



DLA Tract

County Road 28, 49, and Old Chipley Rd, Slocomb, Alabama 36375

Hoke Smith IV, ALC
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PROPERTY OVERVIEW



Sale Price

\$2,500,000

Offering Summary

Acreage:	369 ± Acres
Price / Acre:	\$6,775
State:	Alabama
City:	Slocomb
County:	Geneva
Property Type:	Farms and Cropland, Hunting and Recreational

Property Overview

The DLA Tract is strategically located in Southeast Alabama less than four miles from the town of Slocomb and approximately 14 miles from Dothan, Alabama. The property features exceptional access with road frontage on three sides, creating strong future investment potential for rural residential development, agricultural expansion, or long-term land appreciation in an area known for quiet country living and steady growth. County Road 28 borders the north side of the property, Old Chipley Road runs along the west boundary, and County Road 49 borders the east side.

The property is primarily productive tillable farmland, with approximately 180± acres under irrigation supported by relatively new irrigation pivots installed within the last three years. An additional 52± acres are currently non-irrigated, with more acreage in the process of being converted to tillable production, further enhancing long-term productivity and value. Improvements include a 40' x 80' enclosed barn with a concrete foundation suitable for equipment and grain storage, along with a 150' x 20' pole barn providing additional covered equipment storage. Water