

Brown Tract

919 County Road 6628, Banks, Alabama 36005

Hoke Smith IV, ALC
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PROPERTY OVERVIEW



Sale Price

\$890,000

Offering Summary

Acreage:	210 Acres
Price / Acre:	\$4,238
State:	Alabama
City:	Banks
County:	Pike
Property Type:	Land:

Property Overview

The Brown Tract is a 210-acre hunting and timber property in the sought-after Josie community of Banks, Alabama, in north Pike County. Located in an area known for strong deer and turkey populations, large neighboring landowners, and excellent recreational appeal, this property is set up to be enjoyed from day one.

With approximately 80 acres of recently planted loblolly pines, 80 acres of recently harvested timberland, established internal trails, multiple wildlife food plots, and two hardwood stream bottoms crossing the property, this tract offers an ideal blend of investment potential and quality habitat. The rolling terrain, ranging from 400 to 560 feet in elevation, adds scenic beauty and creates a diverse landscape for hunting, recreation, and potential homesites.

An approximately 1,100-square-foot camp house gives buyers a comfortable place to stay and enjoy weekends on the property, while roughly 2,000 feet of frontage along County Road 6628 provides convenient access. With abundant wildlife, proven hunting history, and a location in a popular recreational corridor, The Brown Tract is a property that checks a lot of boxes for the serious outdoorsman, investor, or family looking for a place to build memories.

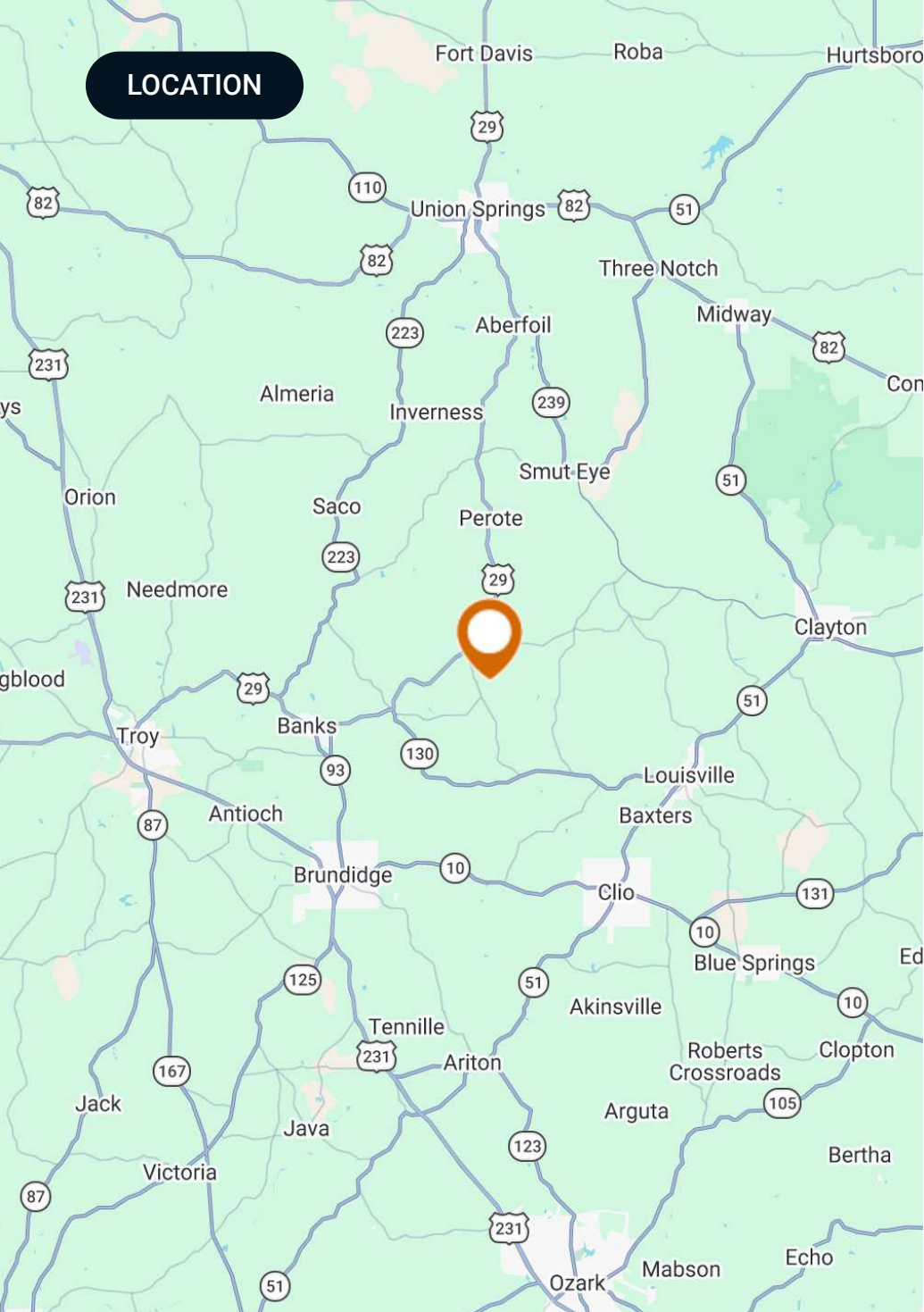
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands - 198 ac +/-
Soil Types:	Cowarts and Luverne Sandy Loam
Taxes & Tax Year:	2025 - \$731.61
Zoning / FLU:	AG
Water Source & Utilities:	County
Road Frontage:	2,000 ft +/- on CR 6628
Nearest Point of Interest:	Josie, AL and Banks, AL
Current Use:	Timberland
Structures & Year Built:	• 1 • 100 sq ft home built in 1940

