



Edgefield Homesite

Edgefield Road, Clayton, Alabama 36016

Hoke Smith IV, ALC
334-322-2683
hoke@saundersrealestate.com

Dusty Calderon
407-908-9525
dusty@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$135,000

Offering Summary

Acreage:	27 Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Clayton
County:	Barbour
Property Type:	Acreage and Estates, Hunting and Recreational, Timberland

Property Overview

This 27 ± acre tract is located along Edgefield Road in the Edgefield community of southern Barbour County, within Alabama's Wiregrass region—an area known for its quiet rural setting, open countryside, and strong agricultural and timberland character. The property is situated not far from Highway 131 and County Road 75, providing convenient access while still offering a peaceful and private environment with very little traffic.

The property is fully planted in loblolly pine, creating a clean, uniform landscape that provides an ideal setting for a future homesite or rural retreat tucked into a wooded backdrop.

With paved county road frontage along Edgefield Road, the tract offers excellent access and a strong foundation for residential use. Utilities are available along the road, making development straightforward for those looking to build in a quiet country setting.

Wildlife is abundant throughout the area, supported by the surrounding mix of woods and open land. Deer and small game are commonly seen, and the limited traffic in the area adds to the overall sense of seclusion and rural comfort.

This property offers a simple, usable tract in a desirable part of southern Barbour County—well-suited for a homesite or weekend retreat in a quiet Wiregrass community.

