

Lyons Tract on Cedar Creek

0 County Road 416, Minter, Alabama 36761

Hoke Smith IV, ALC
334-322-2683
hoke@saundersrealestate.com

Jay Gilmer
334-412-0654
jay@saundersrealestate.com



Sale Price

\$1,179,000

Offering Summary

Acreage:	393 ± Acres
Price / Acre:	\$3,000
State:	Alabama
City:	Minter
County:	Dallas
Property Type:	Timberland, Hunting and Recreational

Property Overview

The Lyons Tract is a 393 ± acre timberland and recreational property located in the Carlowville community of western Dallas County. This property offers a strong combination of managed timber, wildlife habitat, and year-round recreational use.

The tract features multiple ages of merchantable planted loblolly pine along with mature hardwood timber, particularly along the bottomlands of Cedar Creek, which runs through the property for approximately one mile. The creek corridor is a well-known area for deer, turkey, and duck hunting, and several of the property's eight wildlife food plots (totaling approximately 4.5 to 5 acres) are located within these hardwood bottoms.

The topography across the property is rolling, with elevations ranging from approximately 120 feet along the Cedar Creek bottomland to around 360 feet in the upland area where the cabin is located. The cabin is tucked off Dallas County Road 416 and is accompanied by an equipment barn, making it well suited for weekend stays during hunting season or as a base for managing the property.

The Lyons Tract also benefits from approximately 0.8 miles of road frontage along Dallas County Road 416 and a well-maintained interior road system that provides access throughout the property, including the food plots, timber stands, and creek frontage.

This property offers a diverse mix of timber investment potential, quality hunting opportunities, and comfortable improvements, all located in a productive and well-known recreational area of Alabama.

