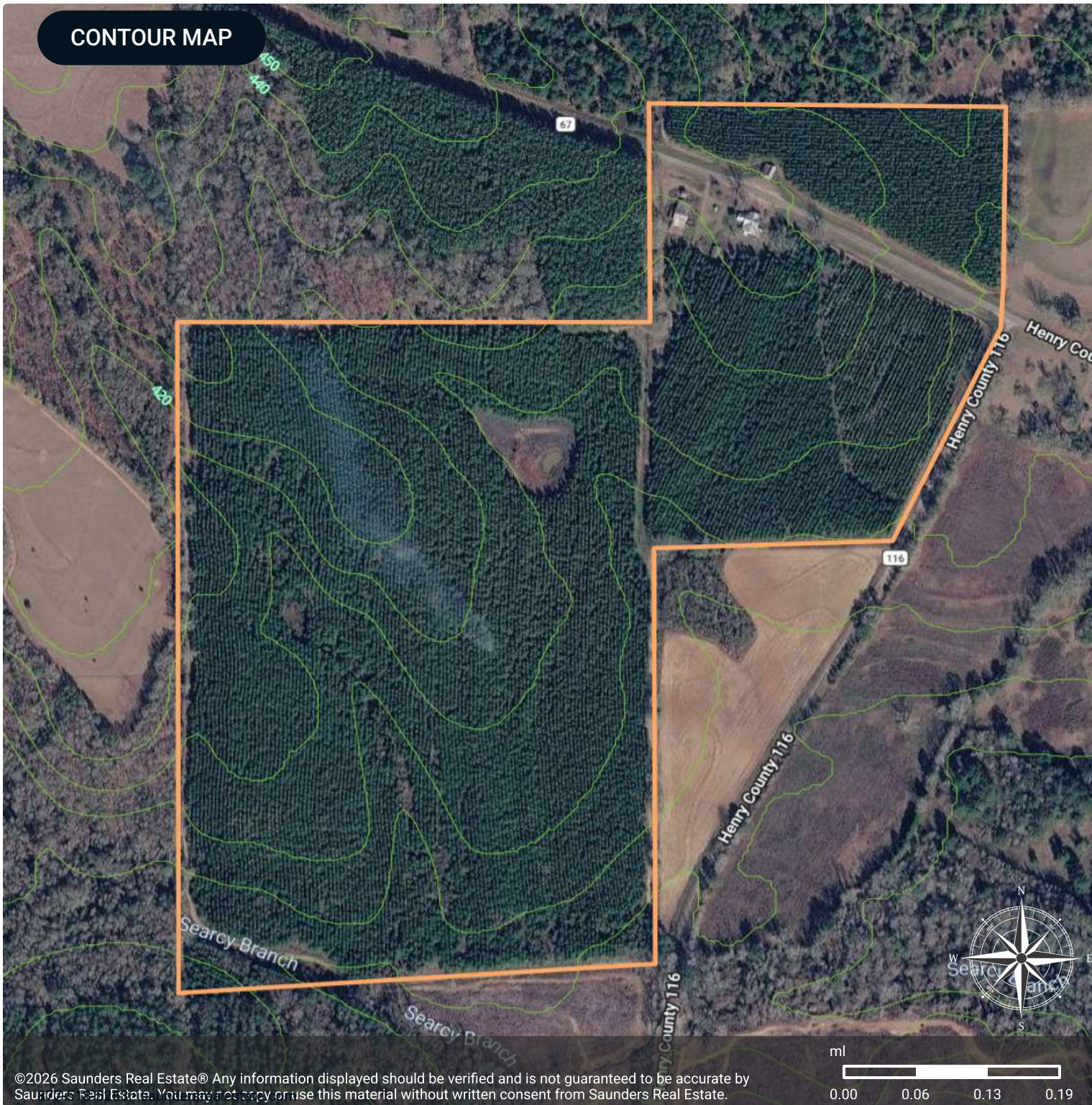
□ Polygon



CONTOUR MAP

Henry Co 83 ac - The
Colonels

- 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."

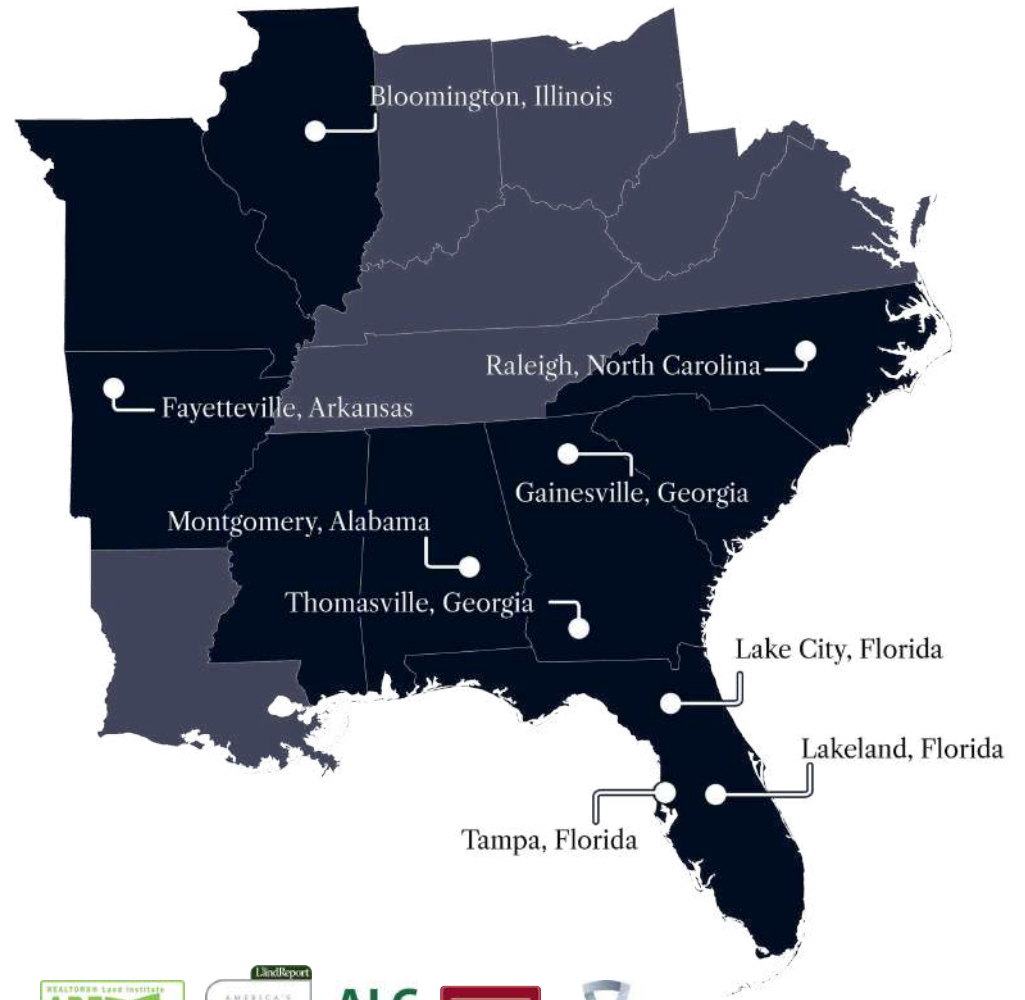
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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