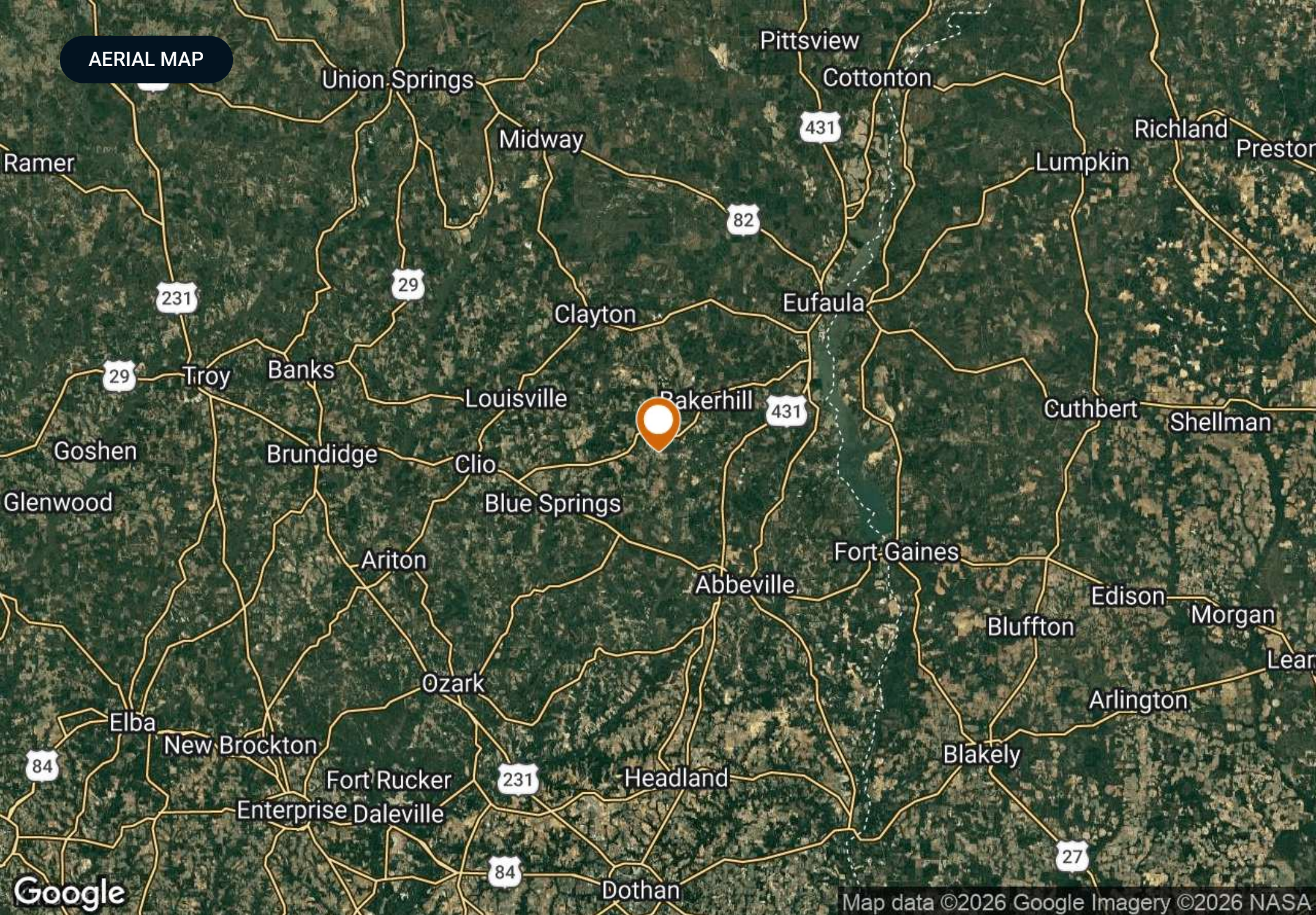
SPECIFICATIONS & FEATURES



Specifications & Features

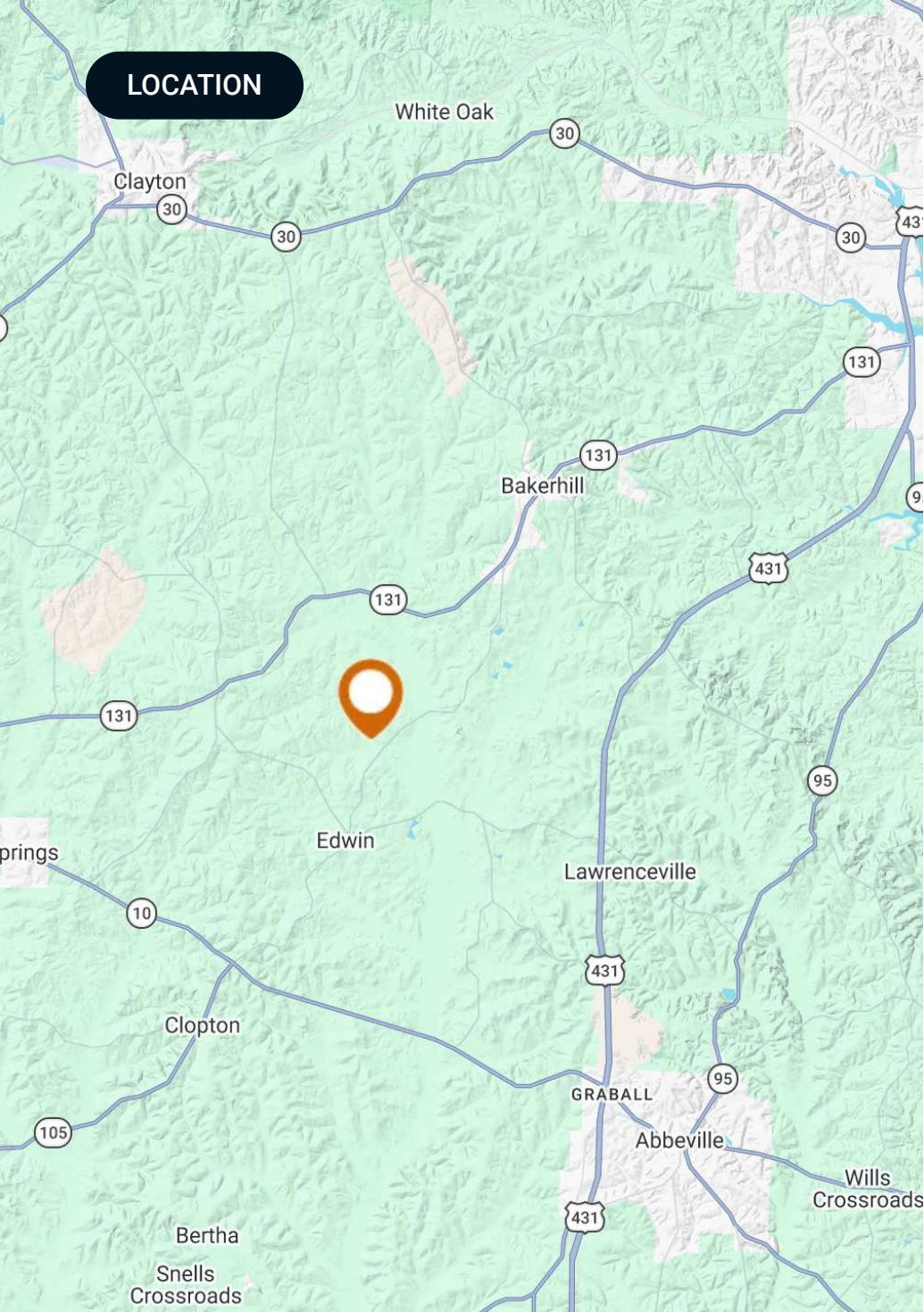
Uplands / Wetlands:	100% Upland
Soil Types:	Loamy Sand
Taxes & Tax Year:	2025 - \$181.77
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	Edgefield Road: 0.18 miles
Nearest Point of Interest:	Eufaula, Alabama Abbeville, Alabama
Current Use:	Timberland / Recreational
Potential Recreational / Alt Uses:	Homesite / Homesites
Land Cover:	Loblolly pine planted in 2019-2020

