

Heritage Ridge

910 County Road 79 S, Eufaula, Alabama 36027

Hoke Smith IV, ALC
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PROPERTY OVERVIEW



Sale Price

\$3,600,000

Offering Summary

Acreage:	400 ± Acres
Price / Acre:	\$9,000
State:	Alabama
City:	Eufaula
County:	Barbour
Property Type:	Ranches and Pastureland Acreage and Estates Hunting and Recreational Land

Property Overview

For over 40 years, Heritage Ridge has been a renowned commercial hunting destination, offering unmatched southern hospitality in Alabama's famed Black Belt Region. Steeped in history, this property has been in the same family for over 180 years and is located along the historic Creek Nation's Territory border. This unique legacy property blends outdoor recreation, income-producing opportunities, and modern amenities into one remarkable offering.

This long-established commercial hunting lodge is renowned for its high-quality white-tailed deer, turkey, and exotic game hunting. The property includes multiple guest cabins with accommodations for up to 21 guests, as well as a main lodge that offers sweeping sunset views over hardwood bottoms and pastures. Two residences are located on the property, including a 3,513-square-foot home overlooking a 13-acre fishing lake complete with boathouse and docks, and a 2,367-square-foot ranch home that provides panoramic views of the rolling pastures. Game and water features include a 130-acre high-fenced area stocked with elk, fallow deer, and ram, three duck/catfish ponds totaling seven acres, and a 13-acre stocked fishing lake. A newly constructed, nearly 7,000-square-foot wedding and event venue—complete with commercial kitchen, bride and groom suites, a large covered porch, and outdoor ceremony site—is located on a separate 12-acre parcel alongside an additional 3,000-square-foot pole barn. Rounding out the property's facilities and infrastructure are multiple pole barns ranging from 1,000 to 6,500 square feet, a 2,000-square-foot shop, and a skinning shed with a walk-in cooler.