LOCATION



Location & Driving Directions

Parcel: 1201010000007000
&12010200000010000 &

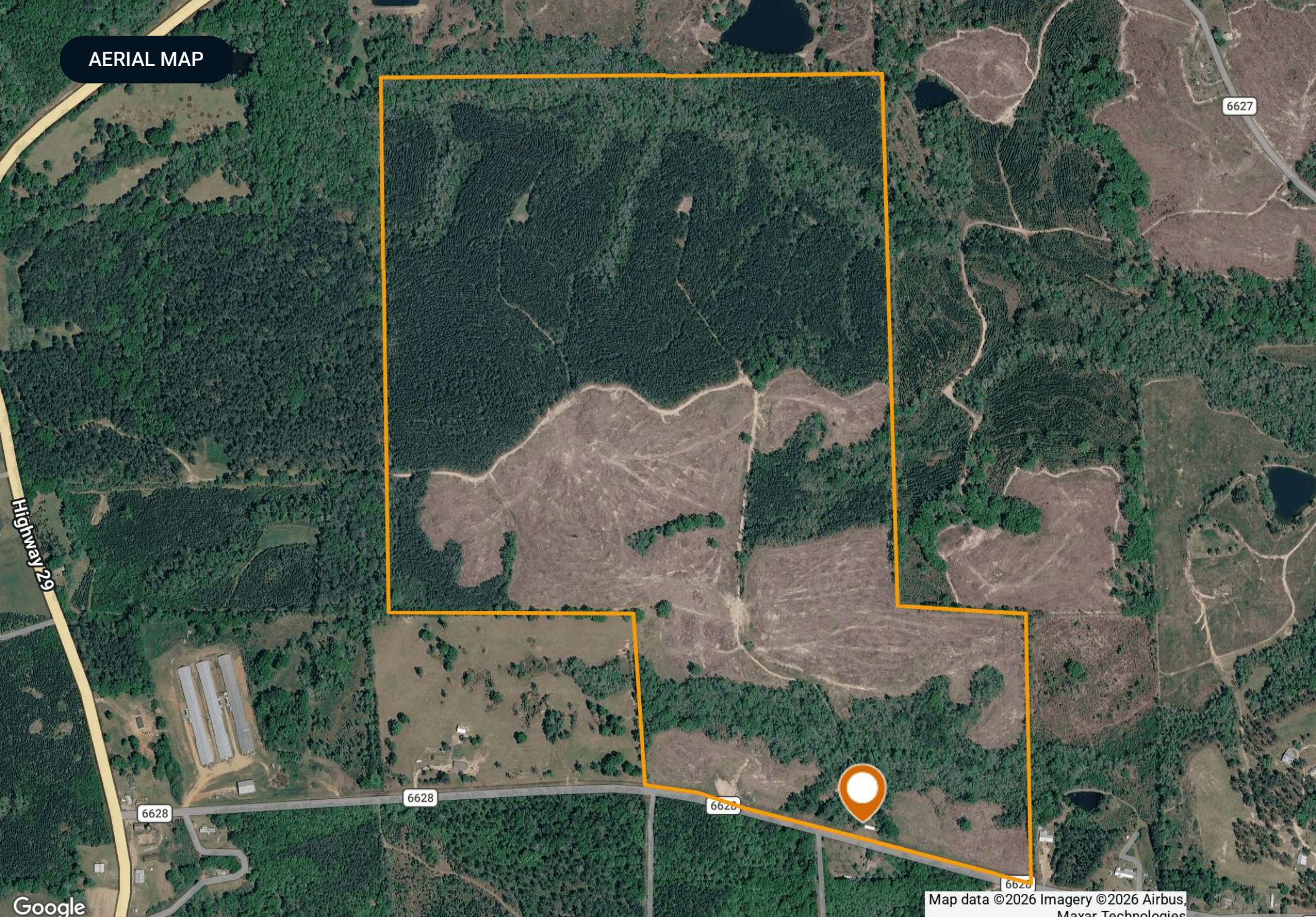
GPS: 31.8701962, -85.7065814

- From Troy, AL take U.S
- - 29 North 19 miles to Josie, AL and turn right onto CR 6628
- Property is 0.7 miles down on the left

- Driving Directions:**
- From Union Springs, AL take U.S
 - - 29 South 21 miles to Josie, AL and turn left onto CR 6628
 - Property is 0.7 miles down to the left

