



**FOR SALE
LAND
\$346,500**

**77 ACRES IN SOUTHEAST GENEVA COUNTY - CREEK &
WOODS**

COUNTY ROAD 28, SLOCOMB, AL 36375



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



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



SALE PRICE

\$346,500

OFFERING SUMMARY

Listing Price	\$346,500
Acres	77 Acres
Price Per Acre	\$4,500
County	Geneva
Zoning	AG

Irrigation

Utilities Electric at the road.

Parcel IDs 34-15-01-02-0-000-005.000
& 34-15-02-03-0-000-009.000

Coordinates 31.1044755, -85.5796414

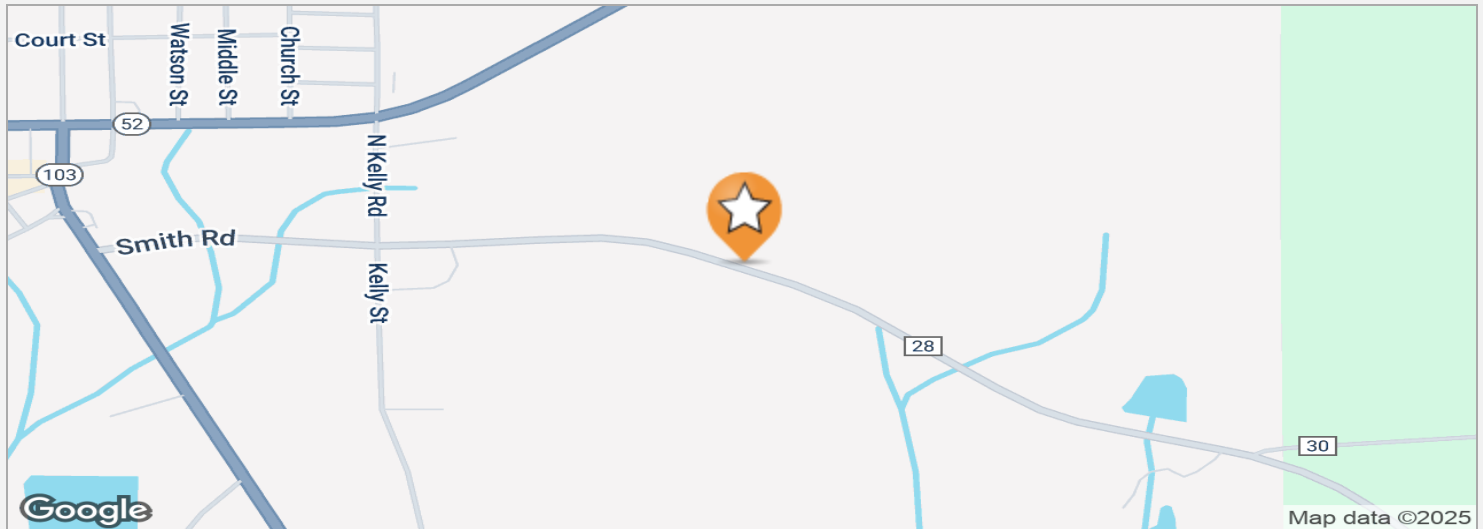
PROPERTY OVERVIEW

77 acres on the southeast side of Geneva County. Mostly natural woodlands with small creek. Lots of paved road frontage & county water on CR 28 & CR 45.

PROPERTY HIGHLIGHTS

- Lots of paved road frontage.
- County water on CR 28 & CR 45.
- Creek runs through property.
- Close to Slocomb & Dothan.

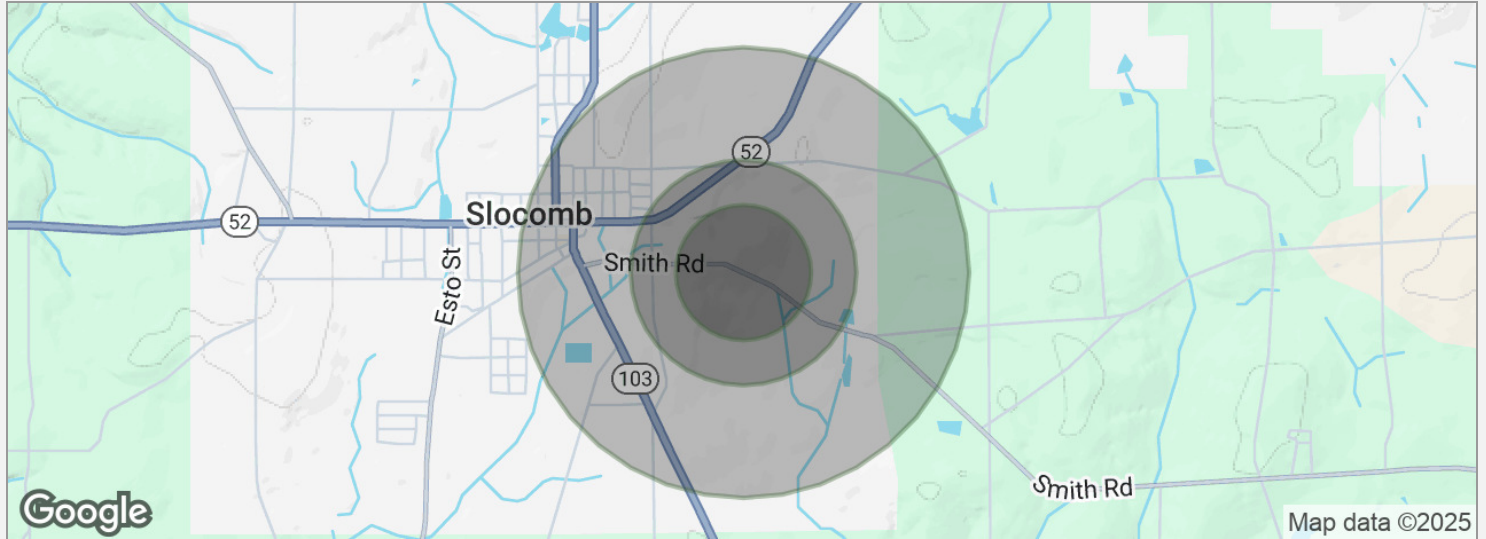




DRIVE TIMES

15 minutes to Dothan, AL.
10 minutes to Slocomb, AL.
45 minutes to Troy, AL.
1 1/2 hours to Montgomery, AL.
2 hours to Panama City Beach, FL.

DRIVING DIRECTIONS



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	13	88	619
Median age	44	44	43
Median age (male)	43	43	42
Median age (Female)	45	45	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	6	37	254
# of persons per HH	2.2	2.4	2.4
Average HH income	\$78,680	\$78,559	\$71,204
Average house value	\$167,679	\$168,280	\$181,025

* Demographic data derived from 2020 ACS - US Census

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