



**FOR SALE
LAND
\$3,300,000**

610 ACRES OF RECREATION LAND IN BAY COUNTY, FL

0 OTTER CREEK BRIDGE ROAD, EBRO, FL 32437

POSSIBLE SELLER FINANCING

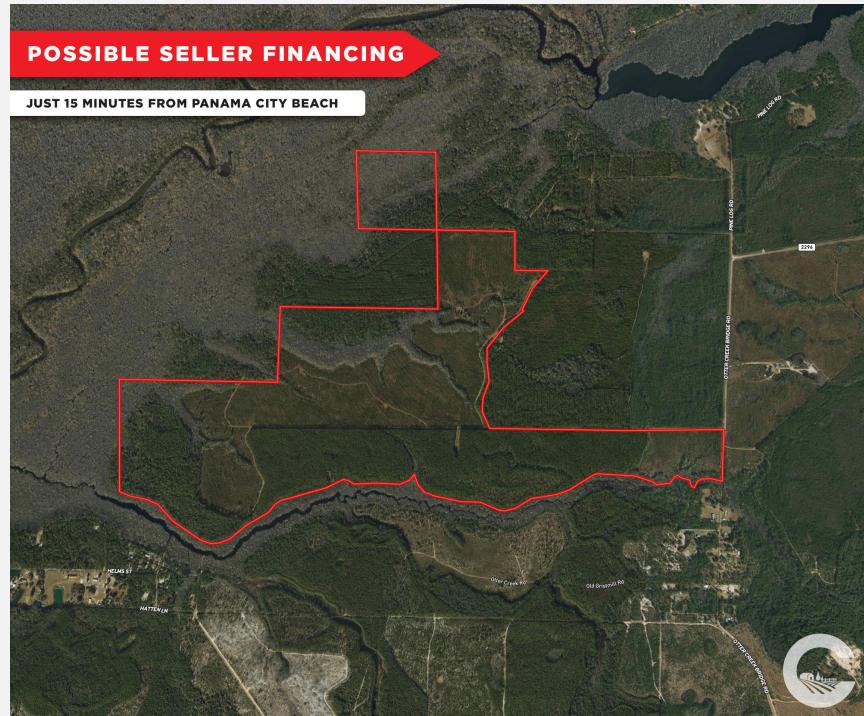
JUST 15 MINUTES FROM PANAMA CITY BEACH



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



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



SALE PRICE **\$3,300,000**

OFFERING SUMMARY

Listing Price	\$3,300,000
Acres	610 Acres
\$/Acre	\$5,410
County	Bay
Zoning	Recreational
Parcel IDs	35066-010-000, 35087-020-000, 35087-010-000, 35088-010-000, 35088-020-000, 35088-010-000
Coordinates	30.3906281, -85.9542379
Real Estate Taxes	\$1,725.22

PROPERTY OVERVIEW

Owner financing available. Call broker for terms. This beautiful property is located on Otter Creek in Bay County within 15 minutes of Panama City Beach. There is tremendous wildlife, deer and turkey, etc. Otter Creek feeds into the East River, Choctawhatchee River, and Choctawhatchee Bay, and into the Gulf of Mexico. Good Timber value, timber cruise coming soon.

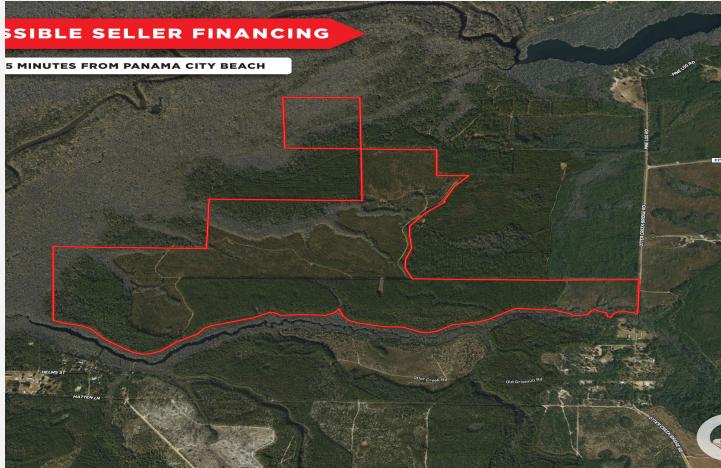
DEMOGRAPHICS

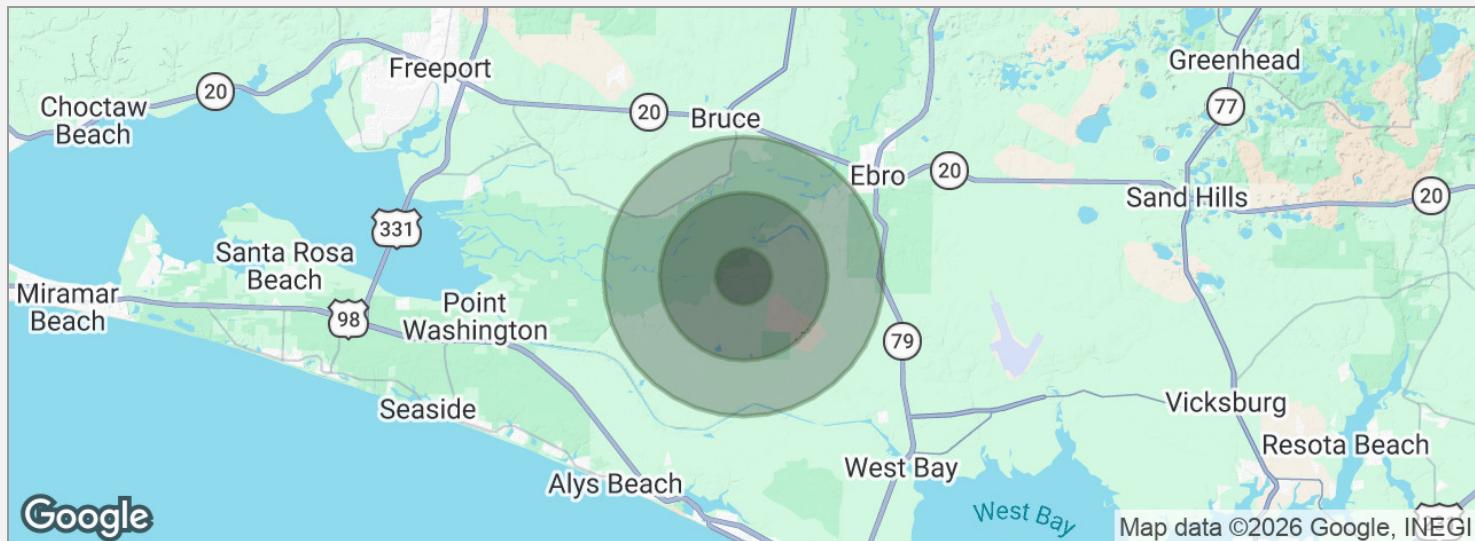
	1 MILE	3 MILES	5 MILES
Total Households	22	86	335
Total Population	61	233	843
Average HH Income	\$75,031	\$73,323	\$71,340



Additional Photos

4





POPULATION	1 MILE	3 MILES	5 MILES
Total population	61	233	843
Median age	40	41	43
Median age (male)	40	40	43
Median age (Female)	41	41	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	22	86	335
# of persons per HH	2.8	2.7	2.5
Average HH income	\$75,031	\$73,323	\$71,340
Average house value	\$224,244	\$232,545	\$263,056

* 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