



**FOR SALE
LAND
\$215,550**

OZARK TRACT

DEAN CHURCH RD, OZARK, AL 36360



**CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610**



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

Executive Summary



SALE PRICE **\$215,550**

OFFERING SUMMARY

Listing Price	\$215,550
Acres	47.9 Acres
Price Per Acre	\$4,500
County	Dale
Zoning	Ag
Income	-
Irrigation	-
Utilities	Needs Private Water & Private Septic Tank
Soils	-
Taxes	-
Parcel IDs	1105210001005011 & 1105210001005000
Coordinates	31.4004428, -85.6529291

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Ozark, AL! This expansive property located at Dean Church Rd, is perfectly suited for land and other investors. Boasting an AG zoning designation, this strategically positioned plot of land offers endless potential. Situated in the Ozark area, it presents an exceptional opportunity for those seeking to make a lucrative acquisition. With its enviable location and versatile zoning, this property is an ideal choice for investors looking to capitalize on the growing demand in this thriving region. Don't miss out on the chance to own a piece of this promising market. Excellent deer & turkey hunting with a small year round creek.

PROPERTY HIGHLIGHTS

- On paved road.
- Near Ft Rucker & Ozark.
- Good deer & turkey hunting.
- Small year round creek.



OZARK TRACT

Dean Church Rd, Ozark, AL 36360

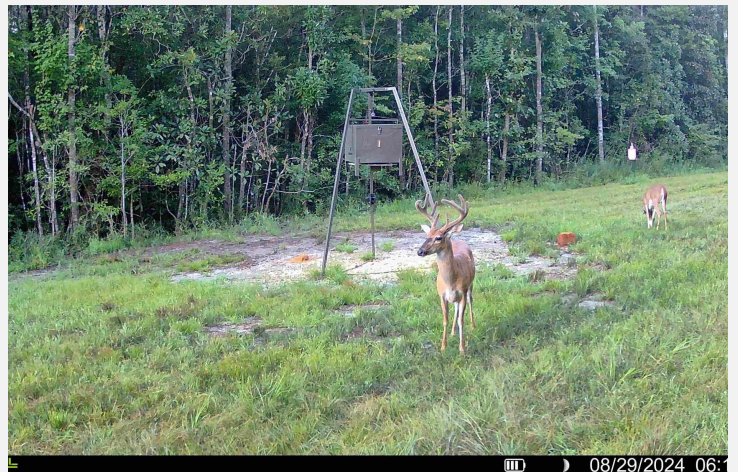
Retailer Map

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



crosbydirt.com
Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881

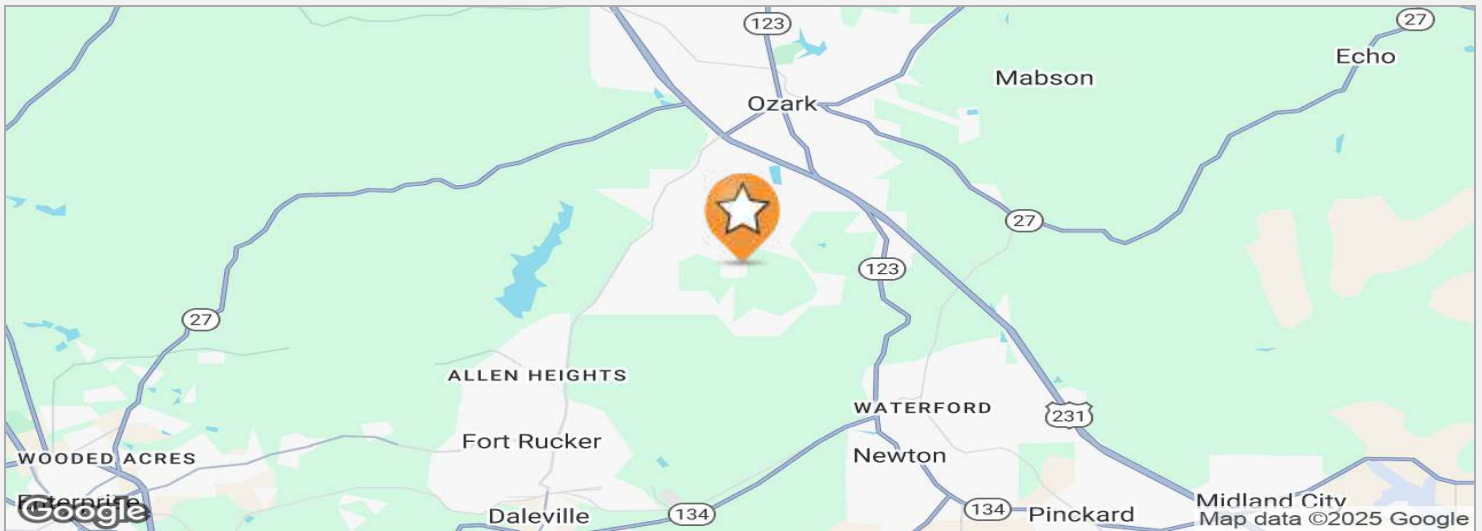
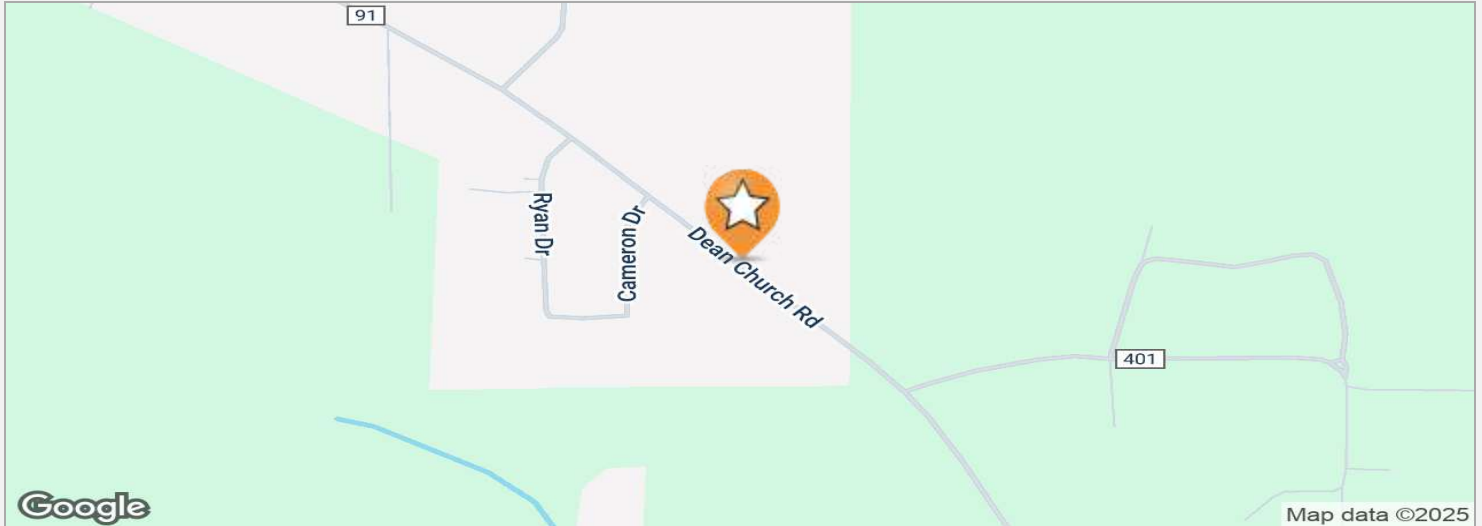
Additional Photos