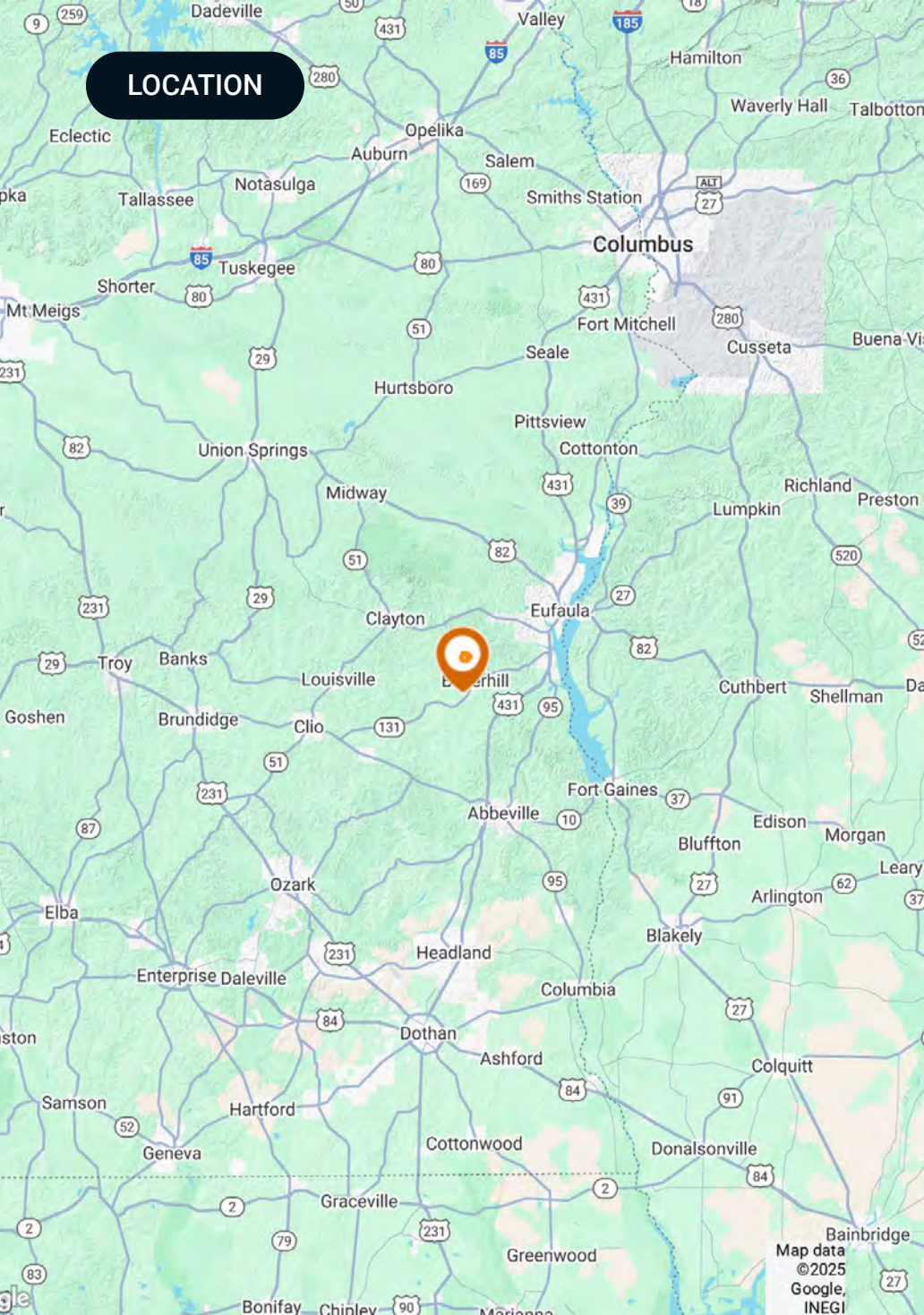
Whether continuing its legacy as a premier commercial hunting destination, expanding event operations, or creating a private family retreat, Heritage Ridge offers endless possibilities. With its combination of history, natural beauty, and income potential, this is truly a one-of-a-kind property in the Southeast.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Ranch
Uplands / Wetlands:	Uplands - 373 ac± Wetlands 27 ac± <ul style="list-style-type: none">• Loamy Sand
Soil Types:	<ul style="list-style-type: none">• Sandy Loam• Sandy Clay Loam
Taxes & Tax Year:	\$3,921.67 in 2024
Lake Frontage / Water Features:	13± acre stocked lake and 3 waterfowl impoundments ranging from 2.5 - 3.5± acres
Road Frontage:	County Road 79 S and Cotton Hill Road
Nearest Point of Interest:	Eufaula, AL; Clayton, AL; and Baker Hill, AL
Fencing:	Partially Fenced, Wood Fencing, Barbed Wire, and 130± acre game high fence.
Current Use:	Commercial hunting operation, wedding venue, and vacation rentals.
Land Cover:	Timberland / Pasture land <ul style="list-style-type: none">• Main Home: 3513 sqft• Boat House: 690 sqft• Farmhouse: 2367 sqft• Main Lodge: 2590 sqft• Lodge Dining House: 1310 sqft• Wedding Venue: 6672 sqft w/ 3000 sqft wedding barn• Guest Cabin 1: 1080 sqft• Cabin 2: 980 sqft• Cabin 3: 924 sqft• Work Shop w/ slab: 2025 sqft• Pole barn 1: 1944 sqft w/ 756 sqft equipment shed• Pole barn 2: 6588 sqft• Skinning shed with walk in cooler• Dog kennels; storage buildings; gift shop; and more
Structures & Year Built:	



Location & Driving Directions

Parcel: 22-08-27-0-000-007-002-0; 22-08-27-0-000-007-007-0; 22-08-27-0-000-001-000-0; 22-08-27-0-000-001-001-0; 22-07-26-0-000-003-001-0; 22-05-22-0-000-002-001-0