AERIAL MAP



Google

Map data ©2026 Google Imagery ©2026 NASA



Location & Driving Directions

Parcel: 27-09-31-0-000-011-001-0

GPS: 31.7125049, -85.3670527

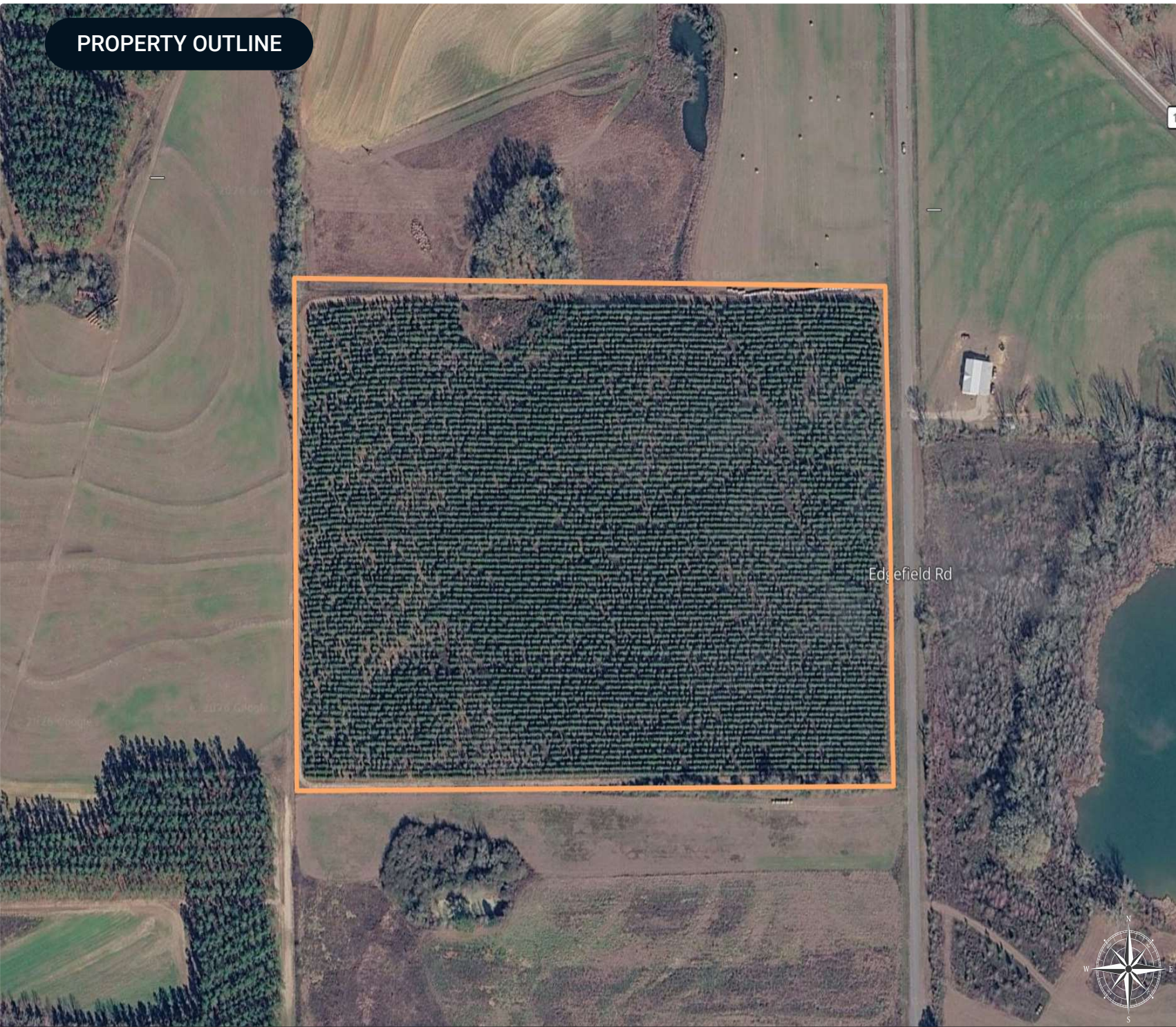
Driving Directions: From the intersection of County Road 12 and Edgefield Road near the Edgefield Community take Edgefield Road south 0.2 miles and the property is on the right