OZARK TRACT

Dean Church Rd, Ozark, AL 36360

Location Maps 2



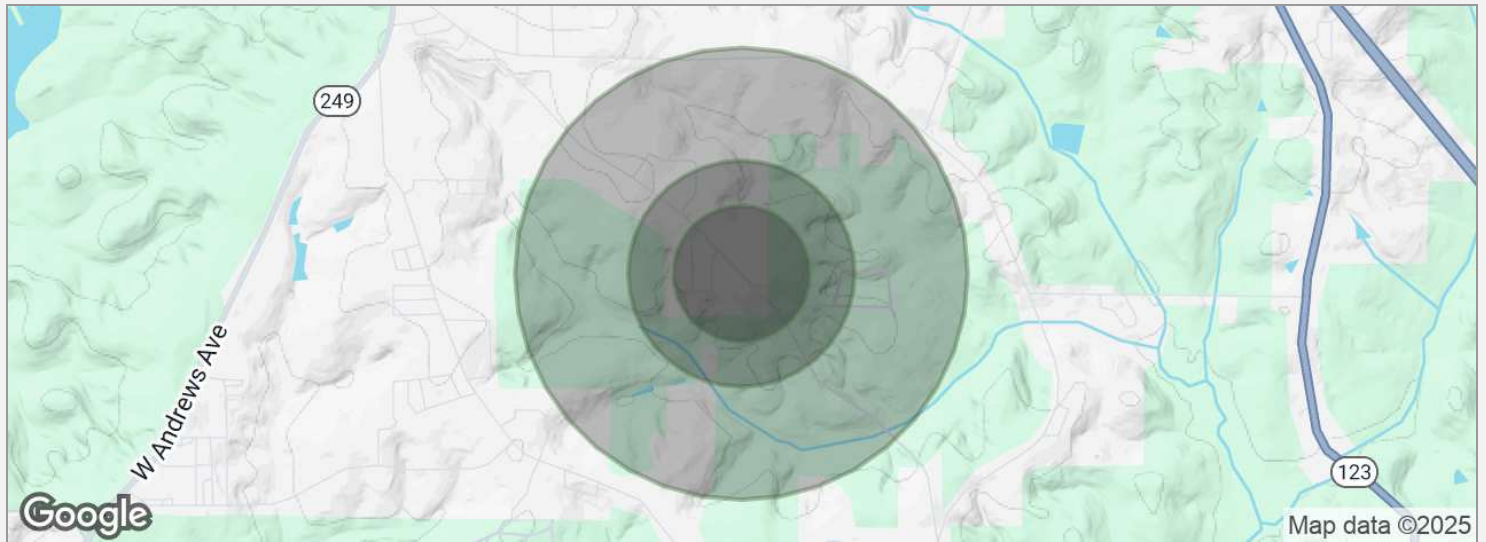
DRIVE TIMES

10 minutes From Hwy 84 in Ozark.
15 minutes to Ft. Rucker, AL.
20 minutes to Dothan, AL.
1 hour 45 minutes to Montgomery, AL.

DRIVING DIRECTIONS

From Hwy 231 in Ozark, go south on Hwy 249, turn left on Campground Road, turn right on Dean Church Road, go about 2 miles and property is on the right at the Power Line.

Demographics Map



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	69	153	569
Median age	43	43	43
Median age (male)	41	41	41
Median age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	29	63	236
# of persons per HH	2.4	2.4	2.4
Average HH income	\$69,193	\$69,193	\$69,307
Average house value	\$185,580	\$185,580	\$185,975

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio & Contact 1

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