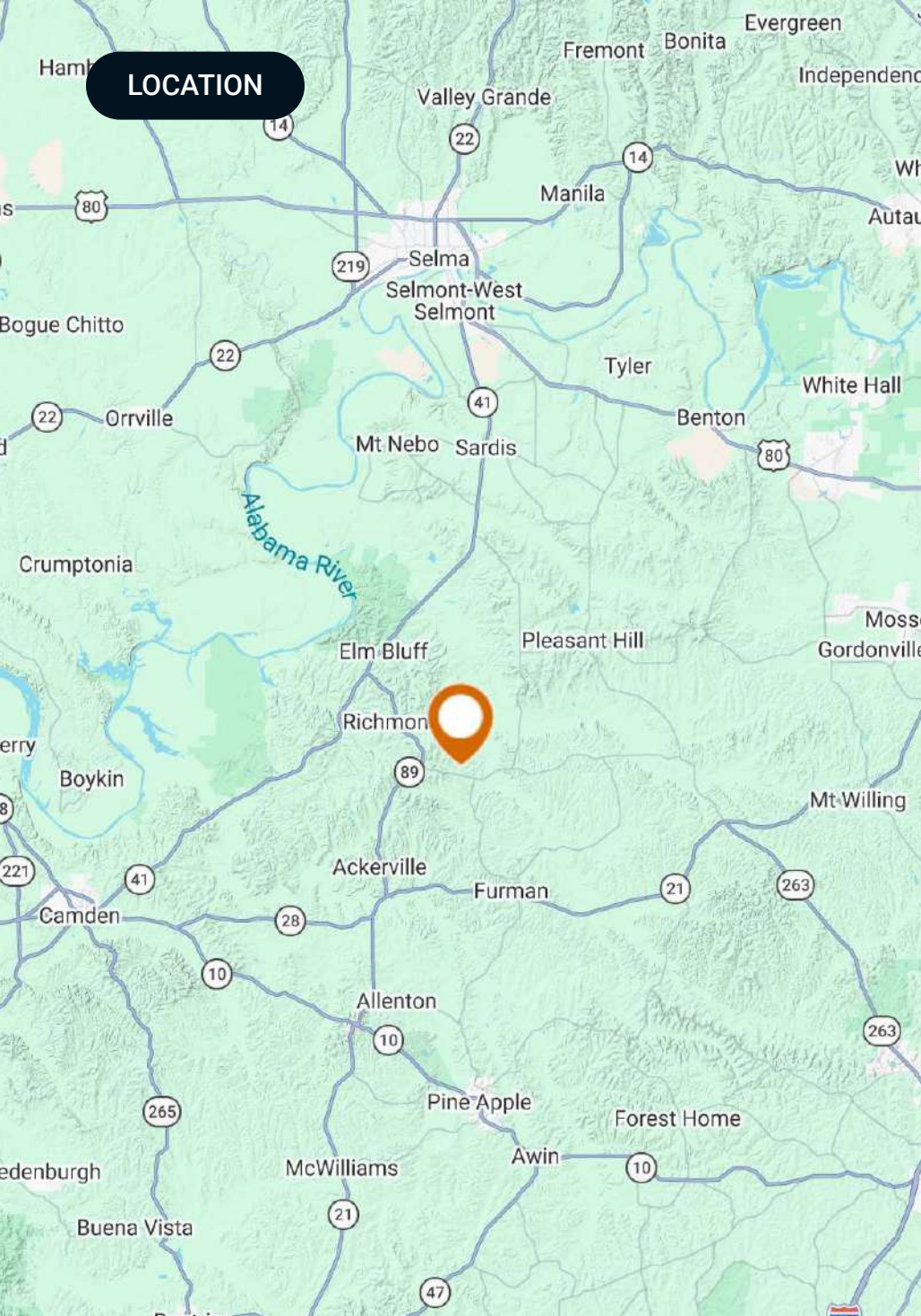
SPECIFICATIONS & FEATURES



Specifications & Features

Soil Types:	Loam - sandy loam
Taxes & Tax Year:	\$754.12 - 2023
Lake Frontage / Water Features:	Cedar Creek - 1 mile ±
Road Frontage:	2,100 feet ±
Nearest Point of Interest:	Carlowville and Minter Camden, AL: 30 minutes Selma, AL: 34 minutes Greenville, AL: 50 minutes Montgomery, AL: 1 hour 15 minutes
Current Use:	Recreational/Timberland
Land Cover:	Merchantable loblolly pine/mature hardwood pine mix
Structures & Year Built:	15' x 40' hunting camp 20' x 30' equipment barn

