



**FOR SALE
LAND
\$1,717,000**

**202 ACRES IN NORTHWEST FLORIDA -TIMBER, HUNTING &
COASTAL ACCESS**

10900 EAST HIGHWAY 388, YOUNGSTOWN, FL 32466



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



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



SALE PRICE **\$1,717,000**

OFFERING SUMMARY

Listing Price \$1,717,000
Acres 202 Acres
Price Per \$8,500
County Bay
Zoning AG

Irrigation

Utilities Electricity at the cabin, private well & private septic.

Parcel IDs 03632-000-000
Coordinates 30.368423,
-85.45091359999999

PROPERTY OVERVIEW

These 202 acres of Long Leaf Pine are great investment. The property features a cabin & workshop. Excellent hunting with lots of deer. Freshwater & saltwater fishing within minutes in Deer Point Lake & the Gulf of Mexico. A great investment & a lot of recreation.

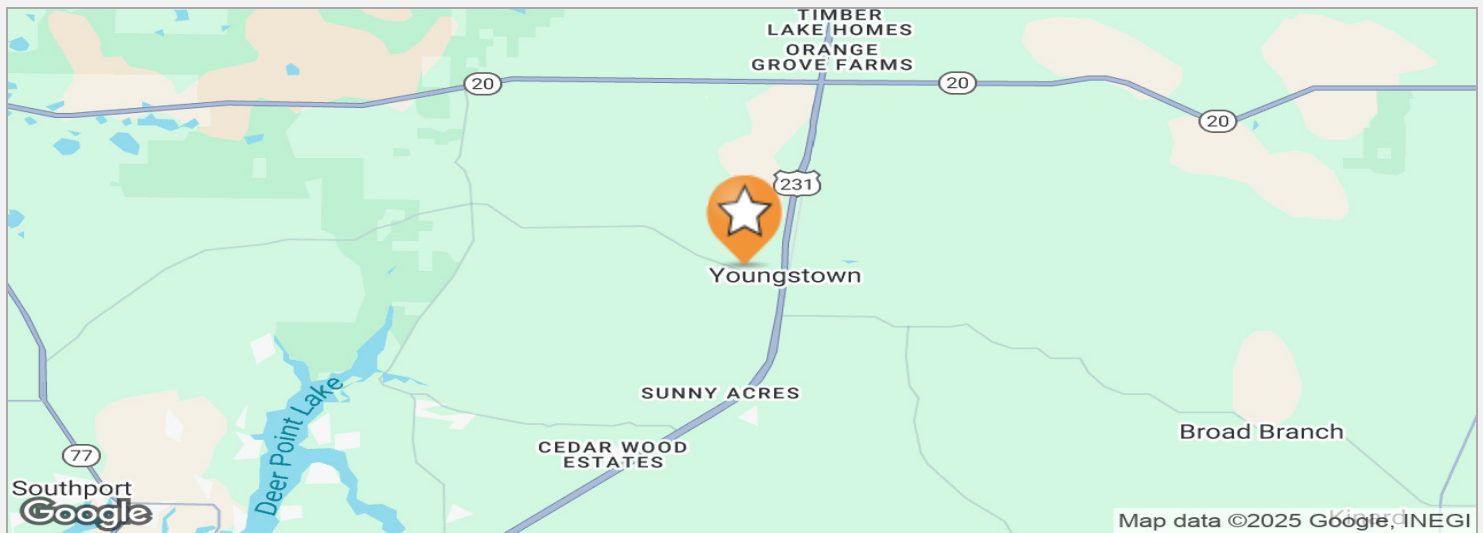
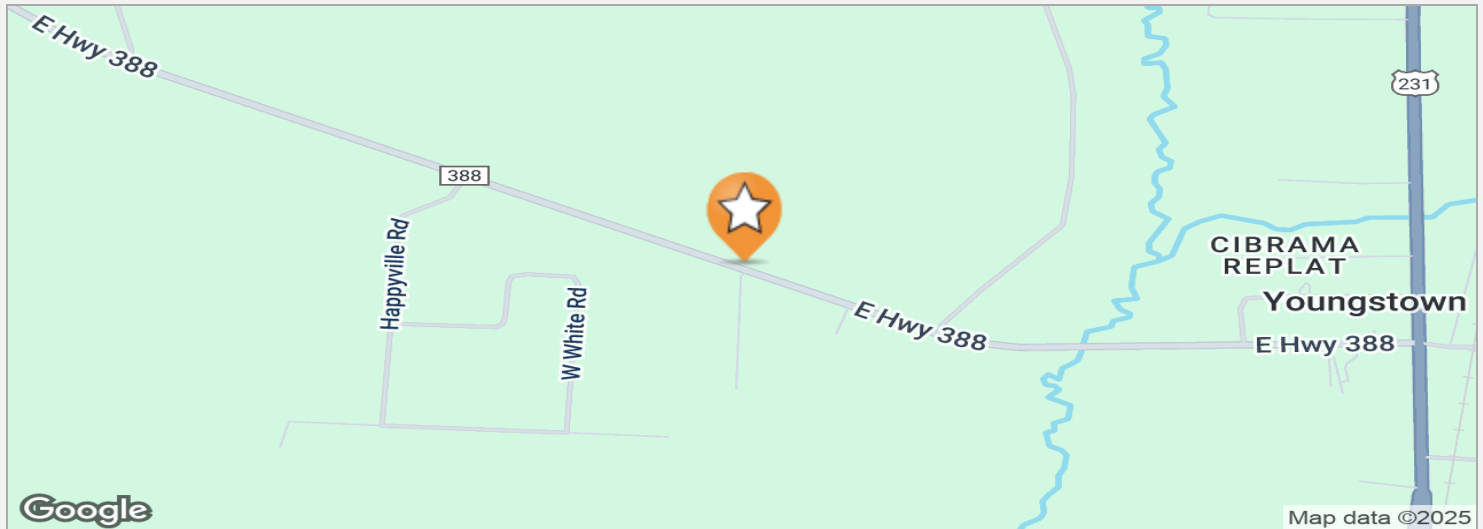
PROPERTY HIGHLIGHTS

