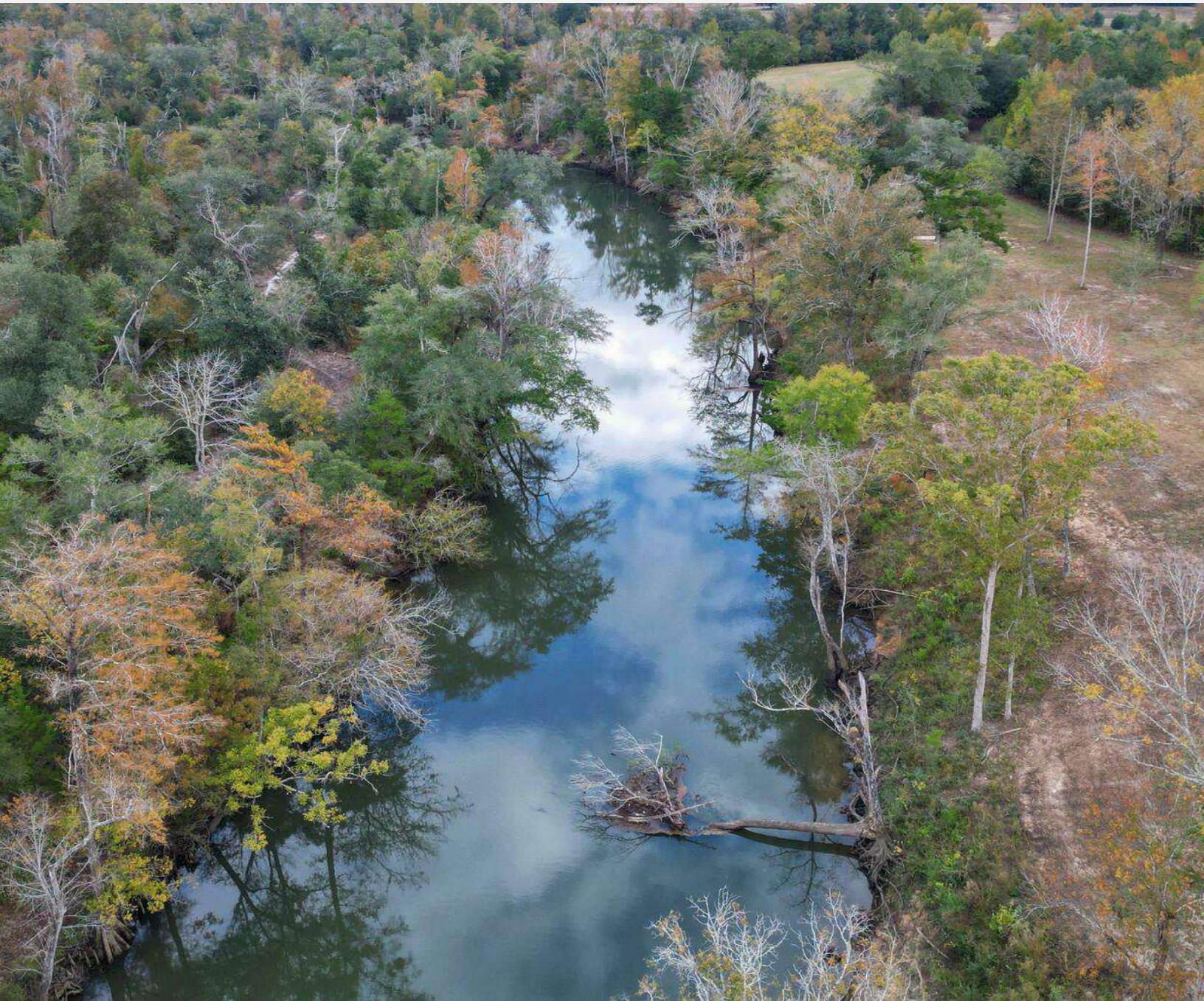




FOR SALE
RIVERFRONT/HUNTING/FISHING/KAYAKING
\$600,000

60 ACRES WITH 1,500 + OR - FEET ON CHIPOLA RIVER
FRONTAGE IN MARIANNA, FL

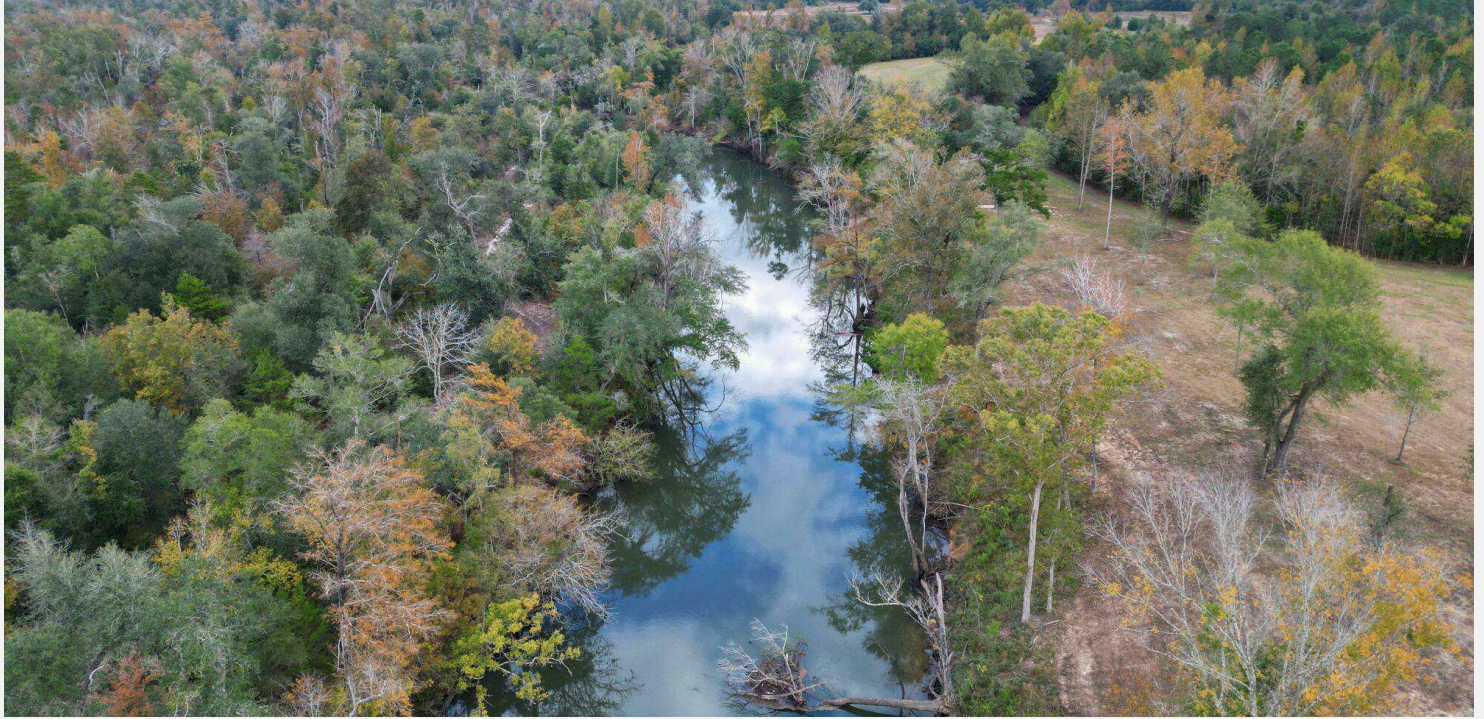
FILLMORE DRIVE, MARIANNA, FL 32448



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



CROSBYDIRT.COM
NORTH FLORIDA OFFICE
2860 HIGHWAY 71 N STE C
MARIANNA, FL 32446



SALE PRICE

\$600,000

OFFERING SUMMARY

Listing Price	\$600,000
Acres	60 Acres
Price Per Acre	\$10,000
County	Jackson
Zoning	Agriculture
Utilities	Electricity available at the road.
Taxes	\$450.00
Parcel IDs	23-4N-10-0000-0030-0030
Coordinates	30.7279271, -85.2095134
Sewer	None/Will Be Private Septic Tank
Real Estate Taxes	\$451.30

