



**FOR SALE  
LAND  
\$432,000**

**SNEAD DALE COUNTY TRACT**

**COUNTY ROAD 19, ARITON, AL 36311**



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



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





## SALE PRICE

**\$432,000**

## OFFERING SUMMARY

<b>Listing Price</b>	\$432,000
<b>Acres</b>	144 Acres
<b>Price Per Acre</b>	\$3,000
<b>County</b>	Dale
<b>Zoning</b>	AG
<b>Income</b>	-
<b>Irrigation</b>	
<b>Utilities</b>	Electric at the Road.
<b>Soils</b>	-
<b>Taxes</b>	-
<b>Parcel IDs</b>	26-03-05-15-0-000-010.001 & 26-03-05-15-0-000-001.000
<b>Coordinates</b>	31.5781543, -85.6243469
<b>Frontage</b>	- ft

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in the Ariton, AL area. On County Road 19, this property is AG zoning, and growing pine timber. Excellent deer hunting. Judy Creek runs year-round through the south side of the property.

## PROPERTY HIGHLIGHTS

- Paved Road Frontage.
- Growing Pine Timber.
- Good deer Hunting.
- Year-round creek.



# SNEAD DALE COUNTY TRACT

County Road 19, Ariton, AL 36311

Retailer Map

3

Clay Patrick  
Broker Associate  
clay@crosbydirt.com  
850.693.6610

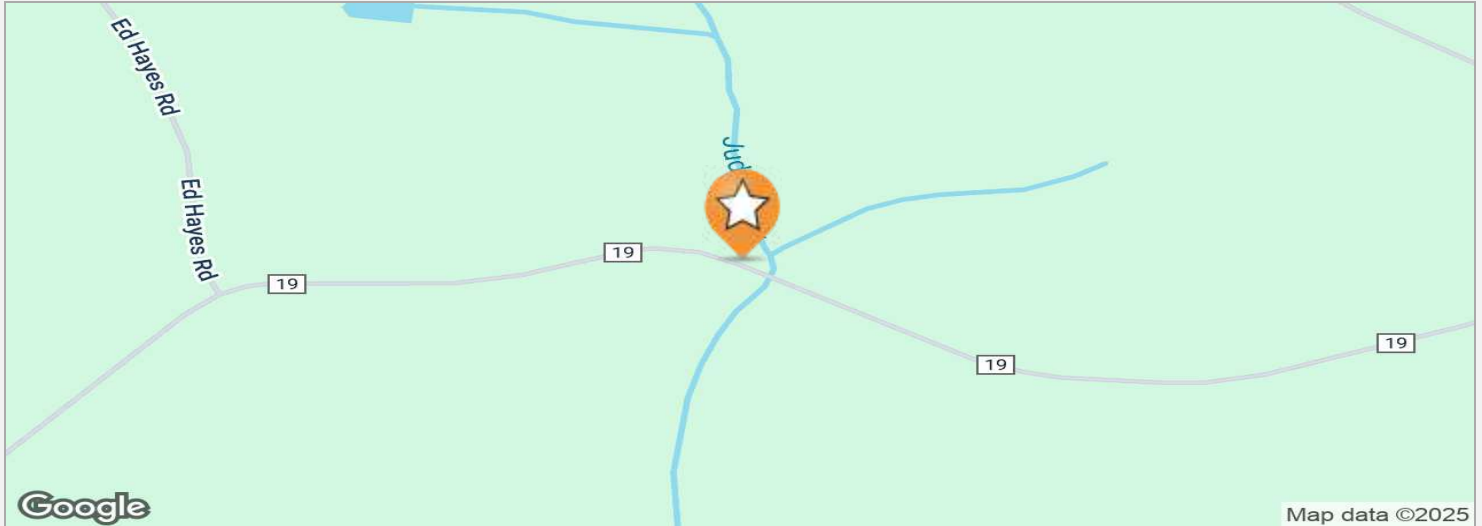


**crosbydirt.com**  
Corporate Office  
141 5th St. NW Suite 202  
Winter Haven, FL 33881







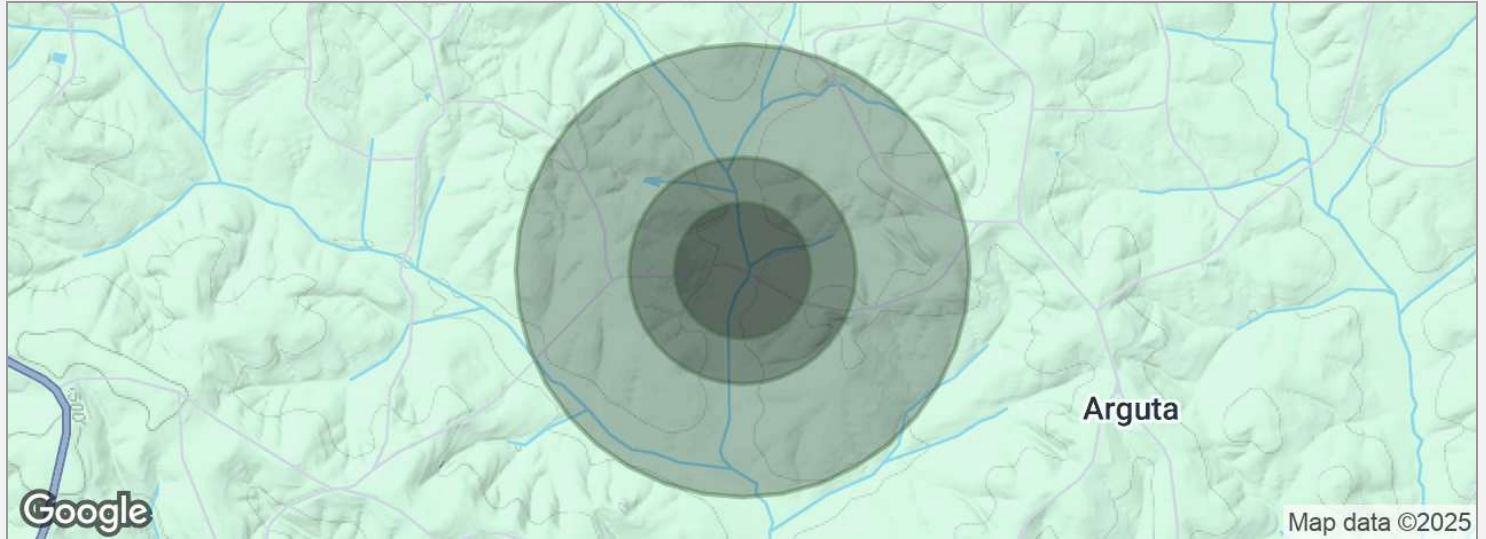


## DRIVE TIMES

10 minutes to Ozark, AL.  
20 minutes to Dothan, AL.  
1.5 hours to Montgomery, AL.

## DRIVING DIRECTIONS

From Hwy 231 & CR 123 go NE on CR 123, right on CR 19, go about 5 miles, Cross Judy Creek, property on the right.



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	4	12	38
Median age	44	44	44
Median age (male)	43	43	43
Median age (Female)	46	46	46

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	2	5	16
# of persons per HH	2	2.4	2.4
Average HH income	\$75,358	\$75,358	\$75,624
Average house value	\$215,176	\$215,176	\$213,082

\* 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