



**FOR SALE
LAND
\$192,500**

35 ACRES FARMLAND- MARIANNA, FL

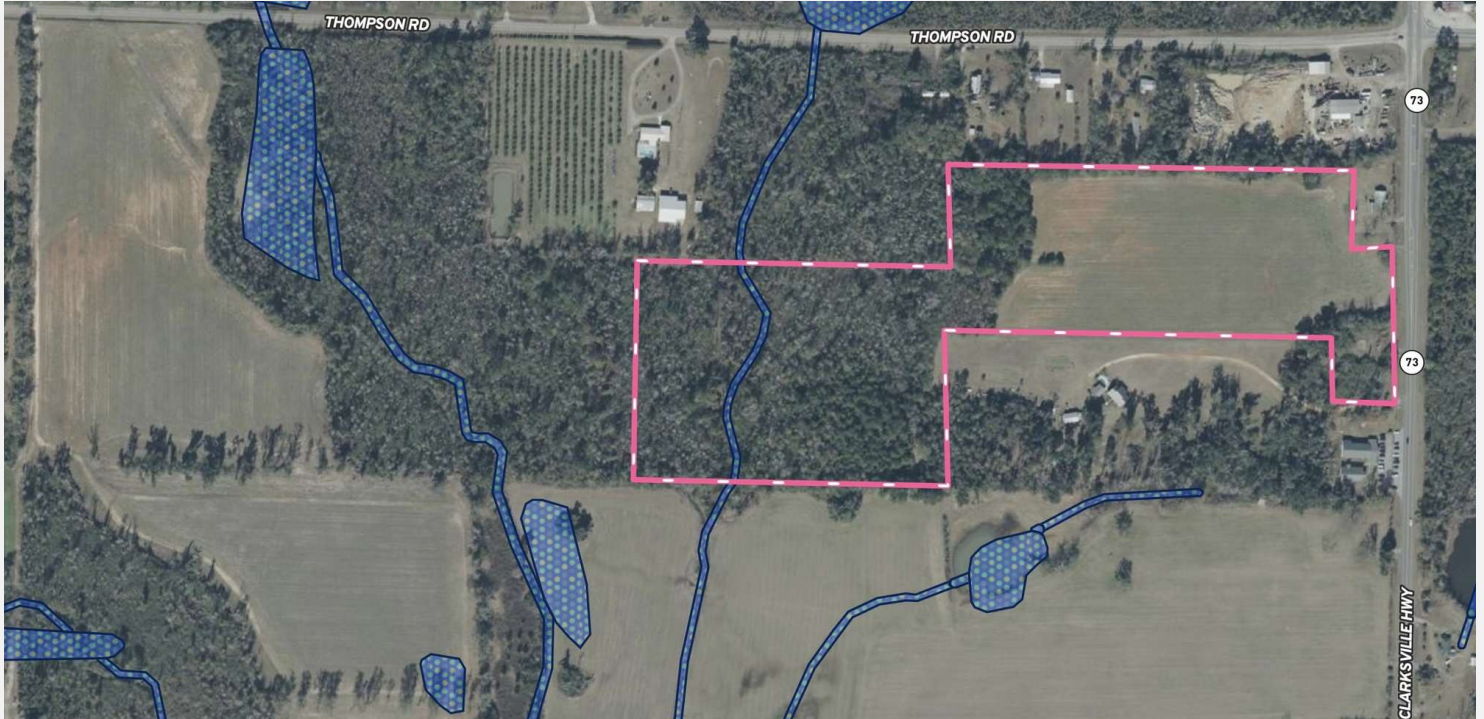
0 SR 73 S , MARIANNA, FL 32446



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



SALE PRICE **\$192,500**

OFFERING SUMMARY

Listing Price	\$192,500
Acres	35 Acres
Price Per Acre	\$5,500
County	Jackson
Zoning	AG
Utilities	Needs private well & private septic tank.
Parcel IDs	28-4N-10-0000-0020-0000
Coordinates	30.5650375, -85.1835327
Real Estate Taxes	\$528.00