PROPERTY OVERVIEW

Discover the breathtaking beauty of 111 acres with over 3,200 feet of Chipola River frontage. There's a cleared high bluff area for your new home overlooking the river. Nestled along the tranquil Chipola River in Marianna, FL. this rare and exceptional property offers endless opportunities for farming, ranching, and investment, all within an hour's reach of the stunning emerald beaches of the Florida Gulf Coast. There's a new private concrete boat ramp in the river. The deer & turkey hunting & freshwater fishing is excellent. Bring your family & livestock & enjoy great country living. Great cell phone service & Wal-Mart & restaurants deliver.

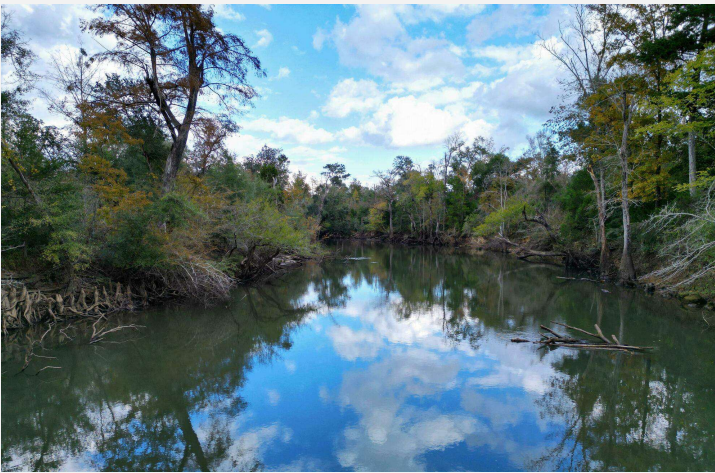
PROPERTY HIGHLIGHTS

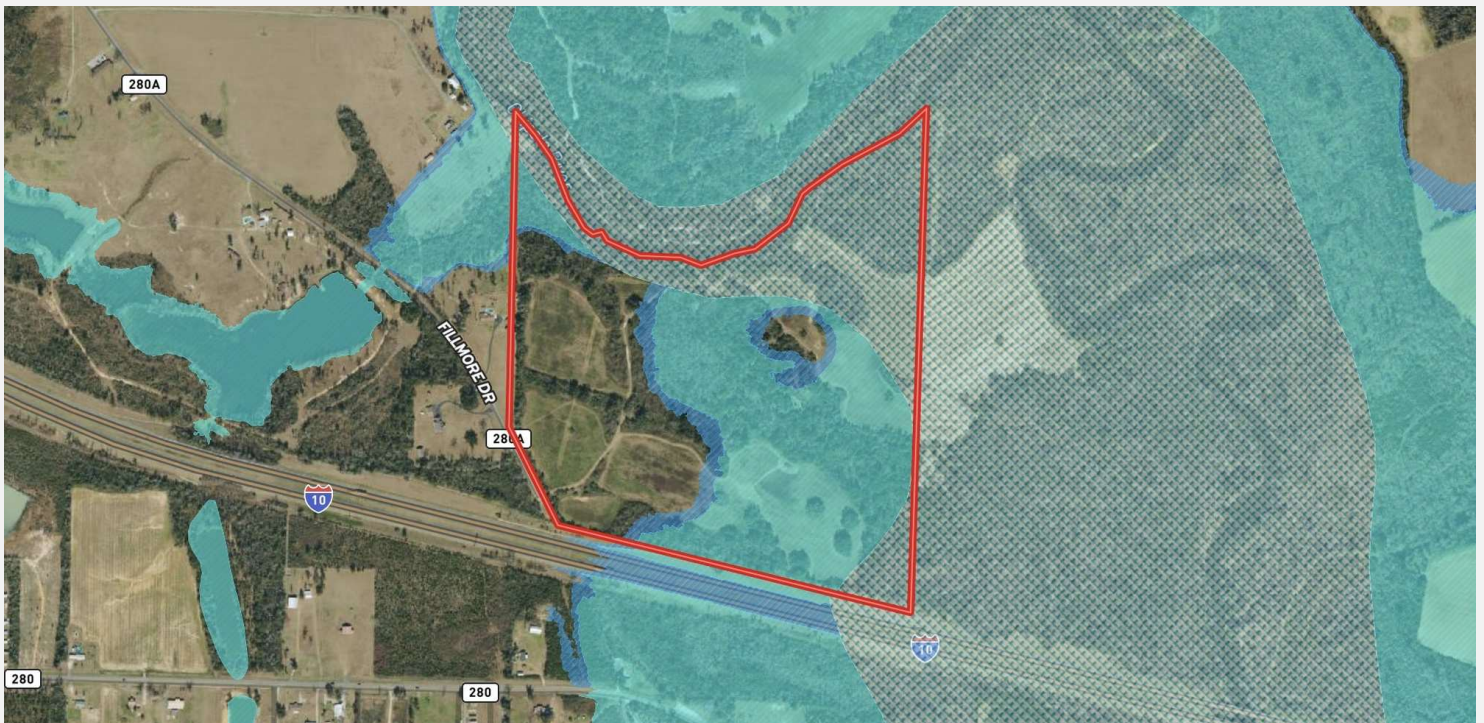
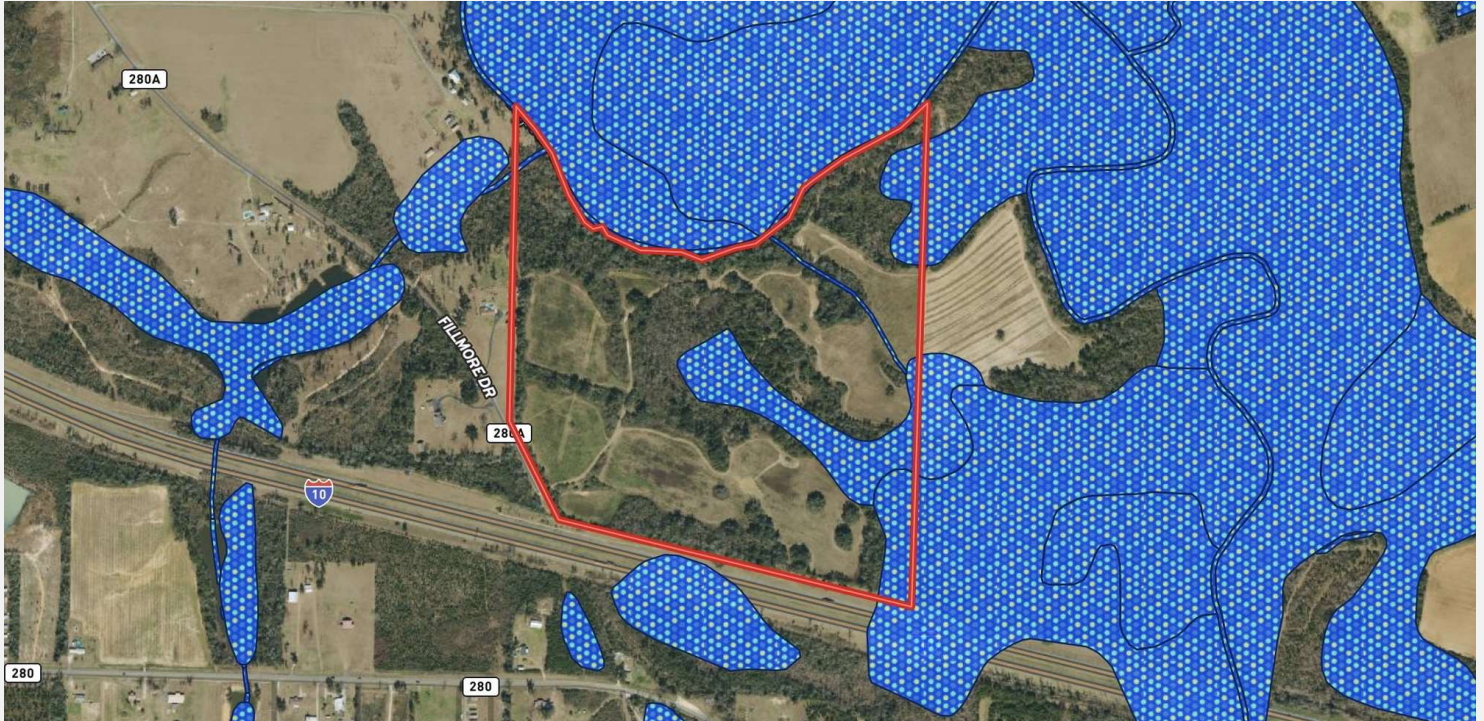
- Chipola River Frontage
- Private concrete boat ramp
- Cleared high bluff homesite
- Excellent hunting & fishing
- * Woods & farmland
- Gated & fenced on the road
- On County maintained paved road (Fillmore Drive)
- 55 acres is zoned one unit per acre

