



**FOR SALE
LAND
\$105,000**

CHRISTMAS ROAD TRACT LOT 1

CHRISTMAS RD, CAMPBELLTON, FL 32426



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CLAY PATRICK
850.693.6610



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



SALE PRICE

\$105,000

OFFERING SUMMARY

| | |
|--------------------------|---|
| Listing Price | \$105,000 |
| Acres | 10 Acres |
| Price Per Acre | \$10,500 |
| County | Jackson |
| Zoning | AG2 |
| Utilities | Electric at the road. Needs private well & private septic tank. |
| Parcel IDs | 04-6N-11-0000-0010-0000 |
| Coordinates | 30.9528524, -85.3435429 |
| Real Estate Taxes | 100.00 |

PROPERTY OVERVIEW

Beautiful 10 acre home site in north Jackson County, FL. Wooded with endless possibilities. Country living at its finest. Quiet!

PROPERTY HIGHLIGHTS

- Quiet country living
- Prime location in Campbellton
- Horses & livestock allowed
- Good hunting & freshwater fishing close by
- Ideal for residential development opportunity





DRIVE TIMES

20 minutes to Marianna, FL.

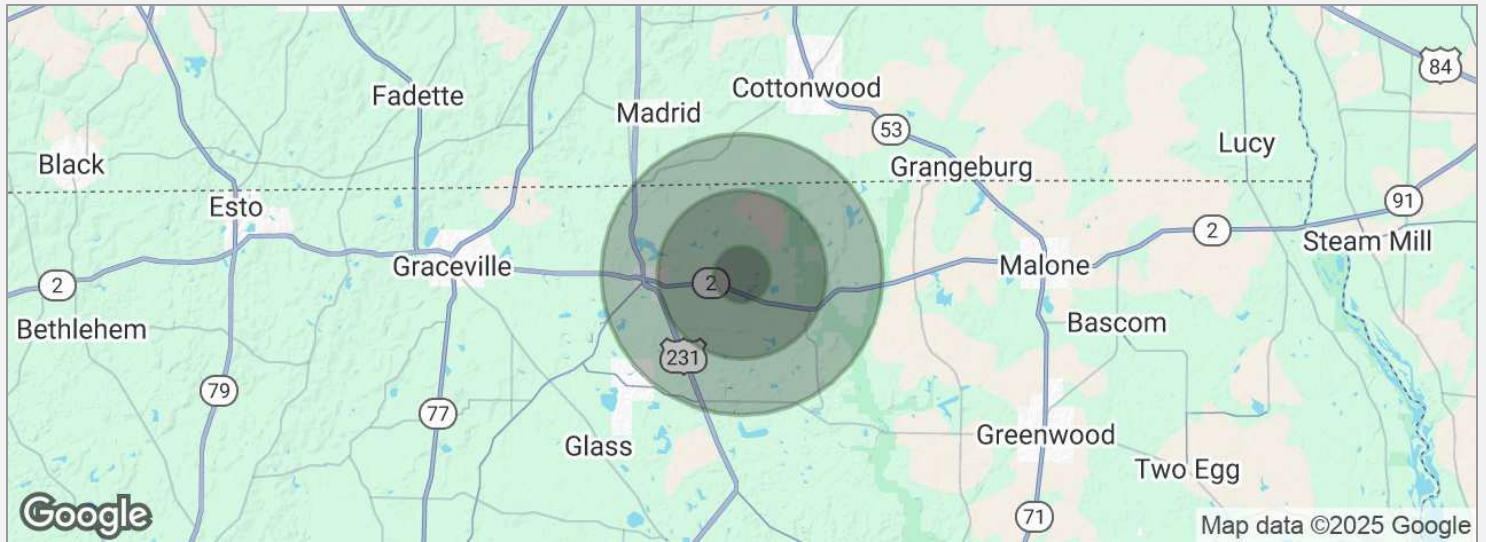
20 minutes to Dothan, AL.

1 hour 15 minutes to Panama City, FL.

1 hour 15 minutes to Tallahassee, FL.

DRIVING DIRECTIONS

From Hwy 231 in Campbellton, go east on Hwy 2, turn left on Christmas Road, go 1/2 mile and see sign.



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 44 | 407 | 1,097 |
| Median age | 47 | 47 | 46 |
| Median age (male) | 45 | 45 | 44 |
| Median age (Female) | 48 | 48 | 48 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 19 | 175 | 460 |
| # of persons per HH | 2.3 | 2.3 | 2.4 |
| Average HH income | \$63,467 | \$62,355 | \$62,508 |
| Average house value | \$178,918 | \$166,726 | \$162,309 |

* Demographic data derived from 2020 ACS - US Census

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