



FOR SALE
LAND
\$360,000

3- 10 ACRE HOMESITE TRACTS HWY 71 & MISSION ROAD
BUY 1 OR ALL 3

00 SR 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

Executive Summary



SALE PRICE **\$360,000**

OFFERING SUMMARY

| | |
|--------------------------|---|
| Listing Price | \$360,000 |
| Acres | 30.03 Acres |
| Price Per Acre | \$11,988 |
| County | Jackson |
| Zoning | AG |
| Utilities | Electric at the road. needs private well & septic tank. |
| Parcel IDs | 07-3N-09-0000-0010-0020 |
| Coordinates | 30.8320877, -85.167226 |
| Real Estate Taxes | \$100.00 |

PROPERTY OVERVIEW

Discover the perfect blend of country living and convenience with these beautiful, cleared 10.01-acre homesites just minutes from Marianna, Florida. Each parcel offers ample space to build your custom home, start a hobby farm, or simply enjoy wide open spaces with peaceful surroundings.

3 Available Parcels - Each 10.01 acres

Price - \$120,000 per parcel

Land is Cleared - Ready for development

Excellent Location - Quiet rural setting with easy access to local amenities, shopping, and I-10

Whether you're looking for a private retreat or planning to invest in land, these versatile tracts offer incredible potential. Buy one or more to suit your needs!



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Additional Photos

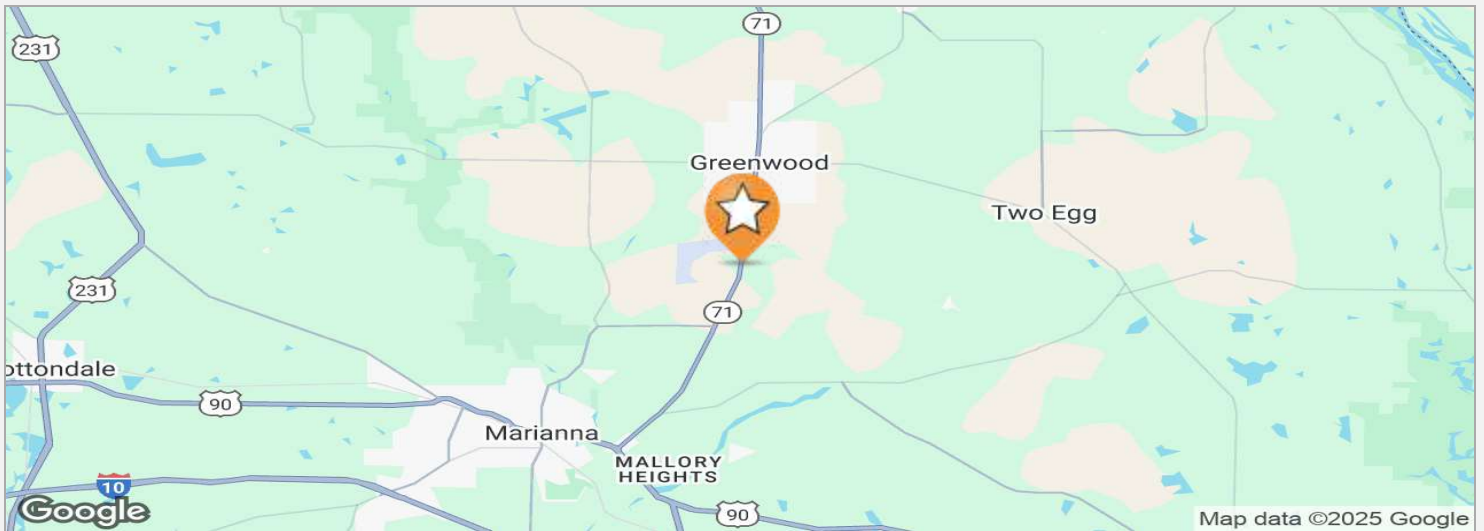


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Location Maps 2



DRIVE TIMES

To Marianna 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 in Marianna, go south on Hwy 71, left on Mission Road, tracts on right.

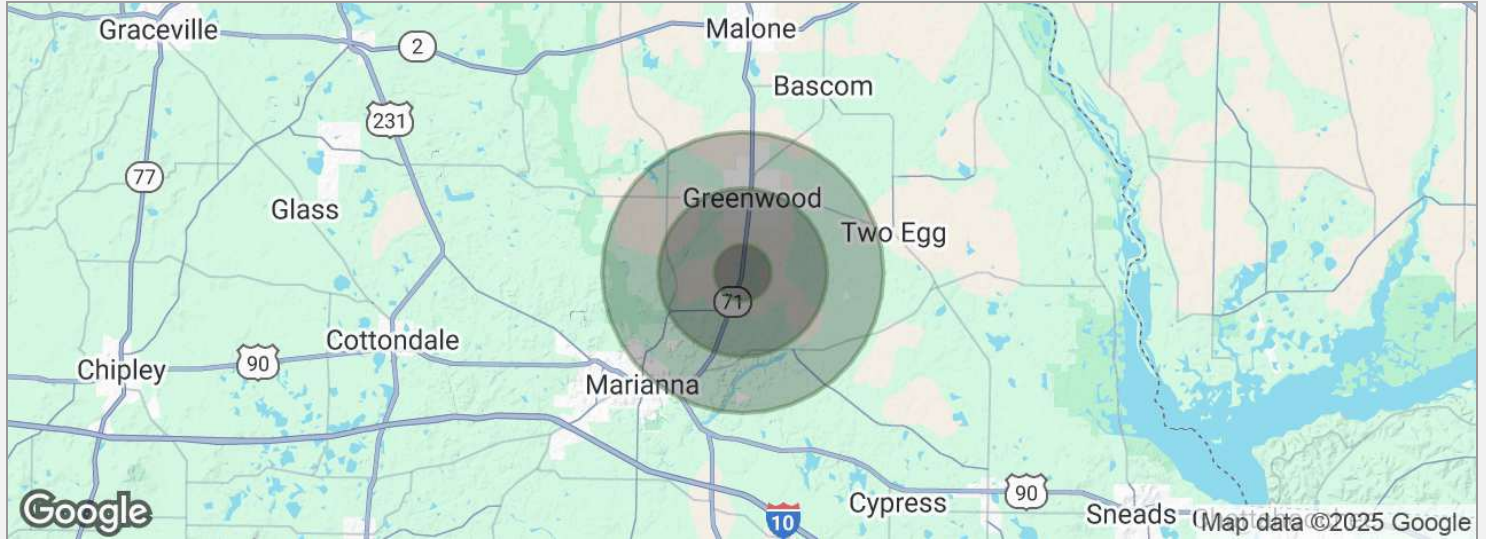


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Demographics Map



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

Broker Associate

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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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