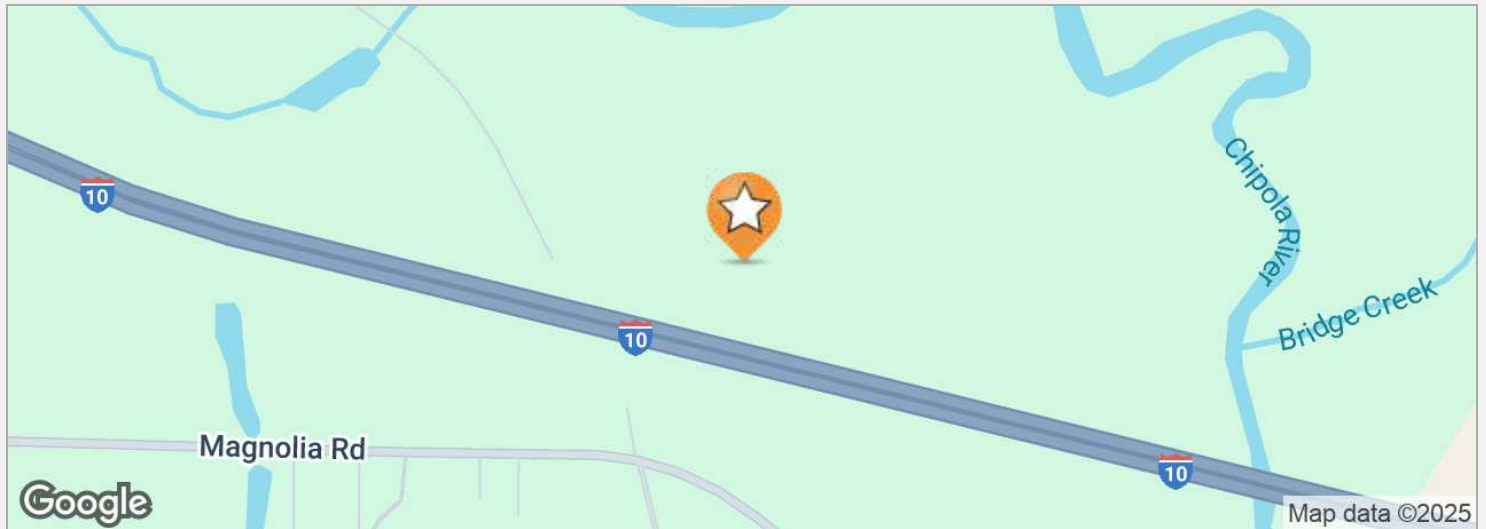


Additional Photos

4







DRIVE TIMES

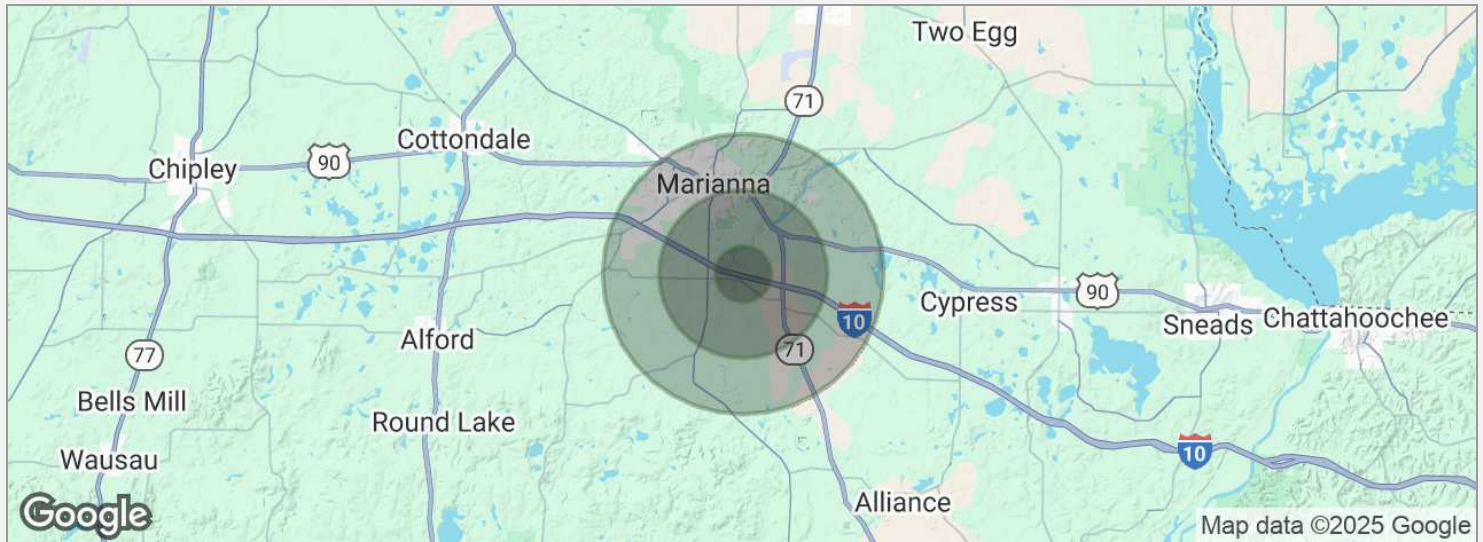
5 minutes from Marianna, FL.
45 minutes to Panama City, FL.
30 minutes to Dothan, AL.
one hour to Tallahassee, FL.

DRIVING DIRECTIONS

From Marianna at the courthouse Hwy 90 & Hwy 73 go south about 3 miles, turn left on Fillmore Drive, go to the end and the property is on the left.

Demographics Map

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	132	2,878	10,471
Median age	42	43	43
Median age (male)	40	41	41
Median age (Female)	43	44	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	57	1,221	4,250
# of persons per HH	2.3	2.4	2.5
Average HH income	\$93,297	\$88,177	\$72,877
Average house value	\$179,029	\$188,817	\$175,864

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate



2860 Highway 71 N ste C
Marianna, FL 32446
T 850.693.6610
C 850.693.6610
clay@crosbydirt.com
FL #BK577436

PROFESSIONAL BACKGROUND

Clay was raised on a cattle farm in Jackson County, Florida. He has more than 30 years of experience in the real estate industry, specializing in investment properties, row crop/agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in both Alabama and Florida. He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his knowledge of the industry to advise and educate his clients. He studied Business at Chipola College as well as Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay earned his Accredited Land Consultant designation in 2019. He also had a 21-year career in site-work construction developing airports, highways, and subdivisions that provided him with additional land and real estate business knowledge and experience. Clay resides in Bascom, Florida with his wife Gina Patrick.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
APEX Award 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
Recipient of the Summit Bronze Award 2016
Recipient of the Summit Silver Award 2017
Recipient of the Summit Bronze Award 2018
Recipient of the President's Award 2019
Recipient of the Summit Award 2020
Recipient of the Summit Silver Award 2021