



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

SR 73 TRACT

**00 S. SR 73 , MARIANNA, FL 32448**



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



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





**SALE PRICE** **\$192,500**

## OFFERING SUMMARY

<b>Listing Price</b>	\$192,500
<b>Acres</b>	35 Acres
<b>Price Per Acre</b>	\$5,500
<b>County</b>	Jackson

**Utilities** Electricity at the road.

<b>Parcel IDs</b>	28-4N-10-0000-0020-0000
<b>Coordinates</b>	30.5650375, -85.1835327

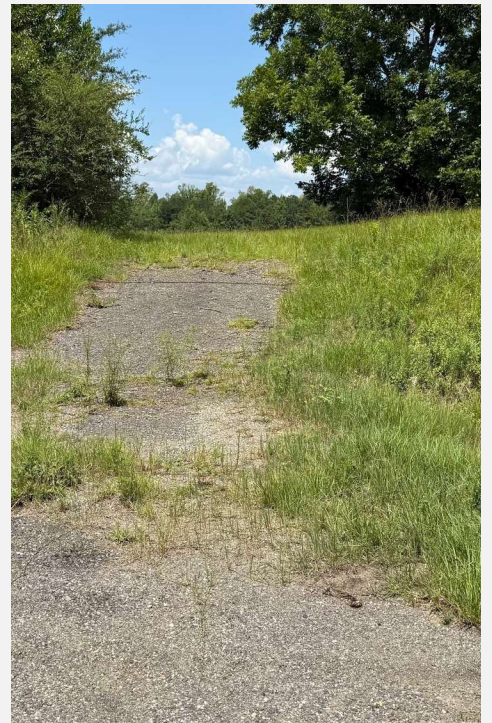
## PROPERTY OVERVIEW

Farmland just south of Marianna FL on paved Sr 73 and Pandora Road. Beautiful, gentle rolling farmland. Great investment or build your dream home only minutes from downtown Marianna. Wanna go to Panama City beach? The beach is just 1 hour away. The land is currently planted in peanuts. Love hunting? Deer & dove hunting.