LOCATION



Location & Driving Directions

Parcel: 35-03-08-0-000-002.0000 35-03-07-0-000-003.0000

GPS: 32.1123075, -87.0056962

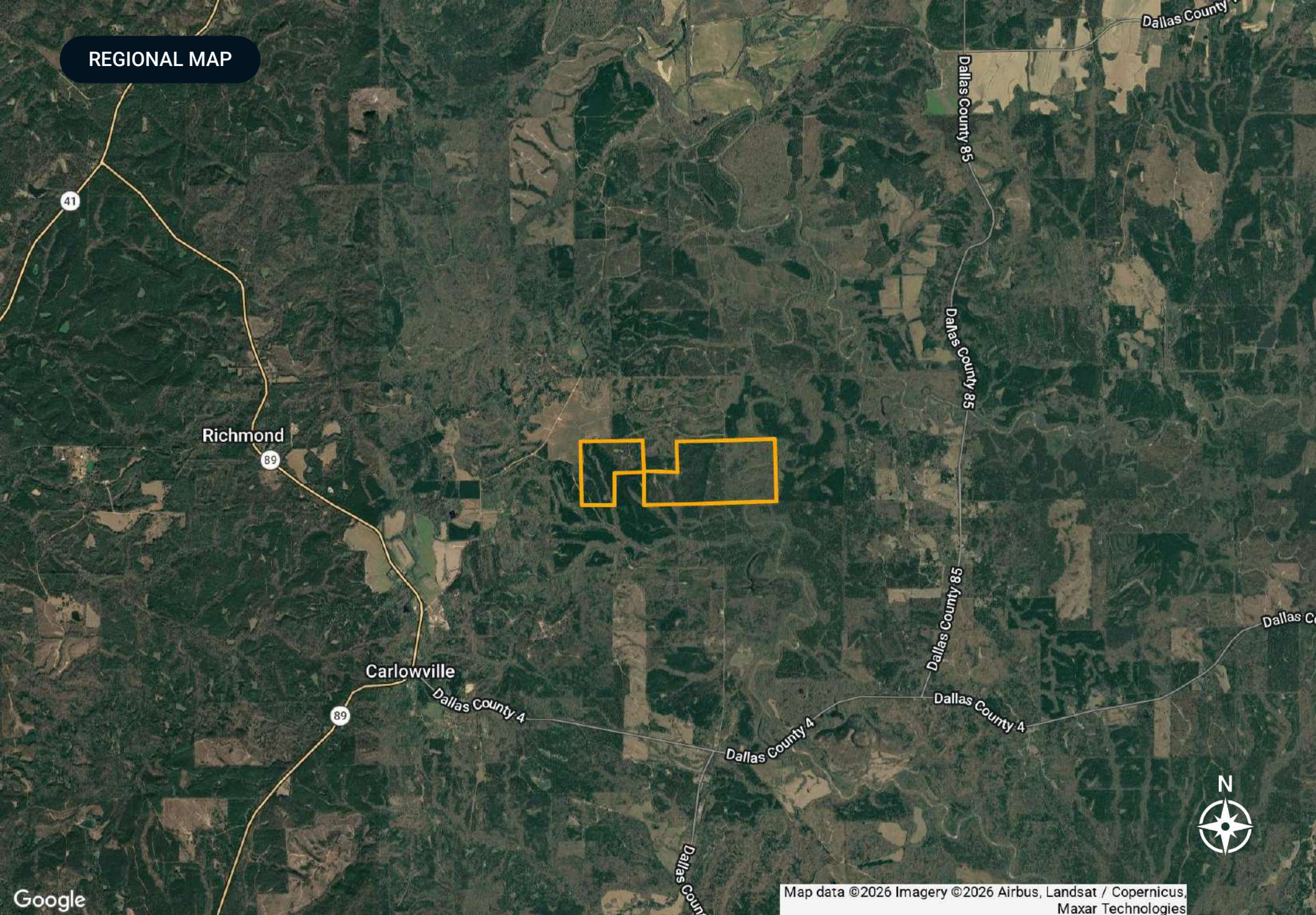
Driving Directions:

- From Camden, AL, take State Route 41 north 14 miles, then turn right onto CR 38 for 2.5 miles, then turn right onto State Route 89 and go 1.2 miles where you will take a left onto CR 414, then 1.4 miles to CR 416 - the property will be on the right 0.7 miles down
- From Selma, AL, take SR 41 south for 18 miles then turn left onto SR 89, then 4 miles to CR 414, then 1.4 miles to CR 416 - the property is on the right 0.7 miles down.

Showing Instructions:

Call advisors for showings.