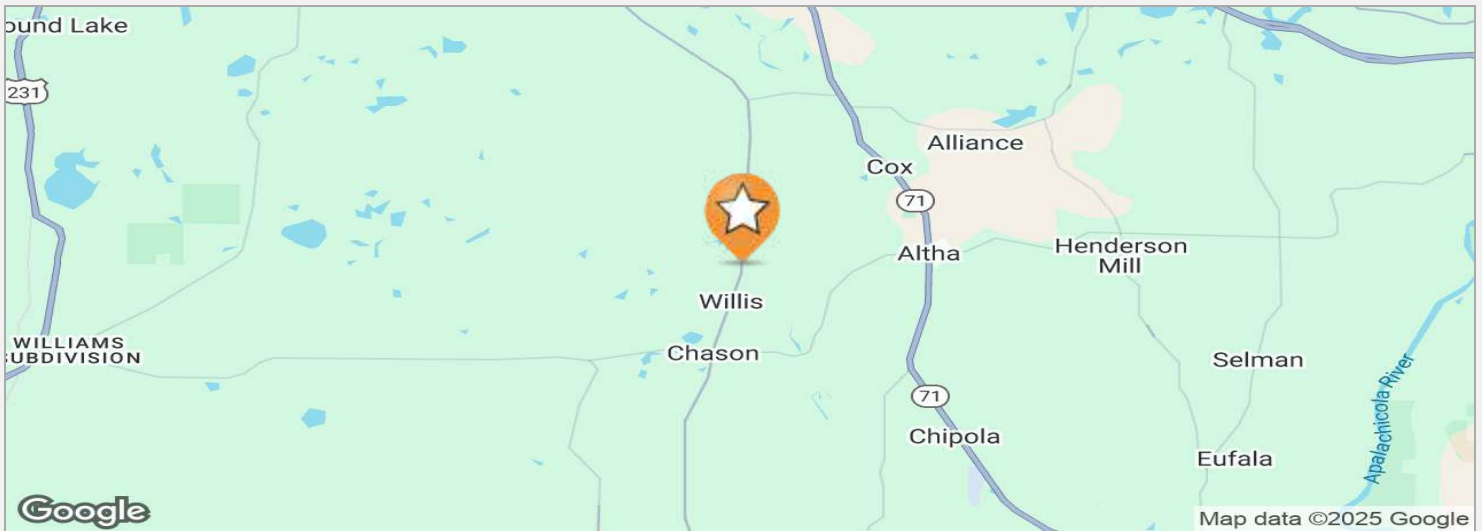
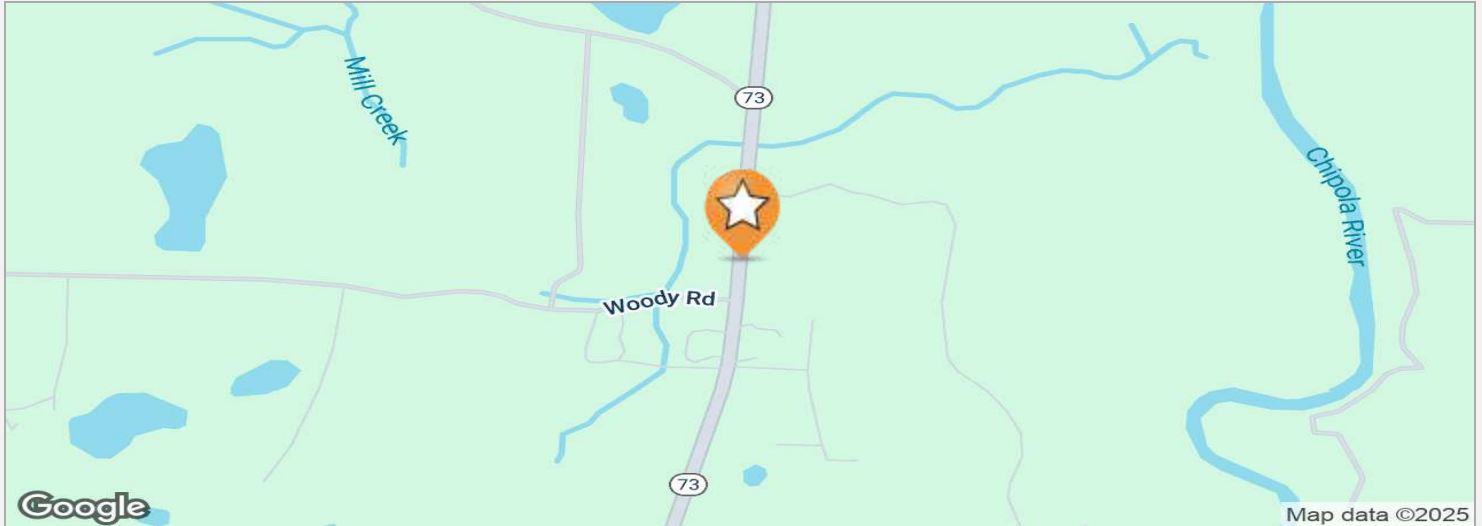
PROPERTY OVERVIEW

This property, situated in the Marianna area, boasts agricultural zoning, catering to a wide range of agribusiness ventures. This farmland in the past has had Peanuts & cotton. With its strategic location and versatile zoning, this property offers an array of possibilities for aspiring land investors. Whether envisioning a flourishing farm or another compelling agribusiness endeavor, this property provides the perfect canvas for realizing ambitious agricultural ambitions. Don't miss out on the chance to acquire a property with the potential to yield both substantial returns and lasting impact in the Marianna region.

