

Searcy Branch Timber and Rec

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

\$300,000

Offering Summary

Acreage:	64 ± Acres
Price / Acre:	\$4,688
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Hunting and Recreational, Ranches and Pastureland, Timberland

Property Overview

Searcy Branch Timber and Rec is a 64 ± acre tract located in northern Henry County, offering a versatile blend of recreational, residential, and land-use opportunities. The property features frontage along both County Road 75 and County Road 67, providing excellent access from multiple points and supporting potential future division into additional homesites.

Designed well for a smaller recreational tract or weekend retreat, the property also offers strong potential for a rural homesite with acreage. At the entrance, there is an established clearing surrounded by old growth pecan trees, along with an old hay barn that adds character and a functional starting point for future improvements.

The property is fully fenced and includes a mix of loblolly and longleaf pine. The loblolly pine stands are approximately 10 years old and are approaching a stage where future management activities could be considered. The northern portion of the tract is planted in younger loblolly pine and could be adapted into additional pastureland if desired, offering flexibility for agricultural or mixed-use purposes.

Searcy Branch flows through the property, providing a natural water source for wildlife and livestock while enhancing the overall landscape diversity. The combination of timber, open areas, and water creates a well-balanced habitat that supports healthy populations of deer and turkey, both of which are commonly seen throughout the area.

With abundant road frontage, existing fencing, water features, and a mix of usable land types, this tract also presents strong long-term investment potential in a quiet rural setting known for country living and low development pressure.