features include Wrights Creek flowing through the property and two small ponds, adding recreational appeal and supplemental water resources. The property supports quality deer and dove hunting, providing both recreational enjoyment and leasing potential.

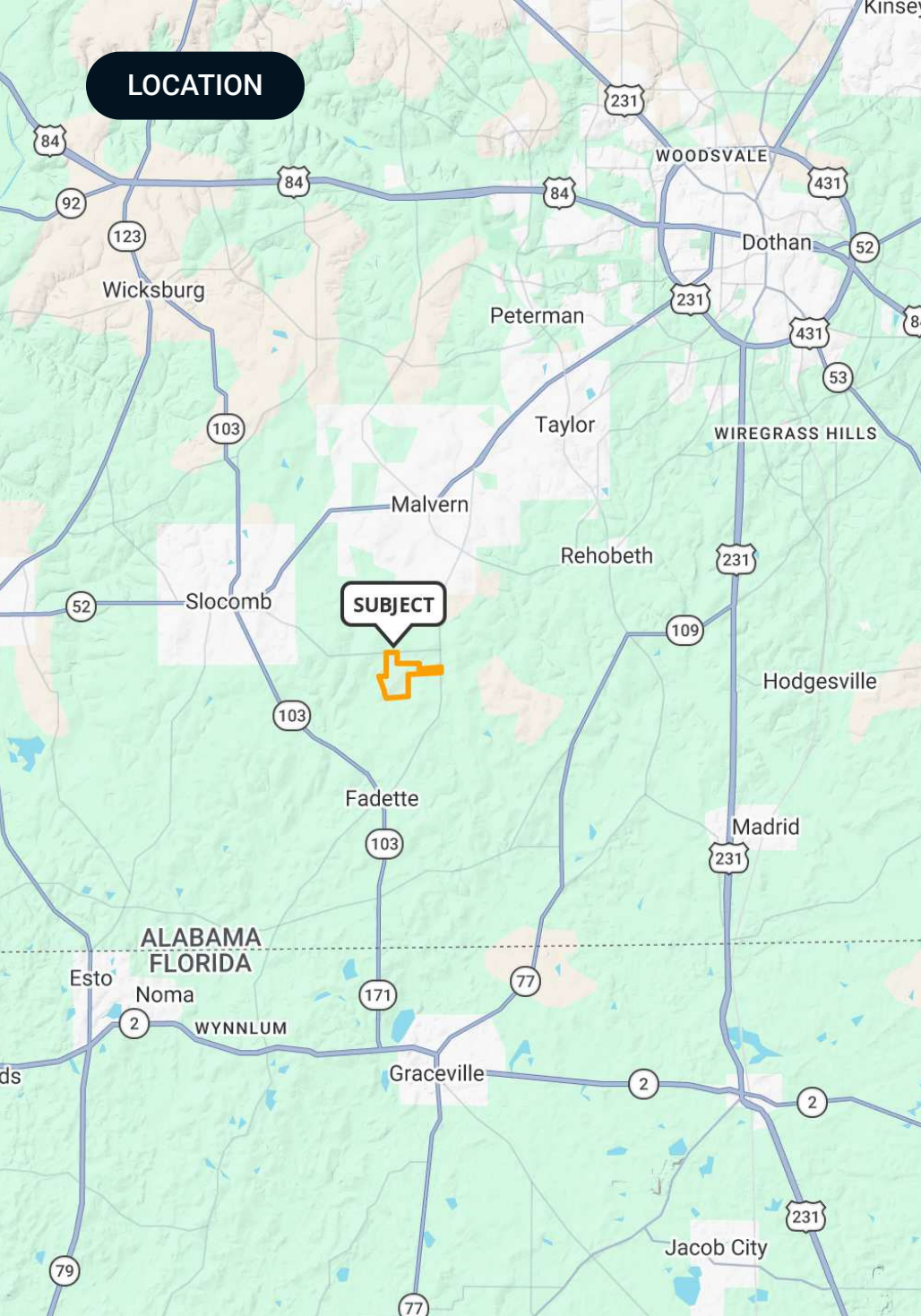
Located just over an hour from Florida's Emerald Coast and approximately 20 minutes from Dothan — a regional hub for retail, dining, healthcare, and commerce — the DLA Tract benefits from excellent market accessibility while remaining positioned within one of Alabama's most productive agricultural regions. With acreage values and investment demand continuing to rise in the area, this property represents a compelling opportunity for investors seeking stable income potential, future development flexibility, and long-term appreciation.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 304 ± acres / Wetlands: 65 ± acres
Soil Types:	Sandy Loam: Primarily Dothan & Bonifay
Taxes & Tax Year:	\$772.92 - 2025
Zoning / FLU:	AG
Lake Frontage / Water Features:	Wrights Creek and 1 acre pond
Road Frontage:	CR 28 (paved) 1,300 ft. - CR 49 (paved) 650 ft. - Old Chipley Rd (dirt) 2,675 ft.
Nearest Point of Interest:	4 miles to Slocumb, AL. 6 miles to Rehobeth, AL
Current Use:	AG
Potential Recreational / Alt Uses:	Hunting and Fishing
Land Cover:	232 ± acres tillable 180 acres of irrigated ag land 52 non-irrigated ag land Remainder is wooded
Structures & Year Built:	Enclosed Shop - 40'x80' Pole Barn - 150' x 20'