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

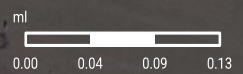
PROPERTY OUTLINE

Edgefield Homesite

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



Edgefield Rd



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."

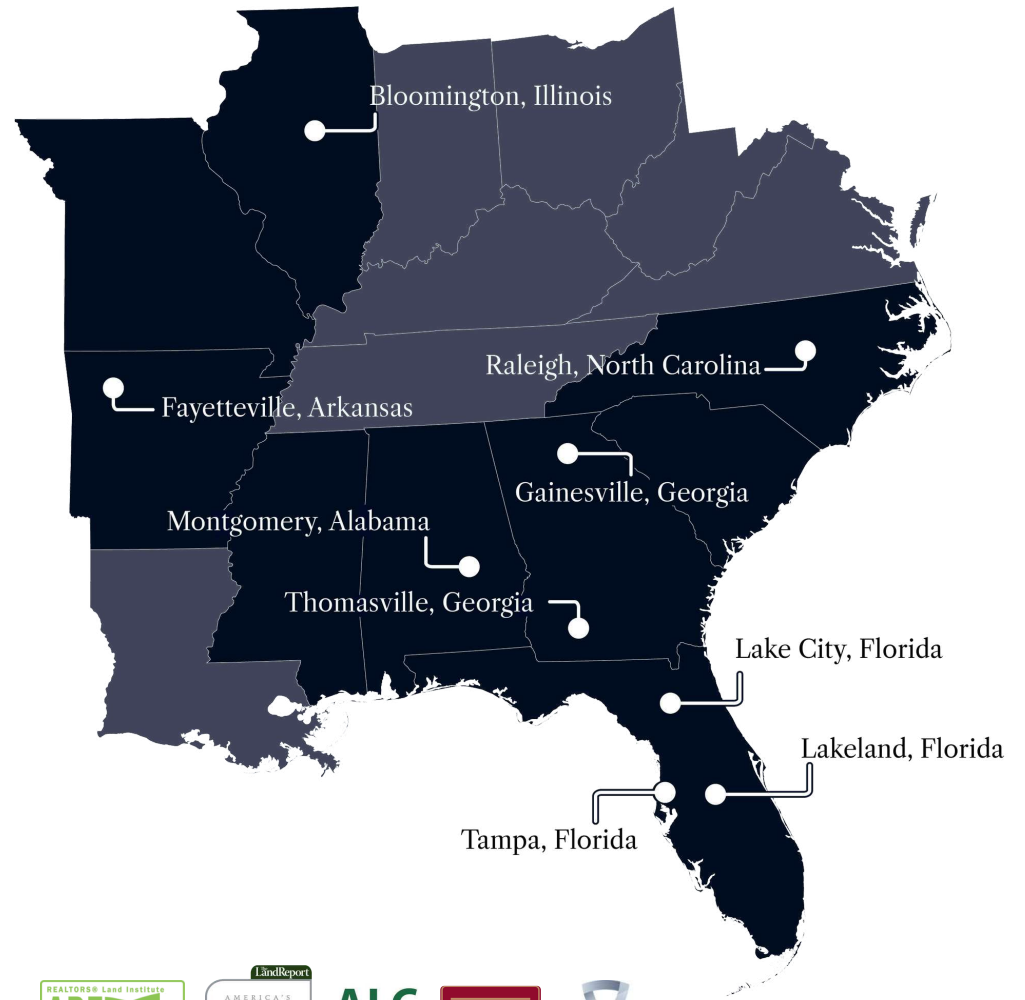
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.