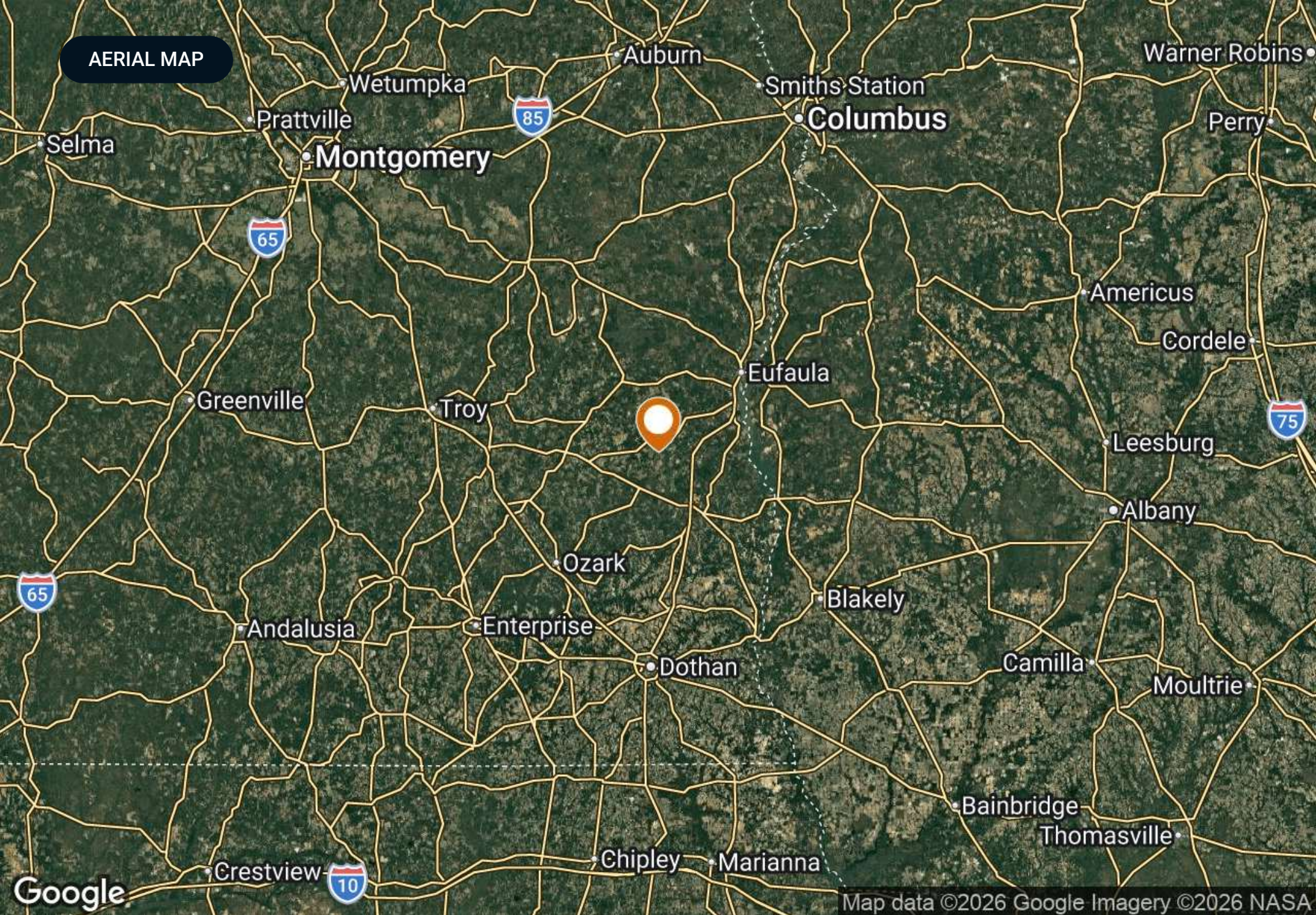
SPECIFICATIONS & FEATURES



Specifications & Features

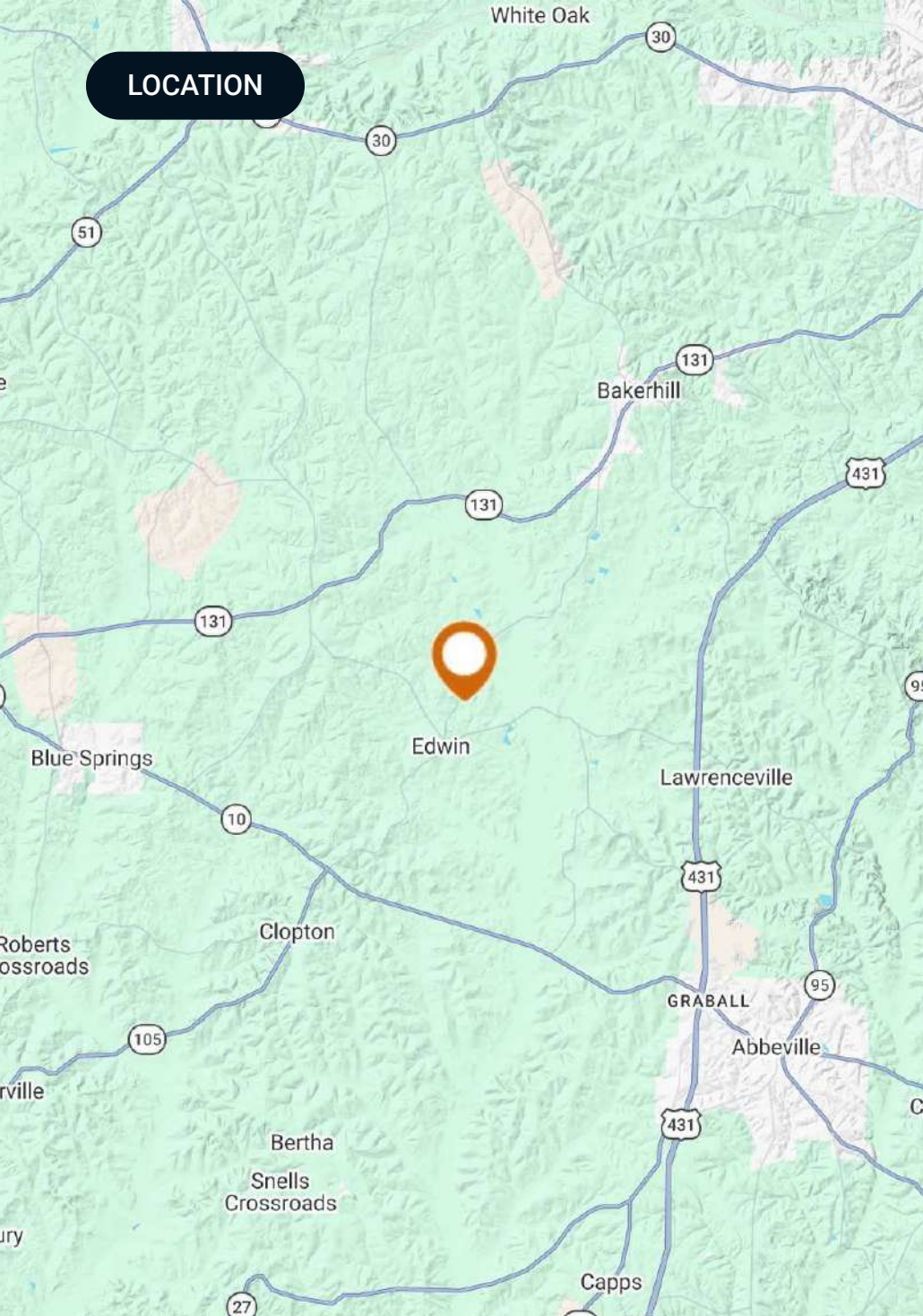
Uplands / Wetlands:	Uplands: 51.5 acres / Wetlands: 12.5 acres
Soil Types:	Sandy Loam / Sandy Clay Loam
Taxes & Tax Year:	2025 - \$225 ±
Lake Frontage / Water Features:	Searcy Branch
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	CR 75: 0.26 miles, CR 67: 0.47 miles
Nearest Point of Interest:	Abbeville, Alabama Eufaula, Alabama
Fencing:	Perimeter Fencing
Current Use:	Timber, Rec, Cattle
Land Cover:	25 acres of Loblolly Pine Planted in 2015 - 2016 14.5 acres Longleaf Pine Planted in 2023
Structures & Year Built:	Hay Barn