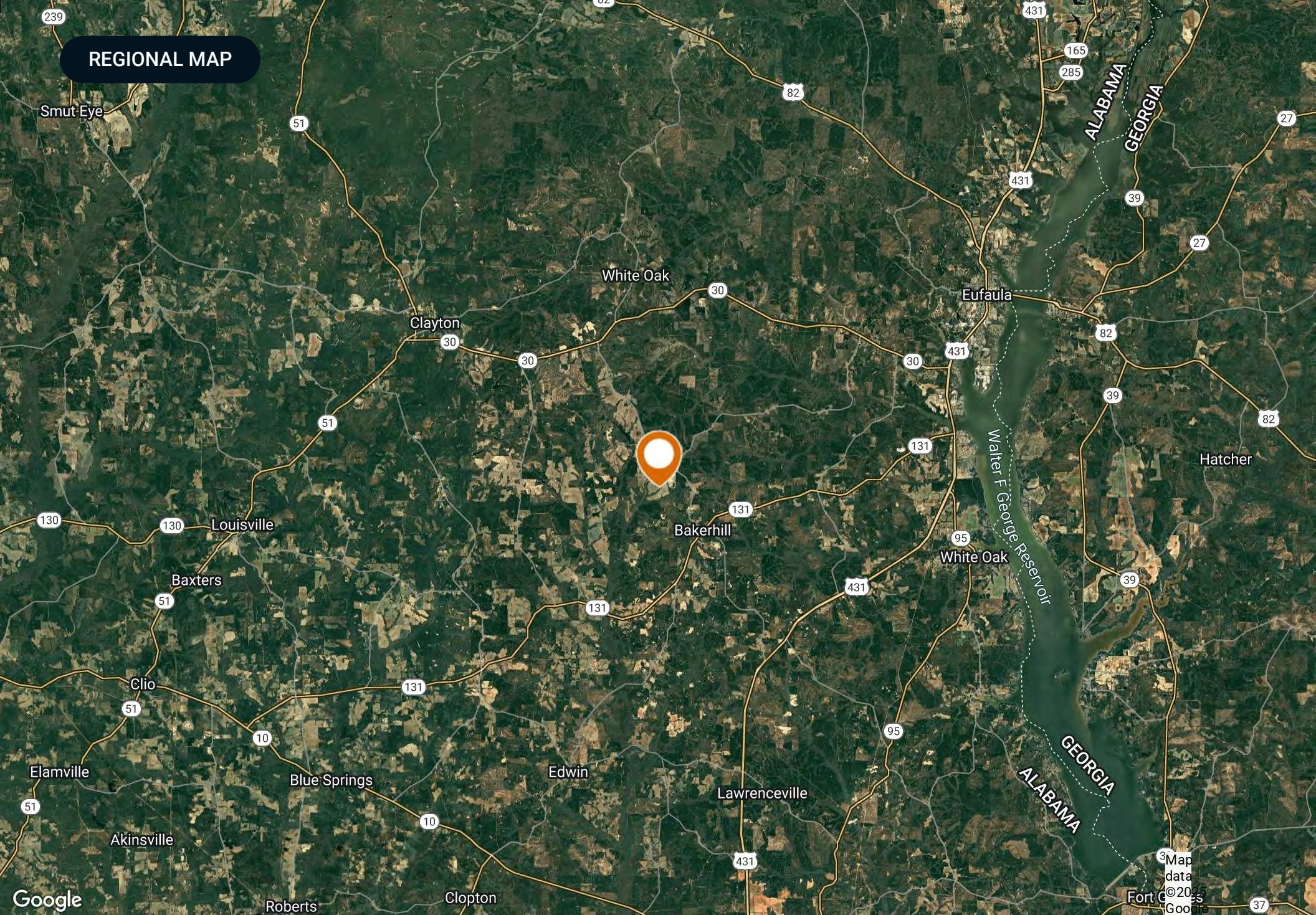
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Driving Directions: Call Agent