REGIONAL MAP



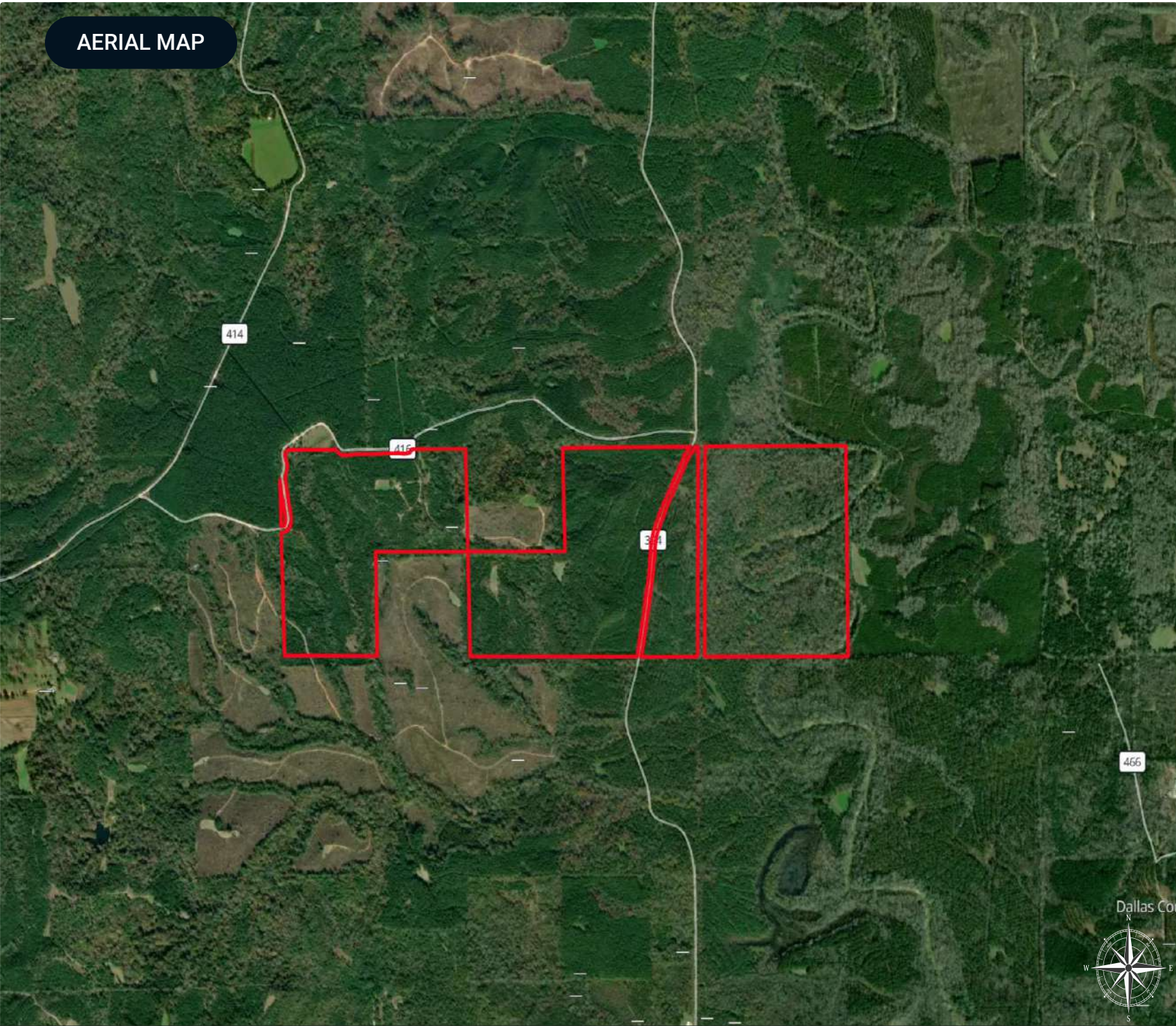
Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

AERIAL MAP

Lyons Tract on Cedar Creek

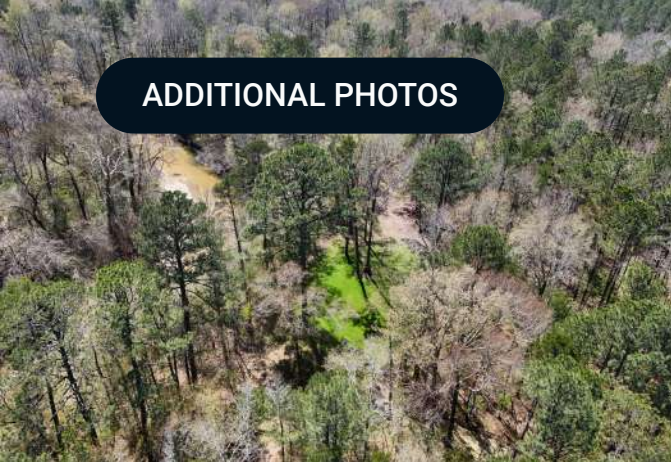
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Highways



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





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



Jay Gilmer

Associate Advisor

jay@saundersrealestate.com

Direct: **877-518-5263 x408** | Cell: **334-412-0654**

Professional Background

Jay Gilmer is a third-generation landowner based in Selma, Alabama. For the past several years, he has played an active role in his family's timber and land management business, focused on forest management planning, timber marketing, and business diversification.

Before joining the land industry full-time, Jay built a successful corporate sales career with IBM and later Kyndryl, where he led complex negotiations and managed high-value client relationships across the technology and infrastructure sectors.

