



Cowpen Hunting Tract

County Road 325, Troy, Alabama 36079

Hoke Smith IV, ALC
334-322-2683
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Sale Price

\$588,000

Offering Summary

Acreage:	168 ± Acres
Price / Acre:	\$3,500
State:	Alabama
City:	Troy
County:	Coffee
Property Type:	Timberland, Hunting and Recreational

Property Overview

Cowpen Hunting Tract is a 168 ± acre recreational property located in northern Coffee County near the community of Jack, in an area of the Wiregrass region well known for its strong wildlife populations, productive timberlands, and rural character. Conveniently situated between Troy and Elba, the area offers the privacy and outdoor opportunities of country living.

Designed with wildlife habitat and recreational use in mind, more than 90 acres of the property were replanted in longleaf pine in 2019. The longleaf stands are complemented by an extensive network of internal trails and perimeter fire lanes, providing excellent access throughout the property for hunting, habitat management, and general recreation.

Water is a defining feature of the tract. Several tributaries meander across the property before flowing into Cowpen Creek, which traverses the northern portion of the tract. Along the creek corridor, approximately 65 acres consist of mature hardwoods and pine timber, creating diverse habitat, natural travel corridors, and attractive hunting locations.

The property is well-equipped for wildlife management with multiple established food plots strategically positioned throughout the tract. The combination of longleaf pine habitat, mature timber, water resources, and food plots supports healthy populations of deer and turkey, both of which the area is widely known for.

Whether used as a hunting retreat, recreational getaway, or long-term family landholding, Cowpen Hunting Tract offers the habitat diversity, access, and wildlife resources that outdoor enthusiasts seek in a northern Coffee County property.