AERIAL MAP



Google

Map data ©2026 Google Imagery ©2026 NASA



Location & Driving Directions

Parcel: Part of Parcel 0403060000007000;
0403050000001000;
0403080000002000

GPS: 31.6946883, -85.3673769

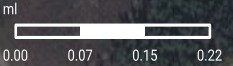
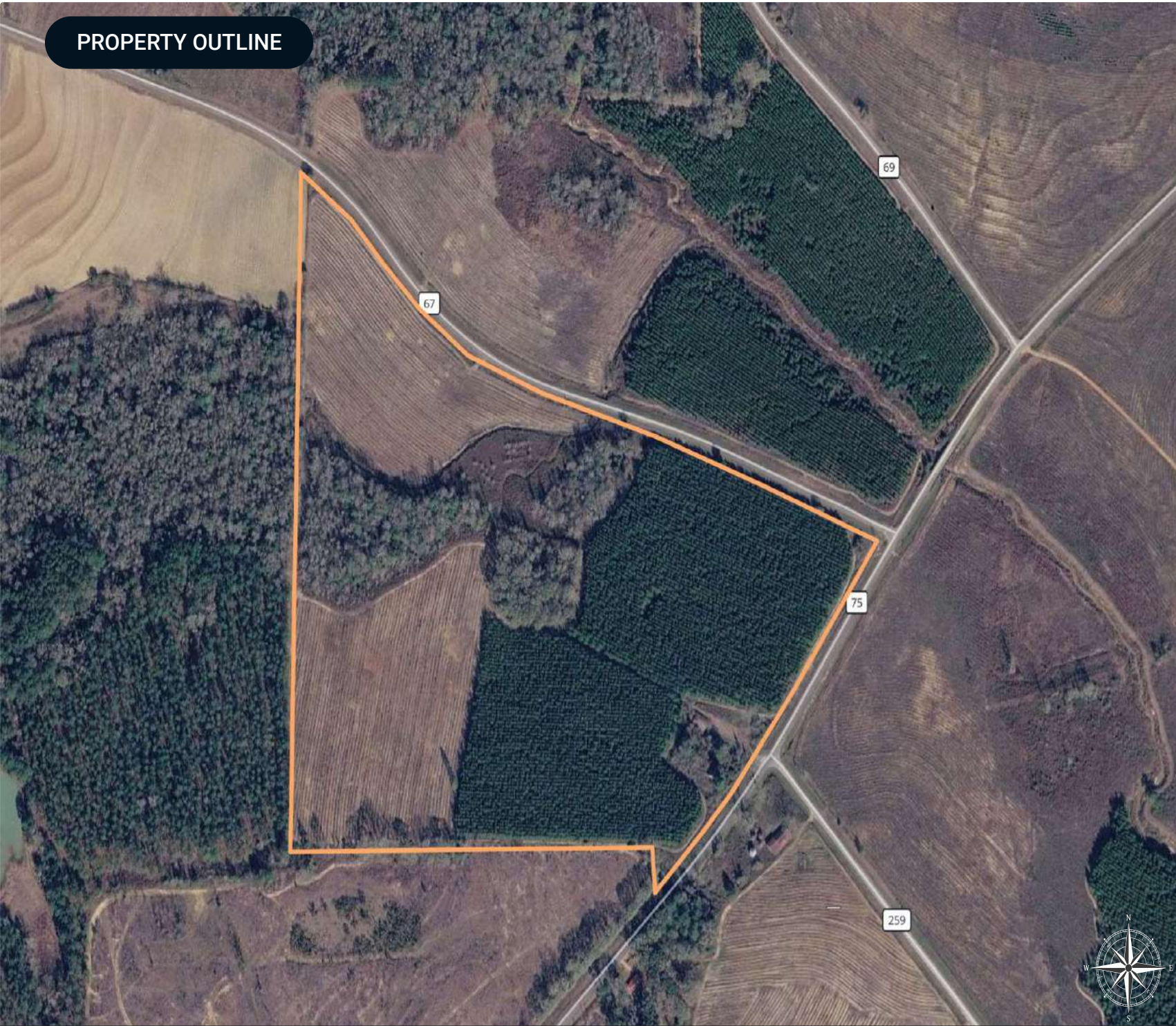
Driving Directions: Property is at the Junction of CR 75,
CR 259, and CR 67