Showing Instructions: Call Advisor

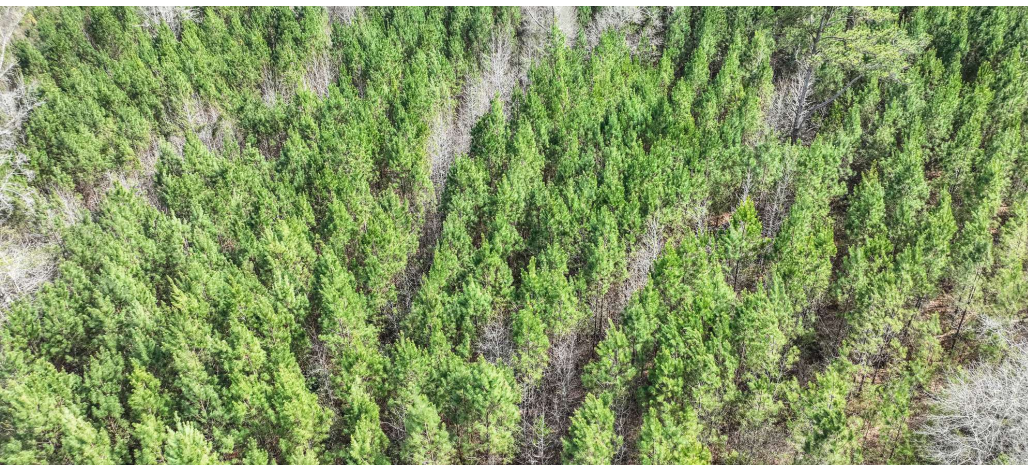
AERIAL MAP



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

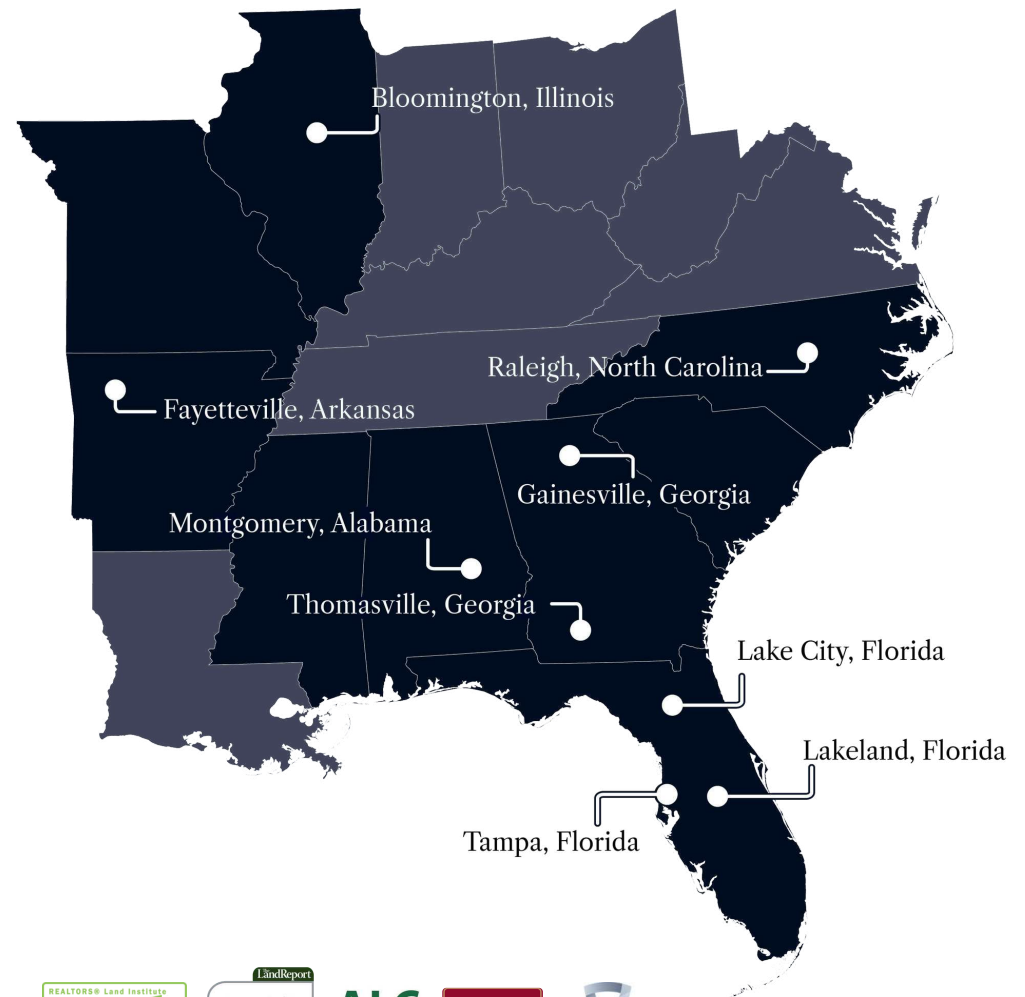
- REALTORS® Land Institute – Past President of the RLI Alabama Chapter
- Alabama Wildlife Federation
- Alabama Forestry Association



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A LEGACY OF EXCELLENCE

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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