LOCATION

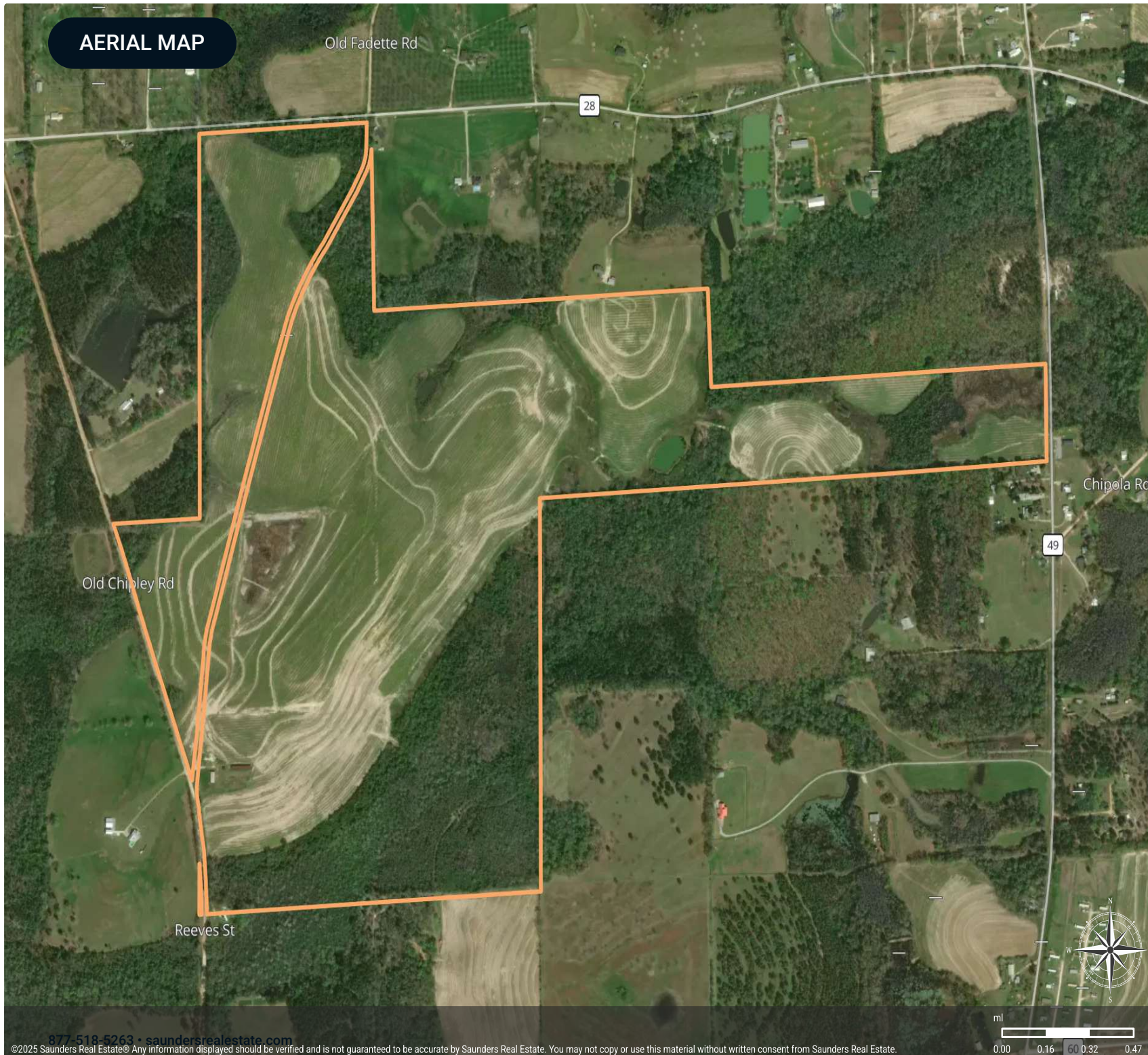
Location & Driving Directions

Parcel:	150210000000400000;
	150203000000500000;
	1501020000001500000;
	1502040000001200100
GPS:	31.0810292, -85.5336362
Driving Directions:	Turn south on Old Chipley Road from CR 28 and proceed 0.85 miles to arrive at barn that is located on the east side of the road
Showing Instructions:	Contact listing agents.

