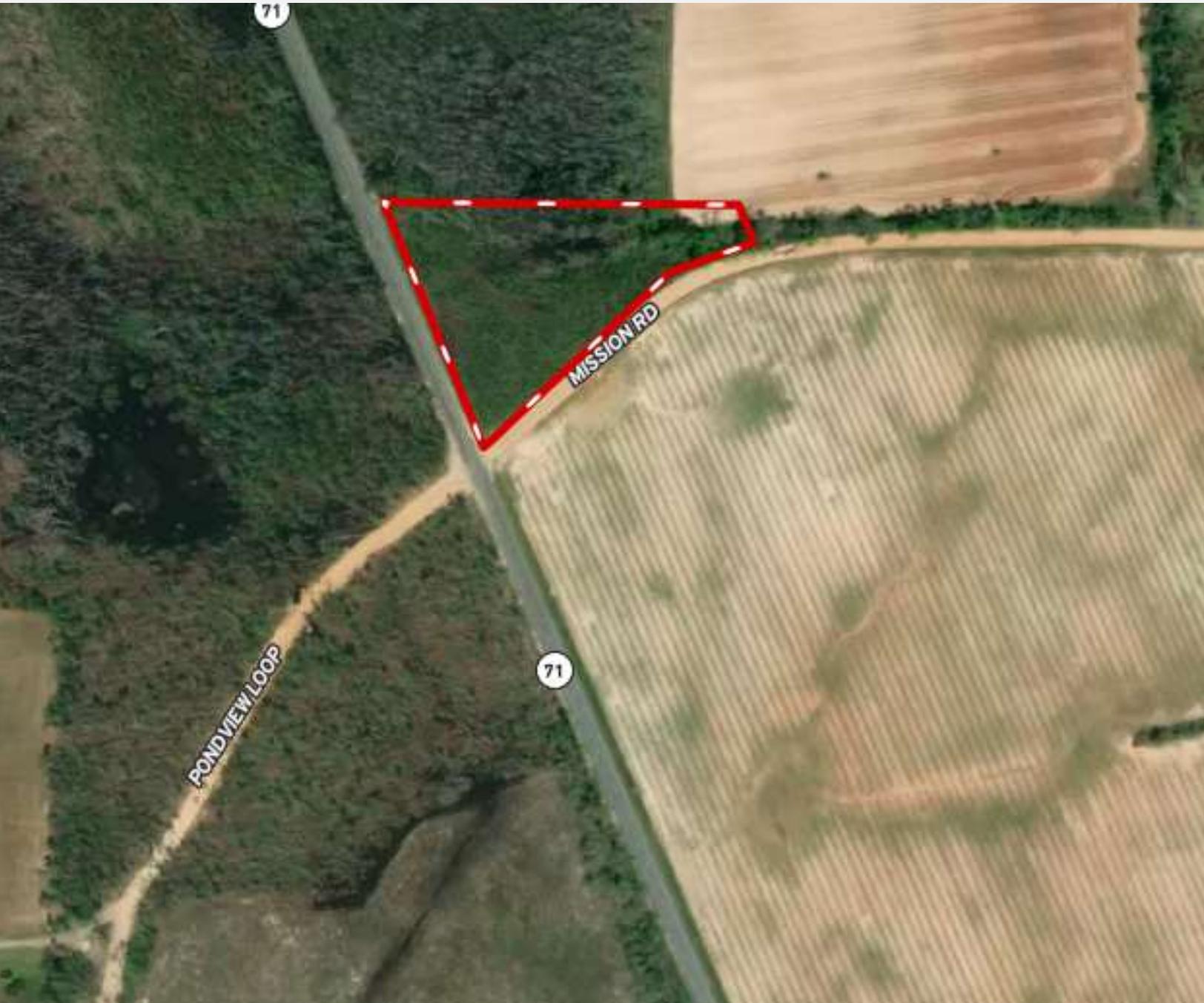




**FOR SALE
LAND
\$57,760**

CLEARED 3.61-ACRE HOMESITES NEAR MARIANNA, FL -
BUILD YOUR DREAM ESCAPE!

FLORIDA 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

\$57,760

OFFERING SUMMARY

Listing Price	\$57,760
Acres	3.61 Acres
Price Per Acre	\$16,000
County	Jackson
Zoning	AG
Utilities	Electricity at the road. Needs private well & private septic tank.
Parcel IDs	07-3N-09-0000-0010-0020
Coordinates	30.8320877, -85.167226
Real Estate Taxes	\$100.00

