

Blueberry Ridge

291 County Road 542, Verbena, Alabama 36091

Hoke Smith IV, ALC

334-322-2683

hoke@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$125,000

Offering Summary

Acreage:	11± Acres
Price / Acre:	\$11,364
State:	Alabama
City:	Verbena
County:	Chilton
Property Type:	Acreage and Estates, Hunting and Recreational Land

Property Overview

Conveniently located near Lake Mitchell, this tract offers excellent recreational opportunities with a small cabin overlooking big hardwood bottoms. The property is full of mature hickory and oak trees, providing both strong timber value and beautiful year-round views. It includes approximately 411.53 feet of road frontage and a narrow power line running across the property. Power and water also run to the cabin.

The cabin is approximately 325 ± sq. ft., designed in a studio style with a full bathroom. From the porch, you can enjoy outstanding wildlife viewing with open hardwoods stretching in every direction. There are countless possibilities here - whether you spend the day on the lake and return to relax at a home perched on a ridge, or sit in a deer stand in the fall overlooking a hardwood slope covered in white oaks and hickory trees.

This property sits less than 500 feet from the banks of Lake Mitchell, which is known for its excellent fisheries. Two marinas are located nearby: G.R.A.C.E.S. Marina is under 1 mile away, and Blue Creek Marina is just under 3 miles by vehicle.

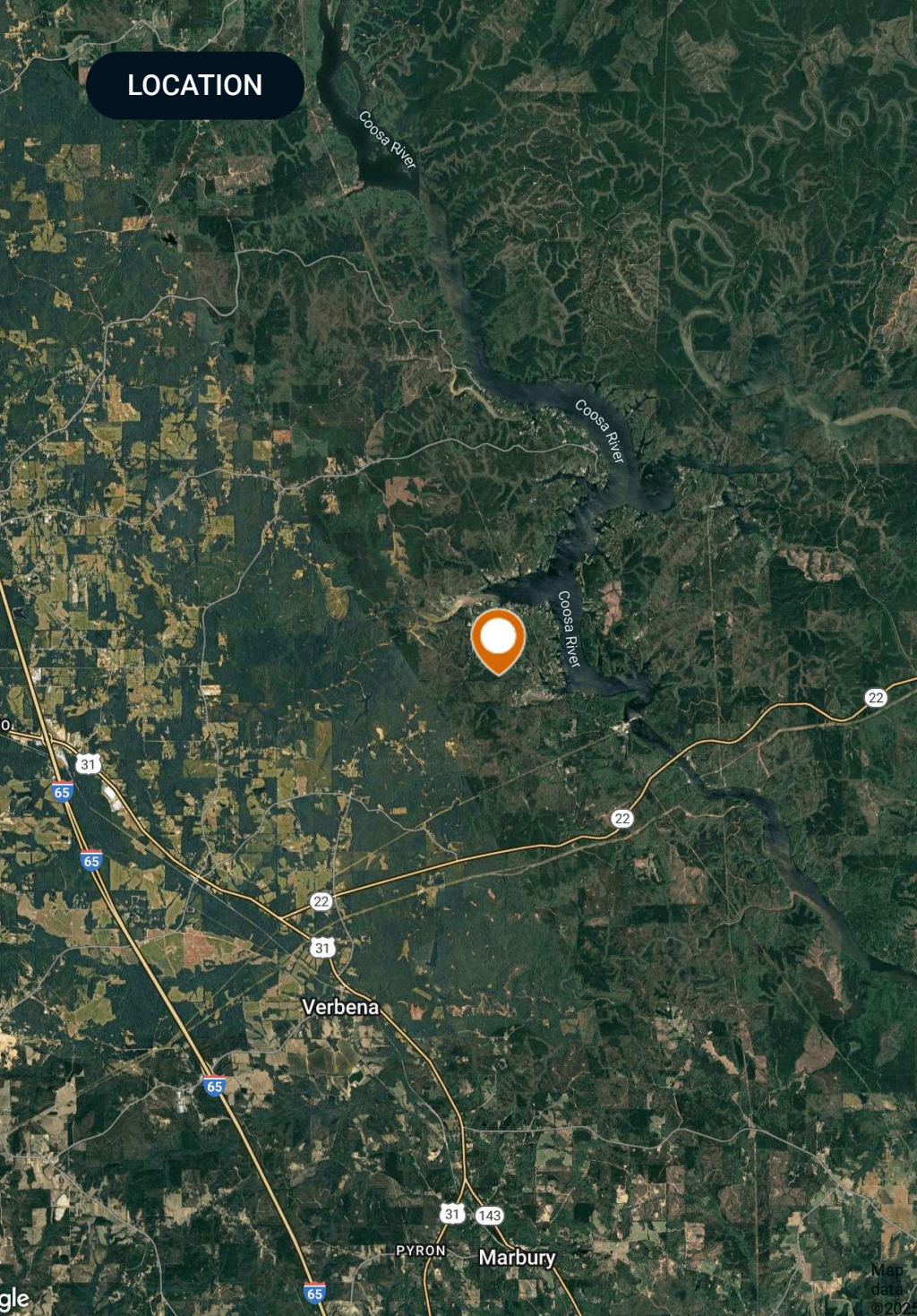
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Upland
Taxes & Tax Year:	2024 - \$27.61
Water Source & Utilities:	Water and Power
Road Frontage:	411.53 Feet
Nearest Point of Interest:	Lake Mitchell
Potential Recreational / Alt Uses:	Hunting / Camping
Land Cover:	Wooded with mature hardwood
Structures & Year Built:	2023 - Cabin 350 ± sq. ft