PROPERTY HIGHLIGHTS

- Zoned for agricultural use, offering diverse investment prospects.
- Ample acreage to accommodate various agricultural operations.
- Potential for cultivating diverse crops or establishing a thriving farm.
- Ideal for investors seeking to capitalize on the burgeoning agricultural market.
- Versatile zoning allows for innovative land development opportunities.
- Perfect canvas for realizing ambitious agribusiness ventures.
- Proximity to essential infrastructure and transportation networks for streamlined operations.
- Ideal for those seeking a strategic investment in the flourishing Marianna region.



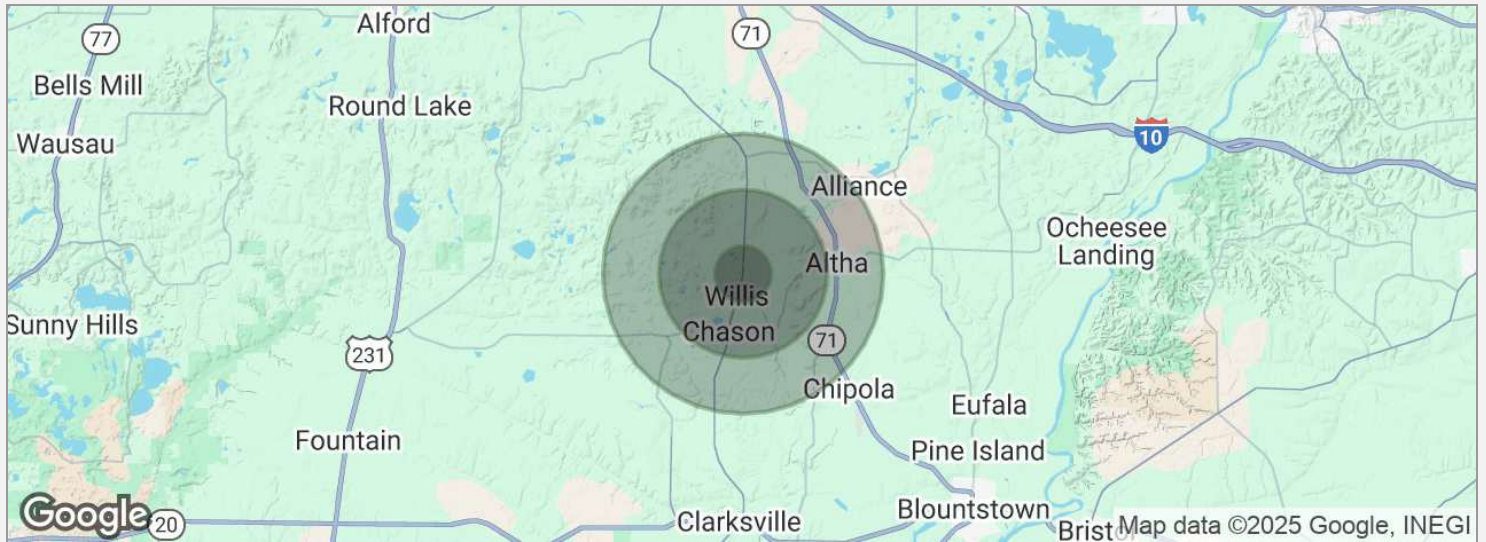


DRIVE TIMES

5 minutes to Marianna.
1 hour to Panama City.
1 hour to Tallahassee.
45 minutes to Dothan, AL.

DRIVING DIRECTIONS

From US 90 & SR 73 at the courthouse in Marianna, go south on SR 73 go over the interstate, just past Thompson Road on the right.



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	85	991	2,579
Median age	46	44	43
Median age (male)	46	43	43
Median age (Female)	46	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	36	410	1,052
# of persons per HH	2.4	2.4	2.5
Average HH income	\$64,108	\$62,965	\$63,994
Average house value	\$150,315	\$147,953	\$146,202

* 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