AERIAL MAP

DLA LLC

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

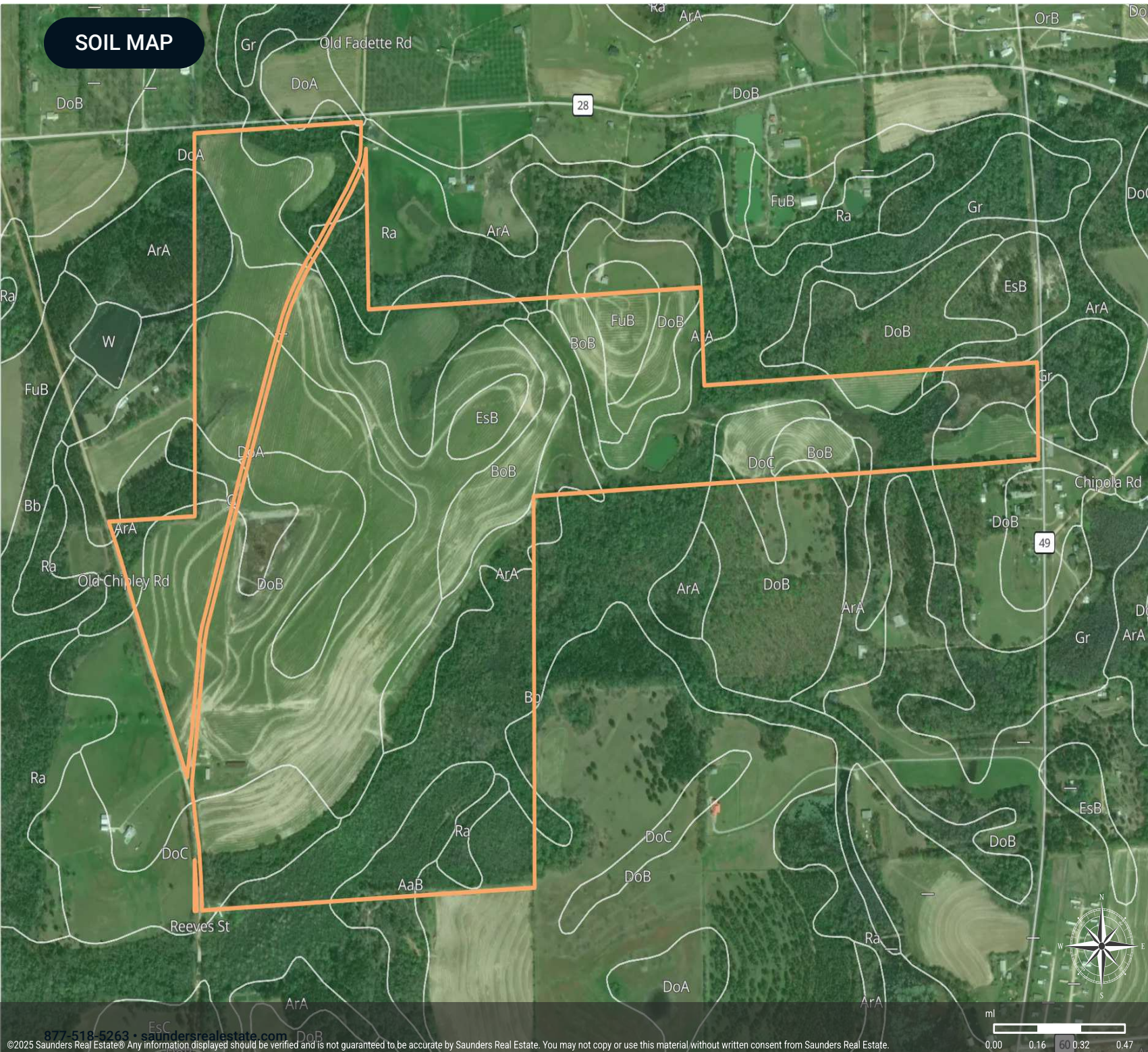


SOIL MAP

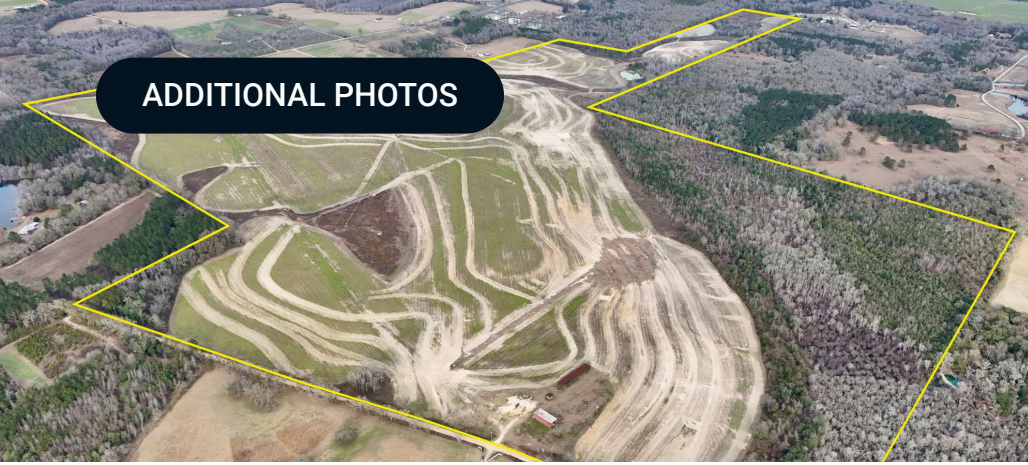
Soils

- City
- Polygon
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- County Roads
- Interstates
- State Roads
- Highways
- Soils

MUID	COMPONENT NAME	ACRES
DoB	Dothan	133.15
Bb	Bibb	58.08
ArA	Ardilla	54.04
DoA	Dothan	44.57
BoB	Bonifay	22.10
DoC	Dothan	20.65
Gr	Grady	11.22
AaB	Alaga	10.03
Ra	Rains	8.86
FuB	Fuquay	6.09
EsB	Esto	4.95
TOTAL		373.74



ADDITIONAL PHOTOS



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

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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.



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