LOCATION



Location & Driving Directions

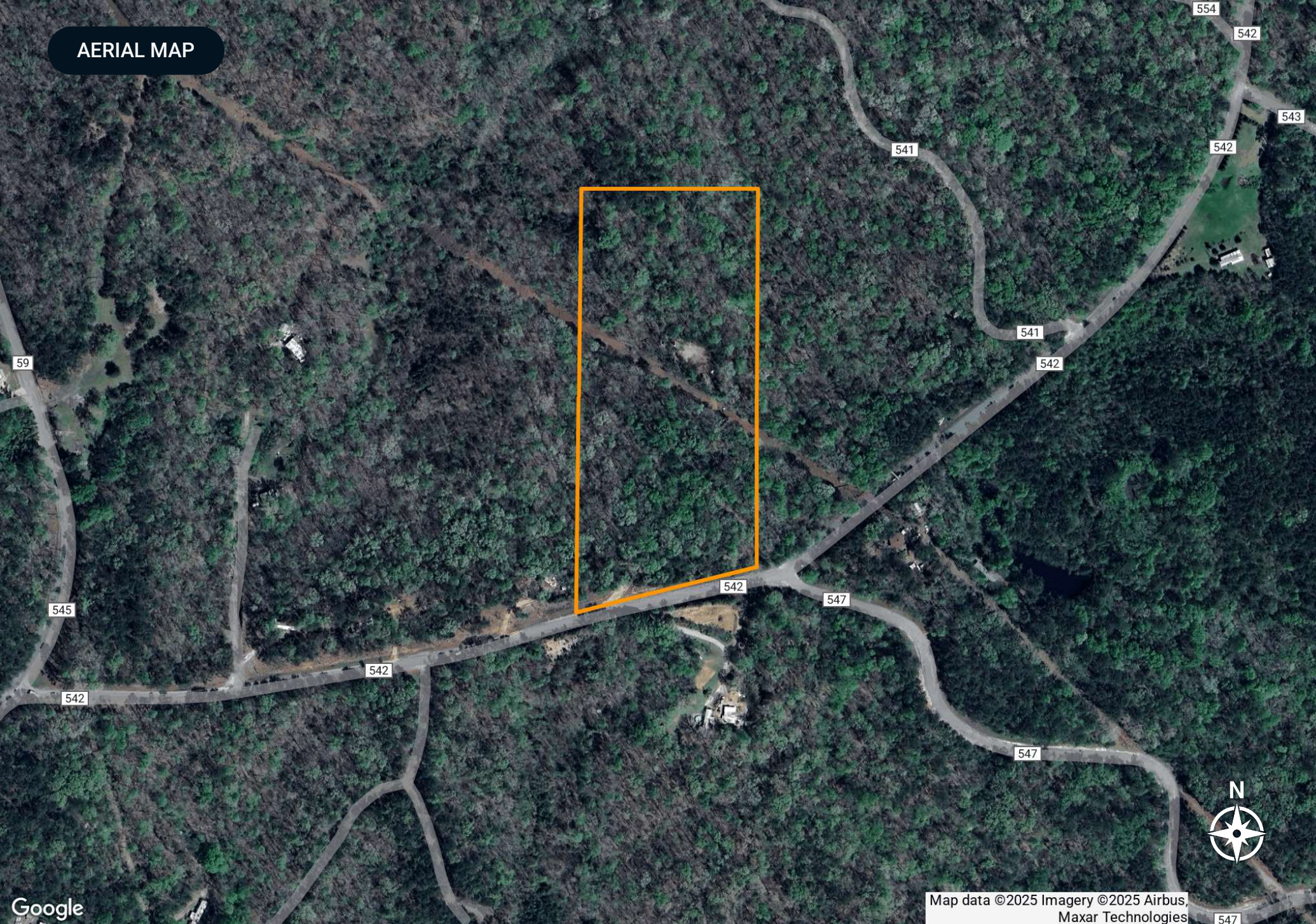
Parcel: 1903080000001009;
1903080000001026

GPS: 32.8209408, -86.4758218

Driving Directions: 291 County Road 542 Verbena, AL 36091

Showing Instructions: Call listing agent for showings.

AERIAL MAP



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Hoke Smith IV, ALC

Regional Managing Director

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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



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