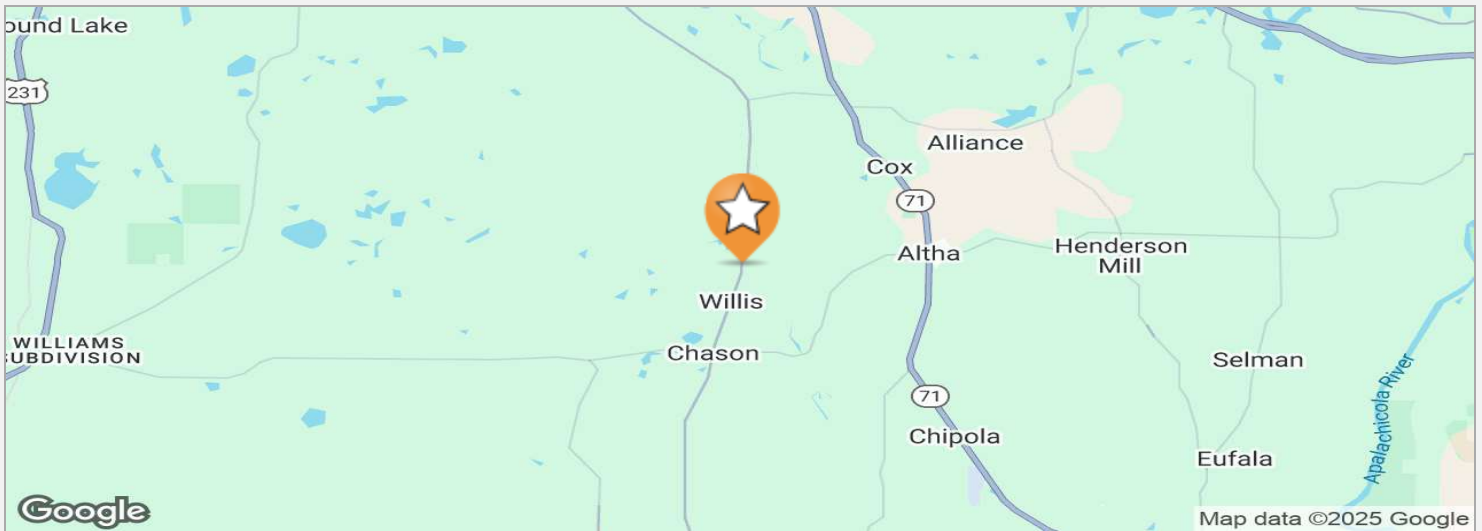
## PROPERTY HIGHLIGHTS

- 5 minutes to Marianna.
- Wal-Mart delivers.
- Good deer & dove hunting.
- Only minutes to the boat ramp at Chipola River.







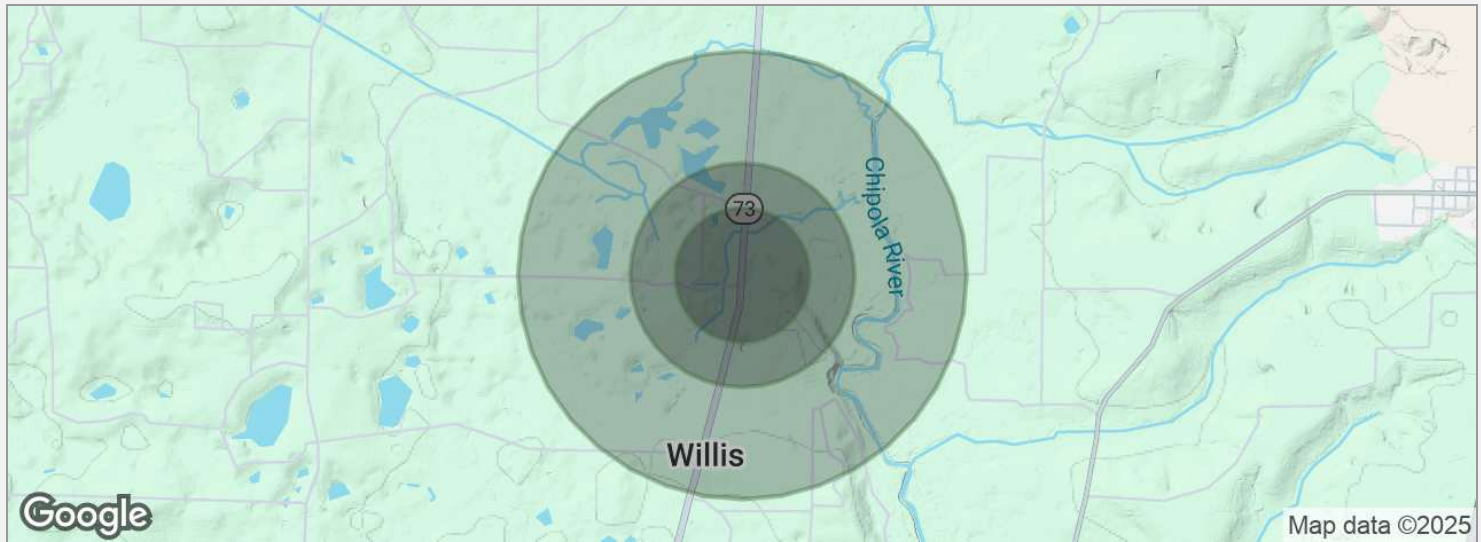


## DRIVE TIMES

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

## DRIVING DIRECTIONS

From Hwy 90 & SR 73 at the courthouse, Go south on SR 73 about 3 miles & property is on the right.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	5	23	85
Median age	46	46	46
Median age (male)	46	46	46
Median age (Female)	46	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	2	10	36
# of persons per HH	2.5	2.3	2.4
Average HH income	\$64,369	\$63,702	\$64,108
Average house value	\$150,494	\$149,204	\$150,315

\* 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