PROPERTY OVERVIEW

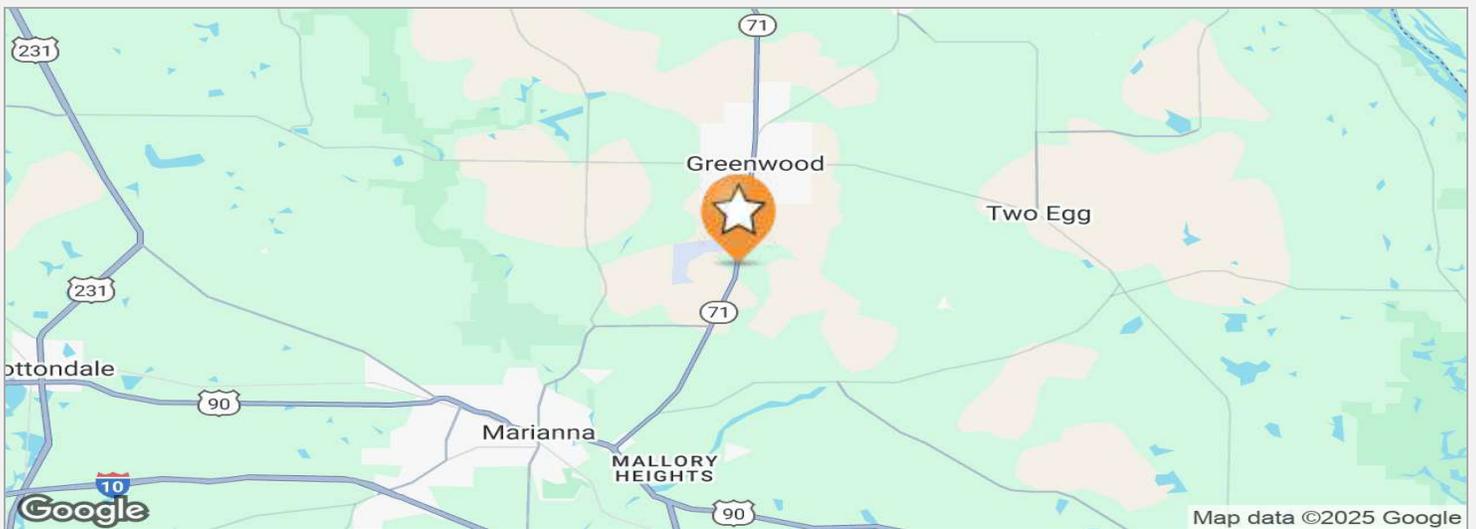
Escape to the tranquility of rural Florida with these beautifully cleared 3.61-acre homesites, located just minutes from Marianna. Each parcel provides the perfect canvas for your custom home, mini farm, or peaceful getaway, all with the convenience of nearby amenities.
Ready to Build - Cleared and level land

Great Location - Quiet, country setting close to Marianna, I-10, and local shops and services

PROPERTY HIGHLIGHTS

-

Location Maps 2



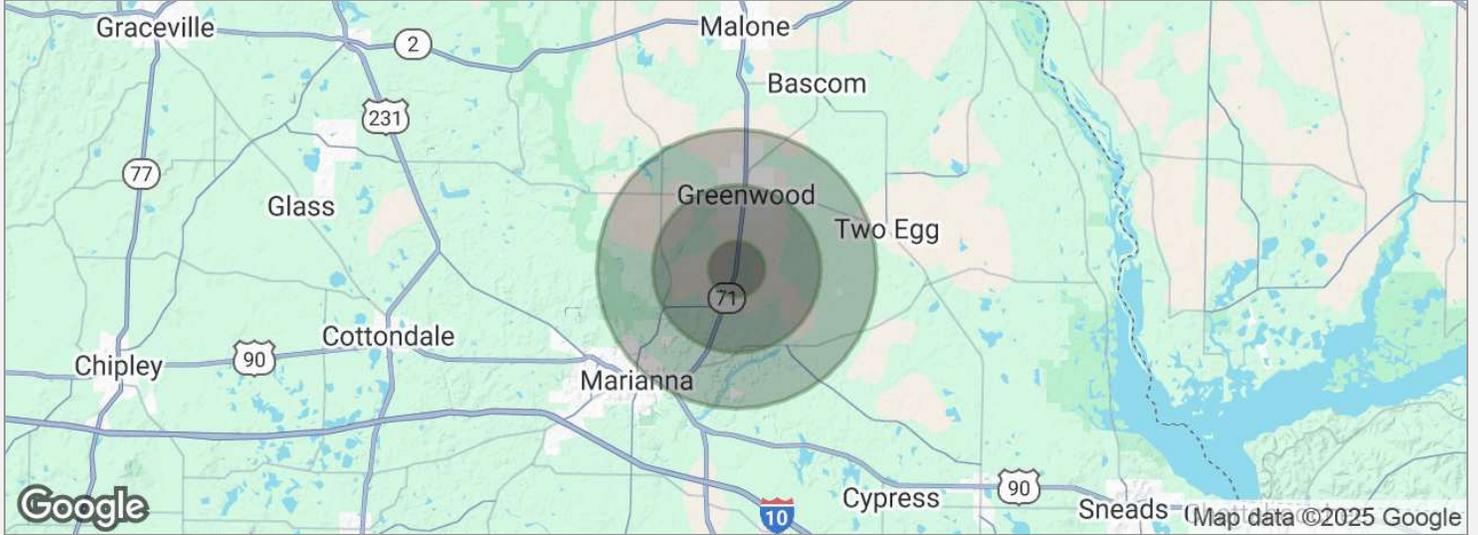
DRIVE TIMES

To Marianna, FL 15 minutes.
To Dothan, AL. 1 hour.
To Tallahassee, FL 1 hour.
To Panama City, FL 1 hour.

DRIVING DIRECTIONS

From Hwy 90 & Hwy 71 from Marianna, go south on Hwy 71. Left on Mission Road. Lot on NW corner of Hwy 71 & Mission Road.

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



CLEARED 3.61-ACRE HOMESITES NEAR MARIANNA, FL – BUILD YOUR DREAM ESCAPE!
Florida 71, Marianna, FL 32448

Advisor Bio & Contact 1

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

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