



Beaver Creek Tract

0 County Road 75 , Clopton, Alabama 36317

Hoke Smith IV, ALC

334-322-2683

hoke@saundersrealestate.com

Dusty Calderon

407-908-9525

dusty@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$270,000

Offering Summary

Acreage:	54 Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Clopton
County:	Henry
Property Type:	Hunting and Recreational, Acreage and Estates, Timberland, Ranches and Pastureland

Property Overview

The Beaver Creek Tract is a 54 ± acre property located in northern Barbour County, offering a combination of homesite potential, recreational enjoyment, and long-term flexibility. With approximately one mile of frontage along County Roads 75, 67, and 69, the property benefits from exceptional access and multiple points of entry.

A defining feature of the tract is Beaver Creek, a year-round flowing stream that runs through the property. The creek banks have been cleared and maintained by the current owner, allowing easy access along much of the creek corridor for fishing, wildlife viewing, or simply enjoying the natural setting. The presence of reliable water adds both scenic and recreational value to the property.

Approximately 27 acres are planted in loblolly pine that is around 10 years old, creating privacy and a secluded feel throughout much of the tract. On the northwest portion of the property, an open meadow provides a contrasting landscape and serves as a frequent feeding area for deer and turkey. The combination of timber, open ground, and creek frontage creates a diverse environment that supports abundant wildlife.

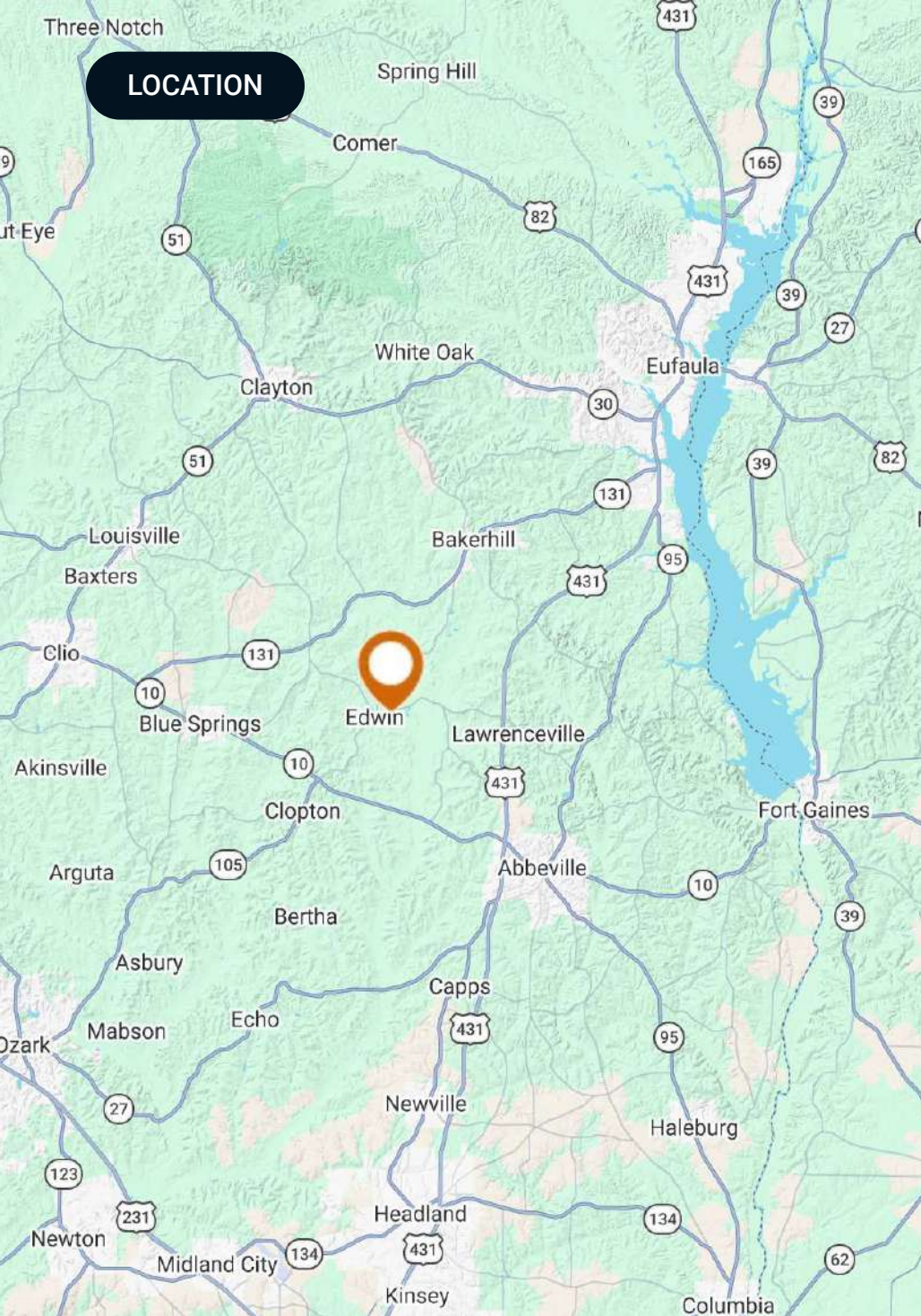
The property is fully enclosed with brand-new perimeter fencing and has access to both water and power, making it well-suited for a future homesite or potentially multiple homesites. The extensive road frontage provides flexibility for future planning while maintaining easy access throughout the property. Located in a quiet rural area where traffic is light and the pace of life is slower, the Beaver Creek Tract offers an opportunity to enjoy the peace and privacy that northern Barbour County is known for while retaining excellent access and future development potential.

SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Loamy Sand
Taxes & Tax Year:	2025 - \$190 ±
Lake Frontage / Water Features:	Beaver Creek: 0.35 miles
Water Source & Utilities:	Baker Hill Water Authority, Pea River Electric
Road Frontage:	CR 75: 0.13 miles, CR 69: 0.4 miles, CR 67: 0.47 miles = 1 mile total
Nearest Point of Interest:	Abbeville, Alabama Eufaula, Alabama
Fencing:	New Perimeter Fencing
Current Use:	Timber / Rec
Land Cover:	27 acres Loblolly Pine planted in 2025-2026



Location & Driving Directions

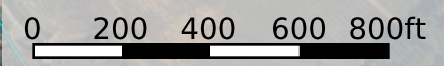
Parcel: Part of parcel 0403060000007000 & 0403050000001000

GPS: 31.6971713, -85.3641152

Driving Directions: From the Edwin Community at the County Road 54 and County Road 75 Junction take County Road 75 north 2.3 miles and the property is on the left

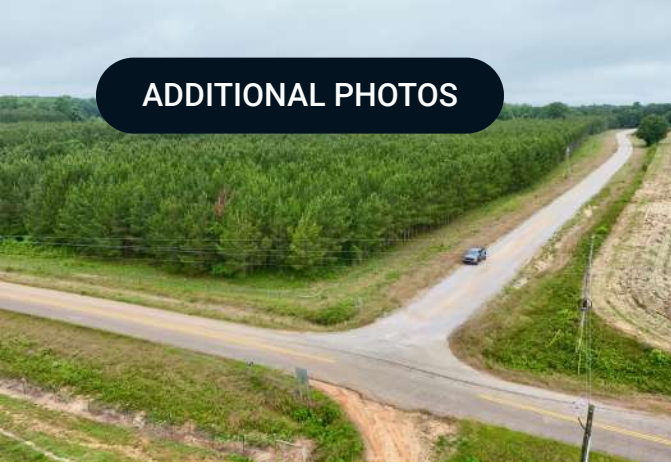
Showing Instructions: Call Advisors to schedule showing or for instructions.

PROPERTY OUTLINE



- 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

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."

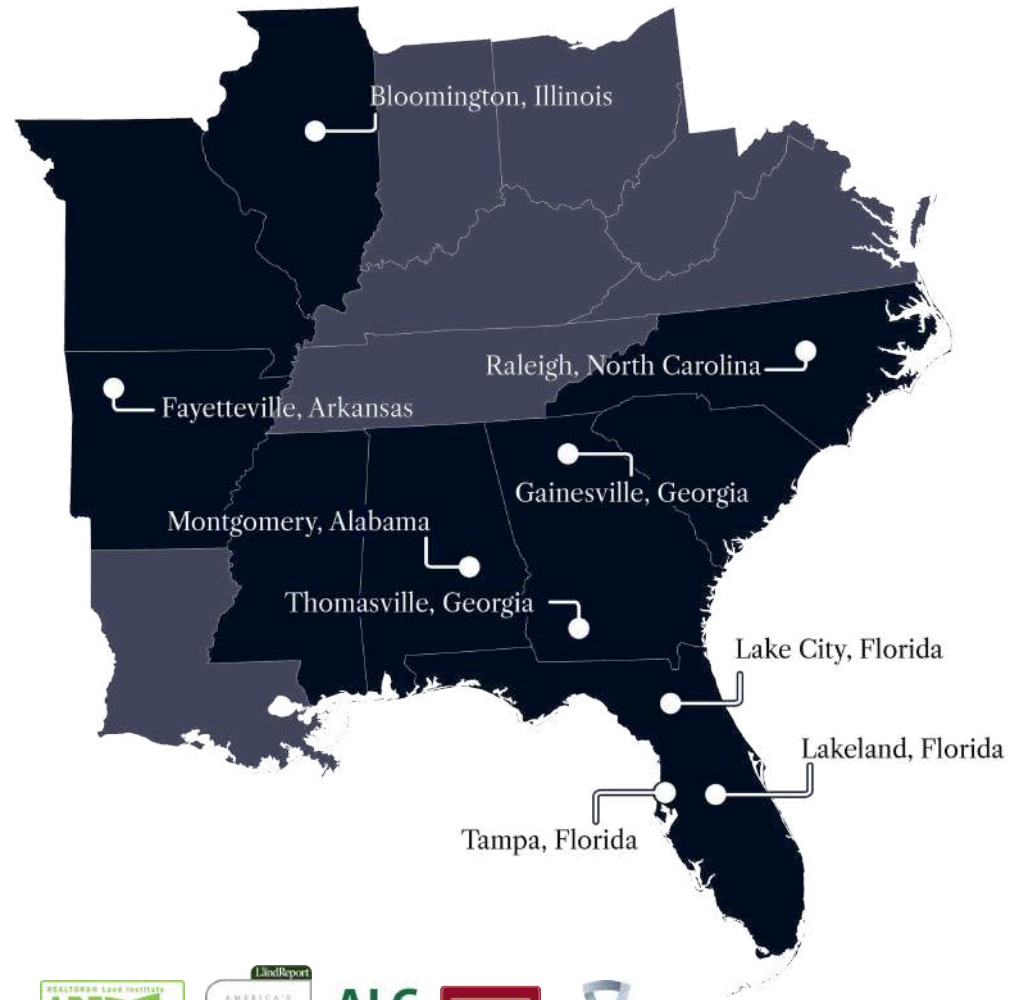
As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region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