



**FOR SALE
LAND
\$456,000**

SMITH GRACEVILLE TRACT

HIGHWAY 2, GRACEVILLE, FL 32440



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



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



SALE PRICE

\$456,000

OFFERING SUMMARY

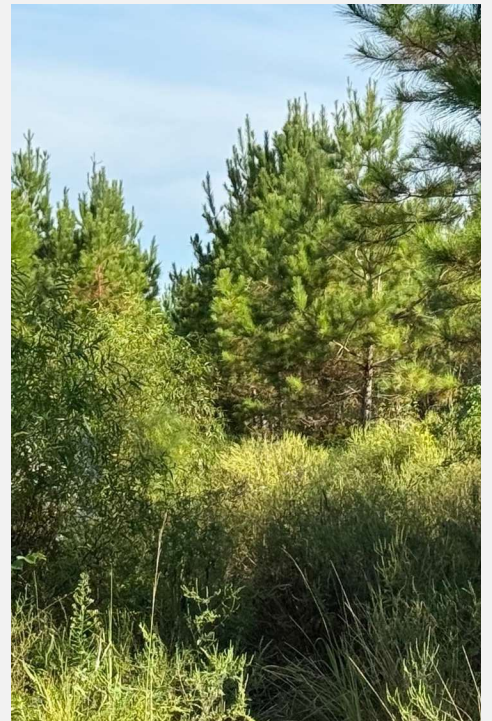
Listing Price	\$456,000
Acres	114 Acres
Price Per Acre	\$4,000
County	Jackson
Zoning	AG
Income	-
Irrigation	
Utilities	Electric at the road.
Soils	-
Taxes	-
Parcel IDs	31-7N-12-0000-0060-0000 & 06-6N-12-0000-0010-0060
Coordinates	30.9572572, -85.5113852
Frontage	- ft

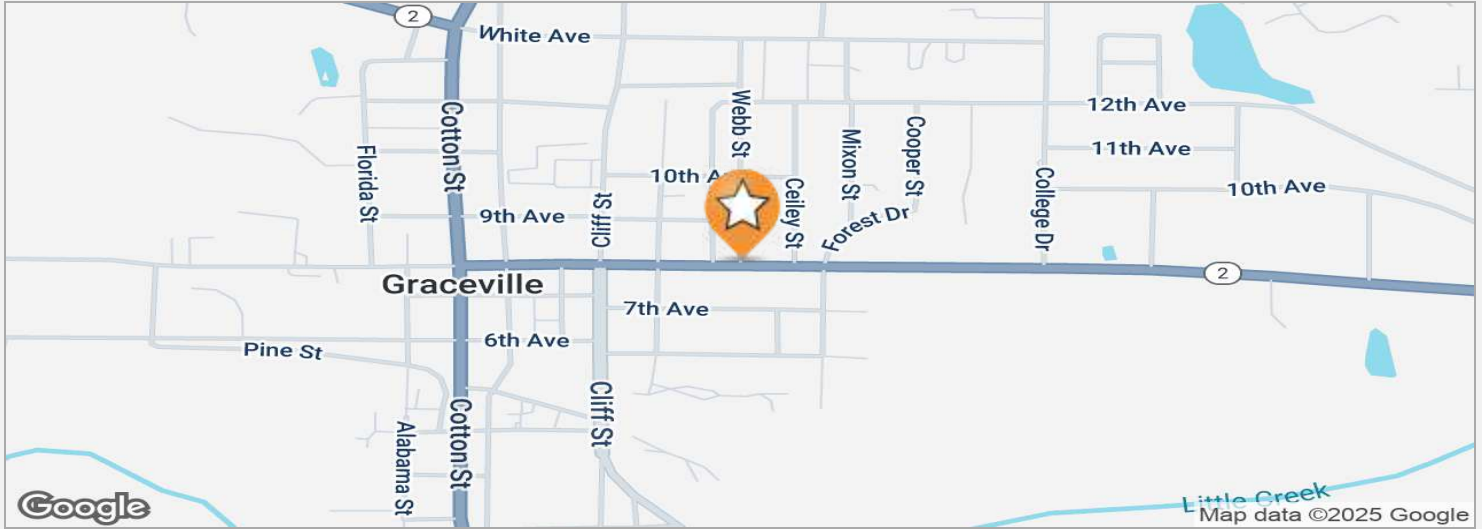
PROPERTY OVERVIEW

Presenting a unique investment opportunity in the thriving Graceville area! The property has good, paved road access. The AG-zoned land spans 101 acres, featuring 5 to 10 year old slash pine with a remarkable Site Index of 90, as well as 14 acres of natural hardwoods. Positioned just 5 minutes from the Chip-N Saw & Log Mill, this property offers a strategic location for growing timber. Additionally, the land's attributes, including excellent deer hunting opportunities, make it a compelling prospect for investors seeking diverse potential and value.

PROPERTY HIGHLIGHTS

- 101 acres of 5 to 10 year old slash pine, Site Index 90.
- 14 acre of natural hardwoods.
- 5 minutes to the Chip-N Saw & Log Mill.
- Good deer hunting.





DRIVE TIMES

5 minutes to Graceville, FL.
20 minutes to Marianna, FL.
30 minutes to Dothan, AL.
1 hour 15 minutes to Panama City, FL.

DRIVING DIRECTIONS

From Graceville, FL. go east on Hwy 2 & the property is on the left. See sign.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	334	849	1,946
Median age	44	45	44
Median age (male)	42	42	41
Median age (Female)	48	48	47

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	113	290	683
# of persons per HH	3	2.9	2.8
Average HH income	\$82,686	\$77,860	\$76,170
Average house value	\$181,530	\$195,869	\$209,169

* 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