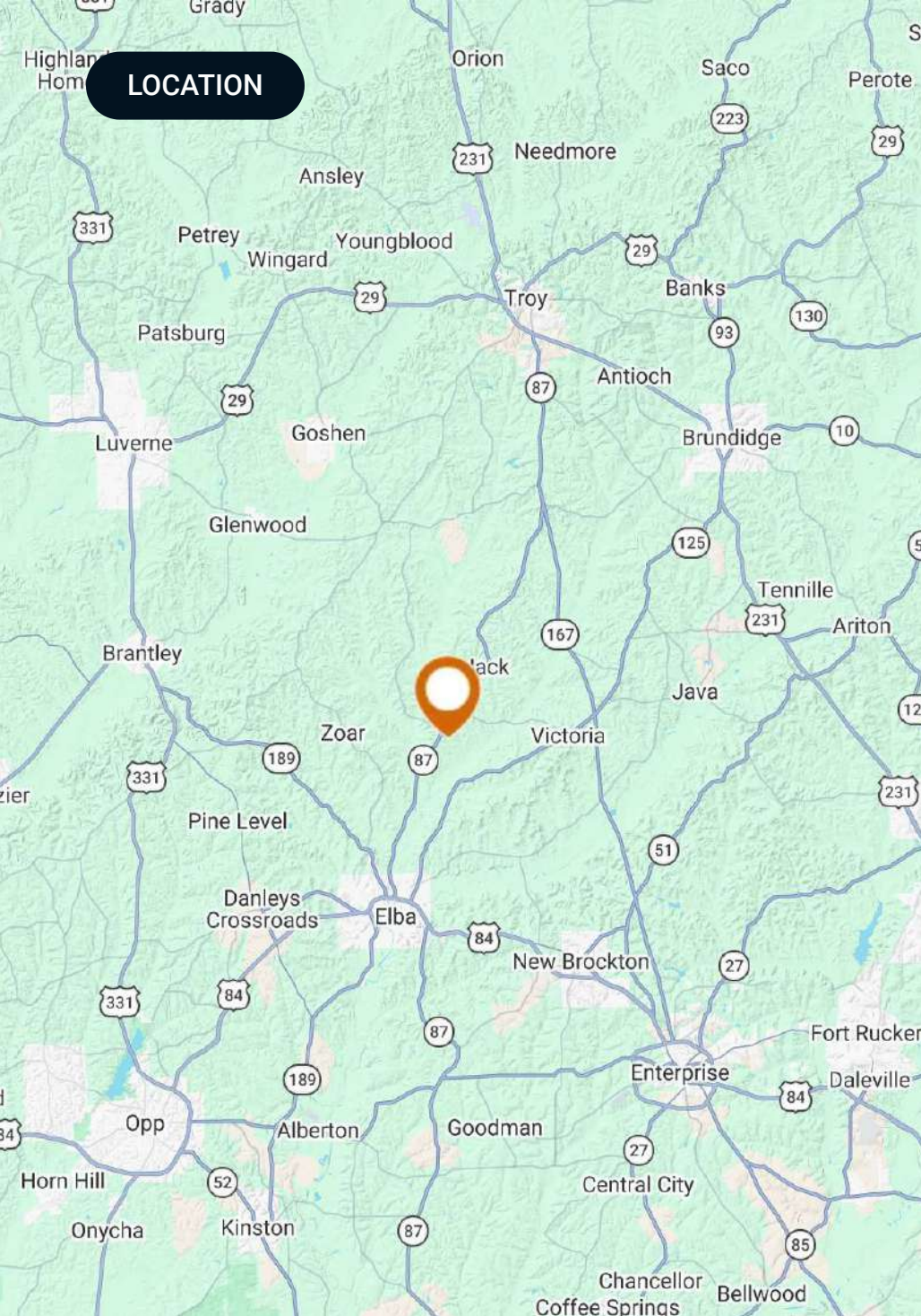
SPECIFICATIONS & FEATURES

Specifications & Features

Soil Types:	Loamy Sand
Taxes & Tax Year:	2025 - \$252.96
Lake Frontage / Water Features:	Cowpen Creek and multiple tributary creeks
Water Source & Utilities:	Water and utilities available
Road Frontage:	60 feet on CR 325
Nearest Point of Interest:	Zion Chapel School and the Community of Jack
Current Use:	Timberland / Recreational
Land Cover:	90 acres ± of Longleaf Pine planted in 2019 65 acres ± of mature hardwood / pine mix



LOCATION



Location & Driving Directions

Parcel: 03-08-27-0-000-001.000

GPS: 31.5540036, -86.0290703

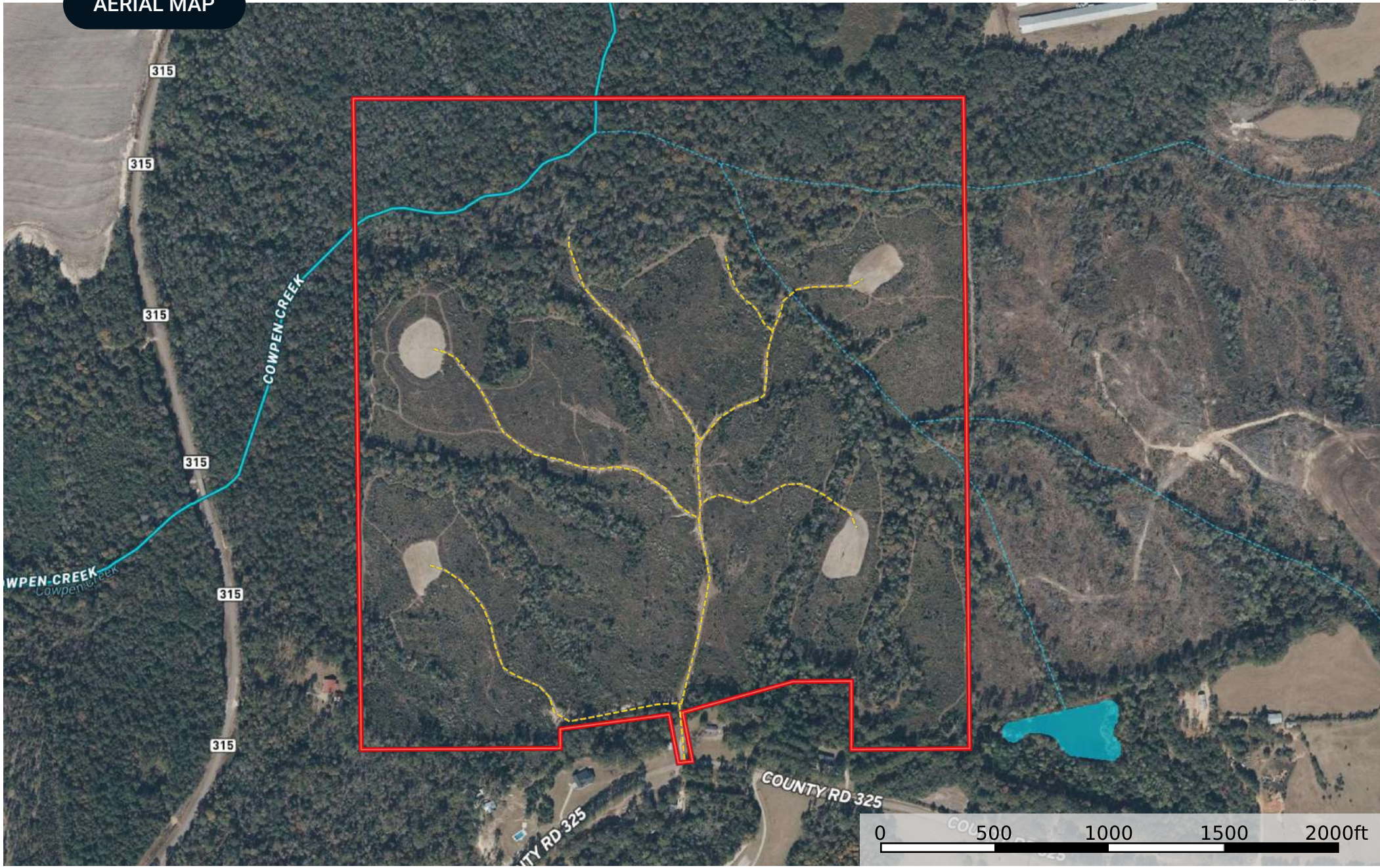
Driving Directions:

- From Hwy 84 in Elba, AL, take Hwy 87 north 9.5 miles and turn left onto CR 325
- Property is on the right 0.75 miles down

Showing Instructions:

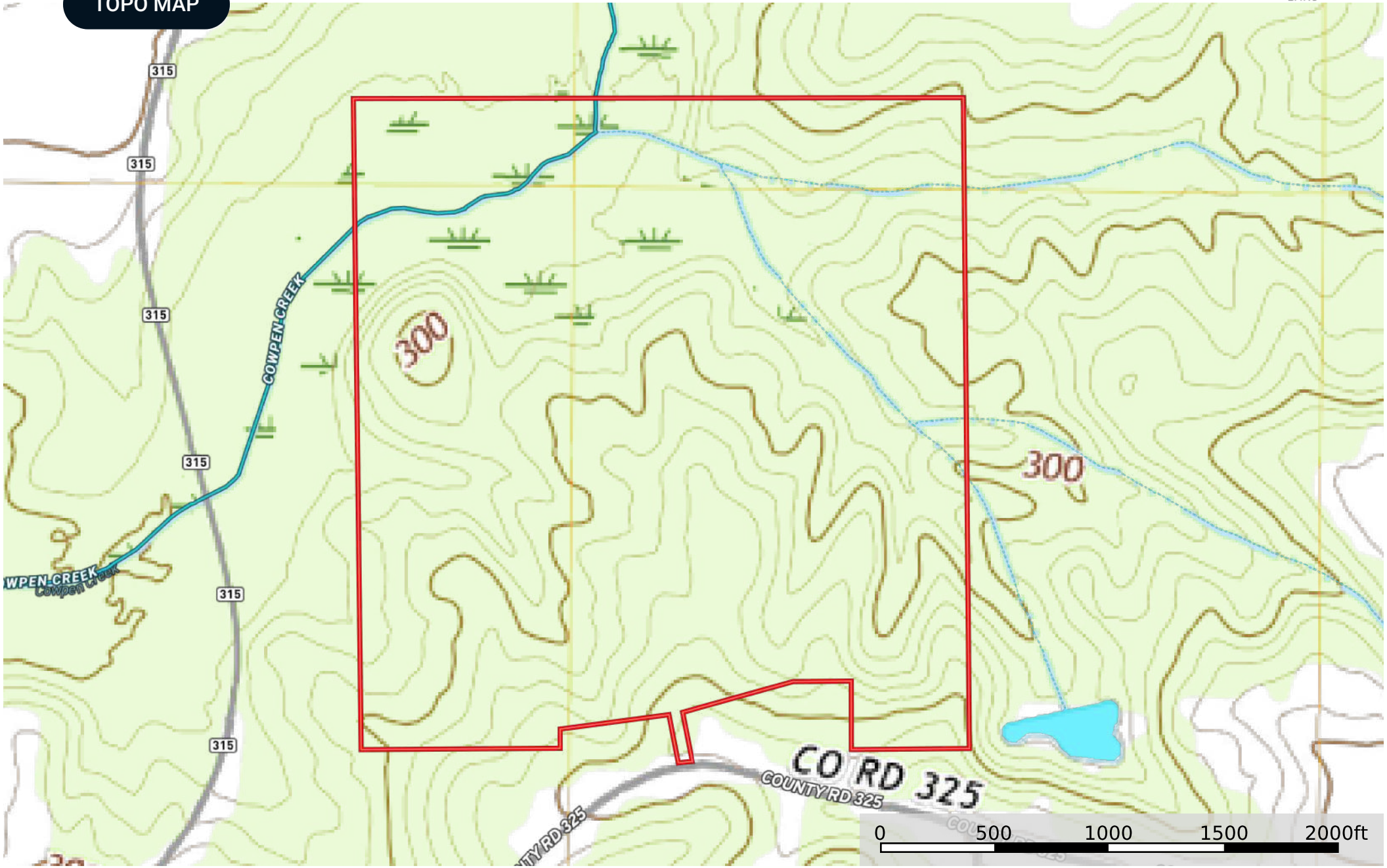
Call Advisor to schedule showing or for instructions