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

PROPERTY OUTLINE

Searcy Branch Timber and Rec.

- 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."

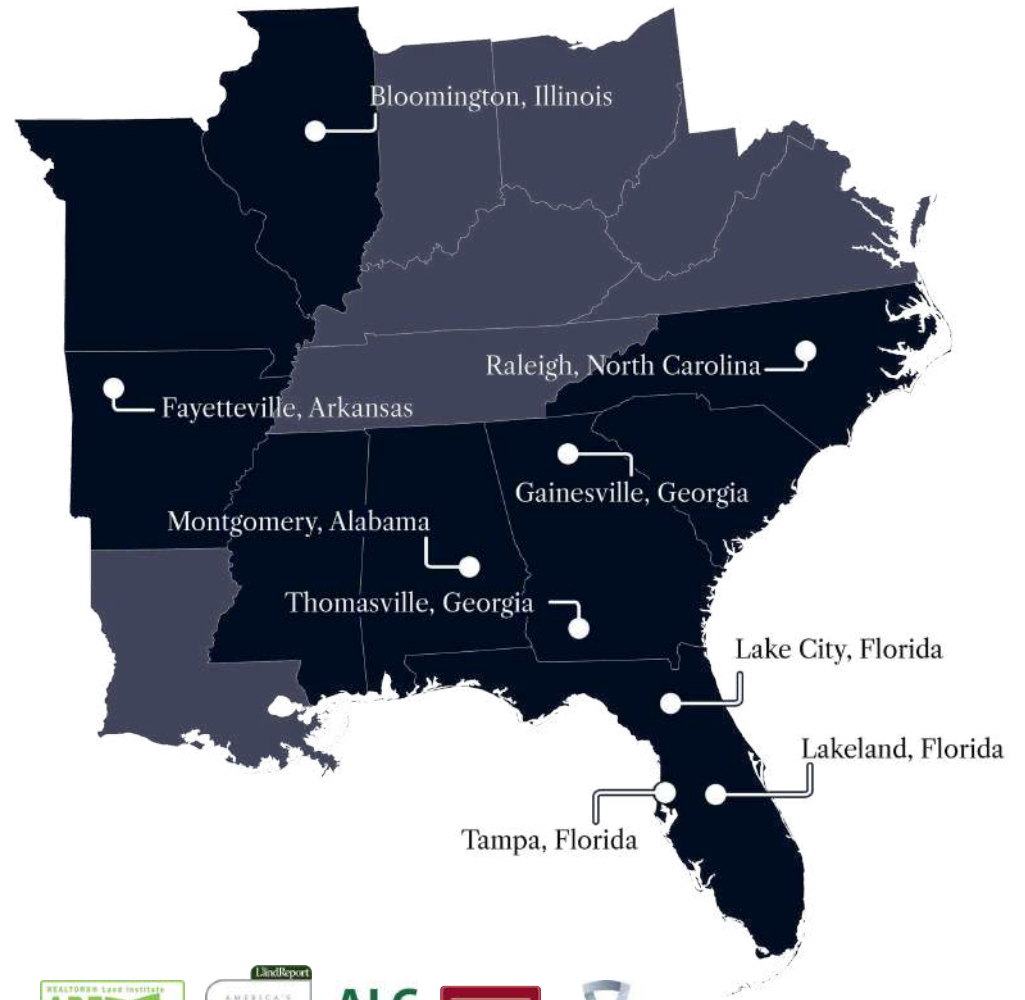
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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