



**FOR SALE
LAND
\$199,680**

3- 4.16 ACRE TRACTS- HWY 71 & MISSION ROAD

00 HWY 71 , MARIANNA, FL 32448



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

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Executive Summary



SALE PRICE **\$199,680**

OFFERING SUMMARY

Listing Price	\$199,680
Acres	12.48 Acres
Price Per Acre	\$16,000
County	Jackson
Zoning	AG
Utilities	Electric at the road. Needs private well & Private septic tank.
Parcel IDs	07-3N-09-0000-0010-0020
Coordinates	30.8320877, -85.167226
Real Estate Taxes	\$100.00

PROPERTY OVERVIEW

Enjoy the peace and space of country living just minutes from Marianna, Florida with these nicely cleared 4.16-acre homesites. Each parcel offers the ideal setting for a custom home, hobby farm, or weekend retreat with plenty of room to spread out and enjoy the outdoors.

3 Available Parcels - Each 4.16 acres

Price - \$66,560.00 per parcel

Land is Cleared - Ready for building

Prime Location - Quiet rural area with convenient access to Marianna, shopping, schools, and I-10

Whether you're planning to build now or invest for the future, these spacious tracts offer excellent value and flexibility. Purchase one or more to fit your vision!



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Additional Photos



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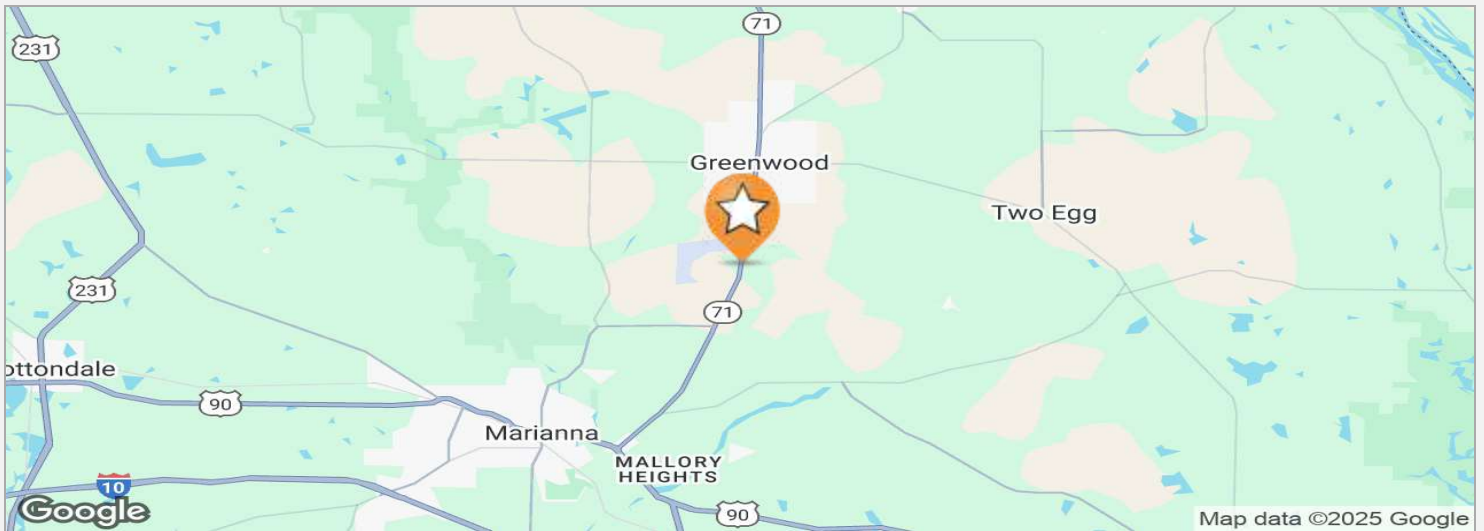


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Location Maps 2



DRIVE TIMES

To Marianna, FL 15 minutes.
To Tallahassee, FL. 1 hour
To Panama City, FL. 1 hour.
To Dothan, AL. 1 hour.

DRIVING DIRECTIONS

From Hwy 90 & Hwy 71, go south on Hwy 71 & lots are located on the left on the corner of Hwy 71 & Mission Road.



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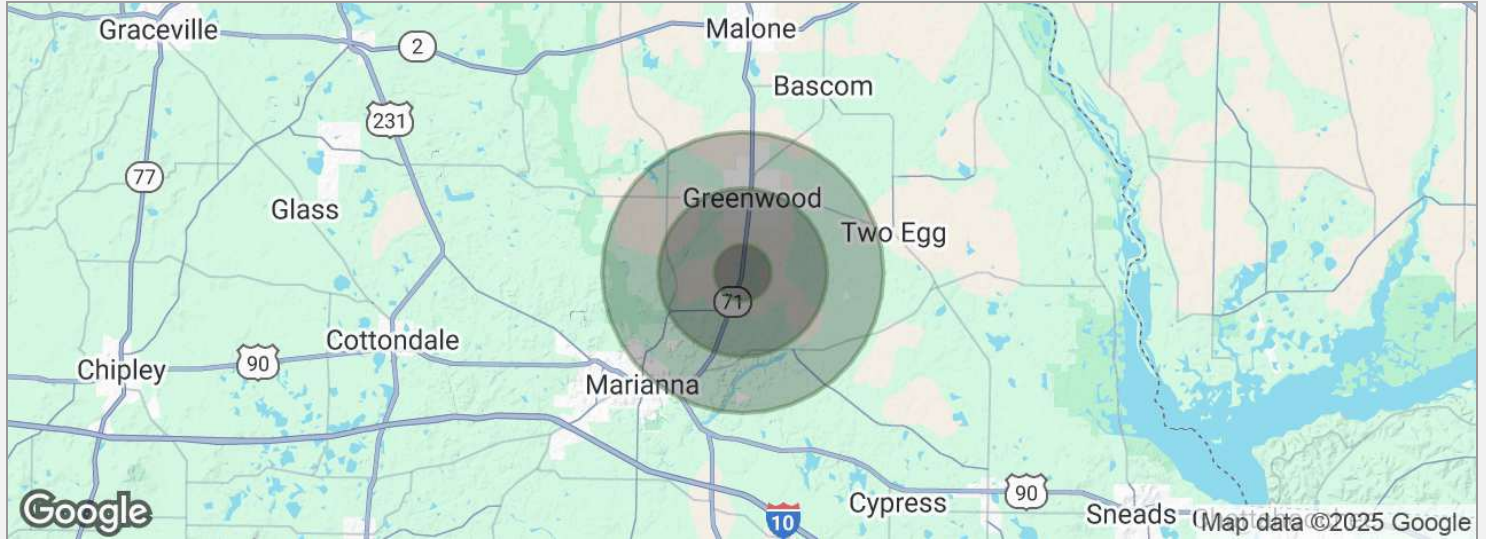


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Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	391	2,171	5,649
Median age	43	44	44
Median age (male)	41	42	43
Median age (Female)	44	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	133	791	2,145
# of persons per HH	2.9	2.7	2.6
Average HH income	\$75,653	\$86,255	\$83,595
Average house value	\$187,184	\$224,319	\$231,974

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio & Contact 1

CLAY PATRICK

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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



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