AERIAL MAP



- Road / Trail
- Boundary
- .-.- Stream, Intermittent
- River/Creek
- Water Body

TOPO MAP



- 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:

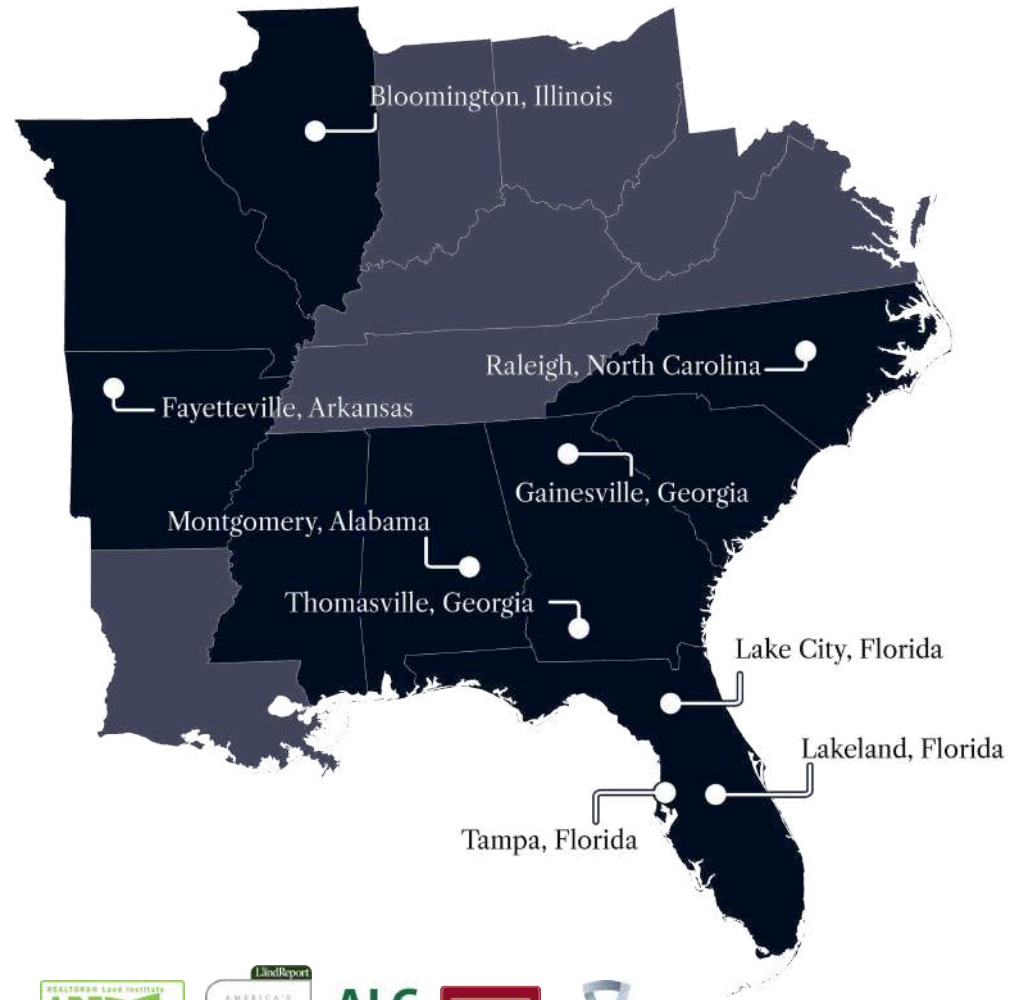
- Hunting & Recreation
- Timberland
- Farms & Agriculture

Memberships

- REALTORS® Land Institute – President of the RLI Alabama Chapter
- Alabama Wildlife Federation
- Alabama Forestry Association



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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