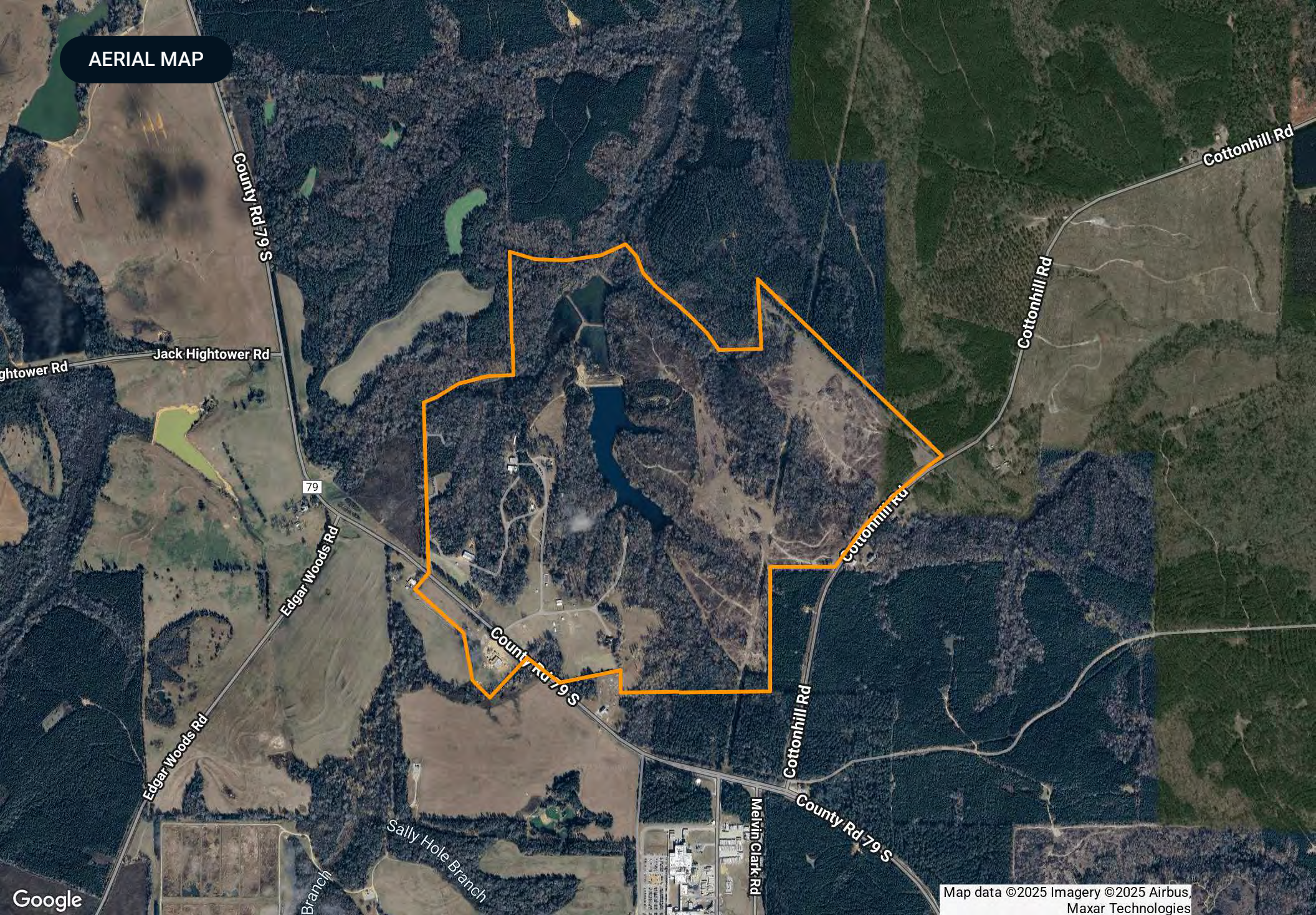
Showing Instructions: Call Agent

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REGIONAL MAP



AERIAL MAP



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ADDITIONAL PHOTOS



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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