Jay holds a BSBA in Economics from Samford University and earned his MBA from the University of Alabama. He is also a Certified Prescribed Burn Manager and Certified Pesticide Applicator in Alabama.

Jay remains deeply involved in his community, serving as President of the Board for ArtsRevive Community Development Corporation (2025), and as a board member for the Selma & Dallas County Economic Development Authority and the Blackbelt Benefit Group. He is also an active member of the Rotary Club of Selma and Cornerstone Presbyterian Church.

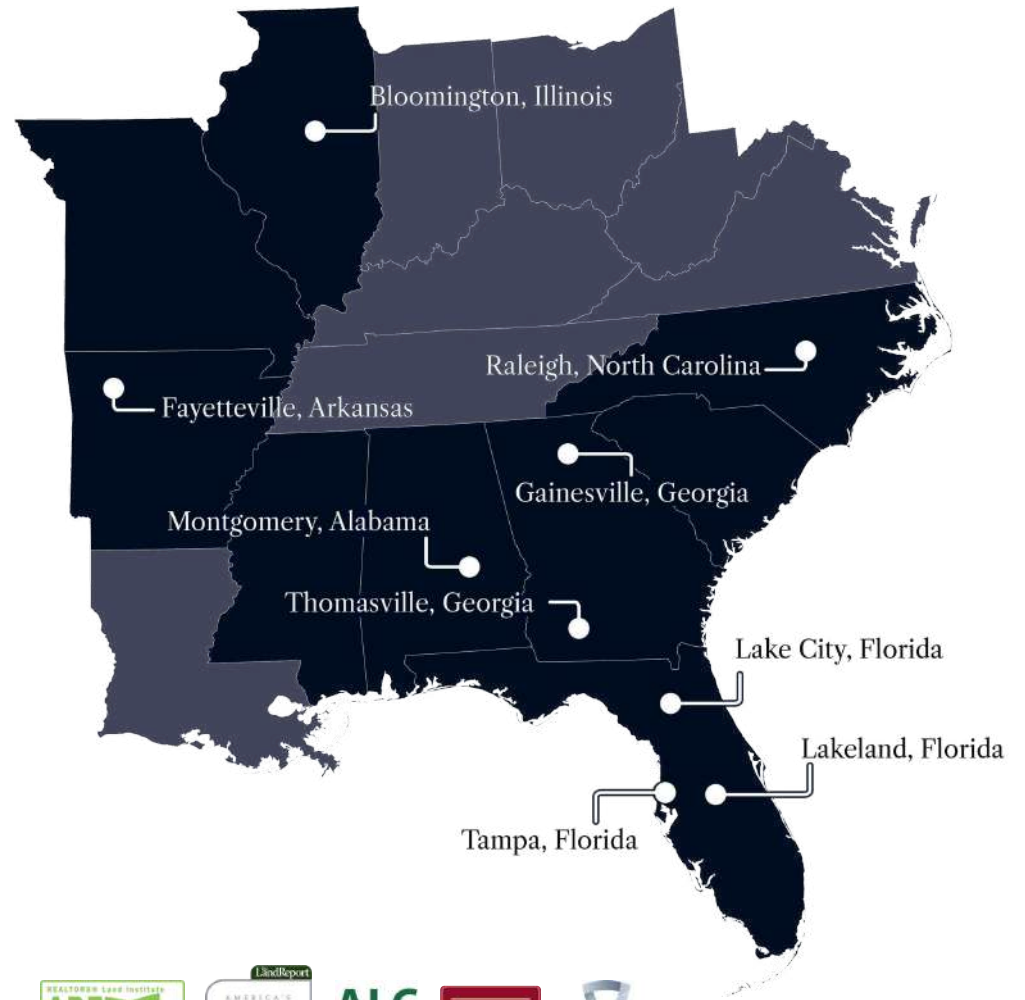
Outside of work, Jay enjoys spending time at his family farm, hunting, cooking, golfing, boating, traveling, and promoting the virtues of small town living to anyone who will listen.

Jay specializes in:

- Hunting & Recreation
- Timber
- Farms



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.