- Great timber & pine straw investment.
- Good hunting.
- Minutes to excellent freshwater & saltwater fishing.
- Minutes to the beautiful Panama City Beaches.
- Minutes to the Northwest Florida Beaches International Airport.



YOUNGSTOWN TRACT

10900 East Highway 388, Youngstown, FL 32466



DRIVE TIMES

15 minutes to the Northwest Florida Beaches International Airport.

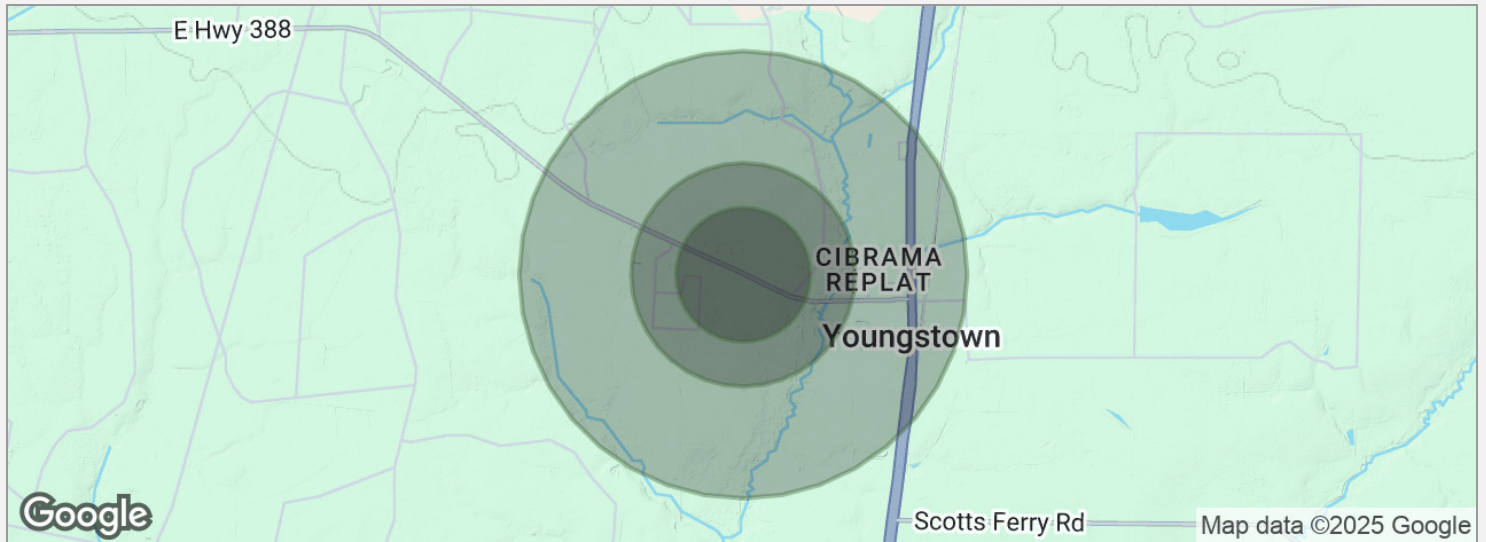
15 Minutes to Panama City, FL.

1 hour & 15 minutes to Tallahassee, FL.

2 hours to Pensacola, FL.

DRIVING DIRECTIONS

From Panama City, go north on Hwy 231 to Youngstown, turn left on Hwy 388, go about 3/4 of a mile and the property is on the left. See Crosby & Associates sign.



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	10	76	246
Median age	43	43	42
Median age (male)	43	43	42
Median age (Female)	43	43	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	4	29	89
# of persons per HH	2.5	2.6	2.8
Average HH income	\$67,748	\$67,926	\$71,051
Average house value	\$169,374	\$167,874	\$186,191

* 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