

**FOR SALE
LAND
\$1,675,000**

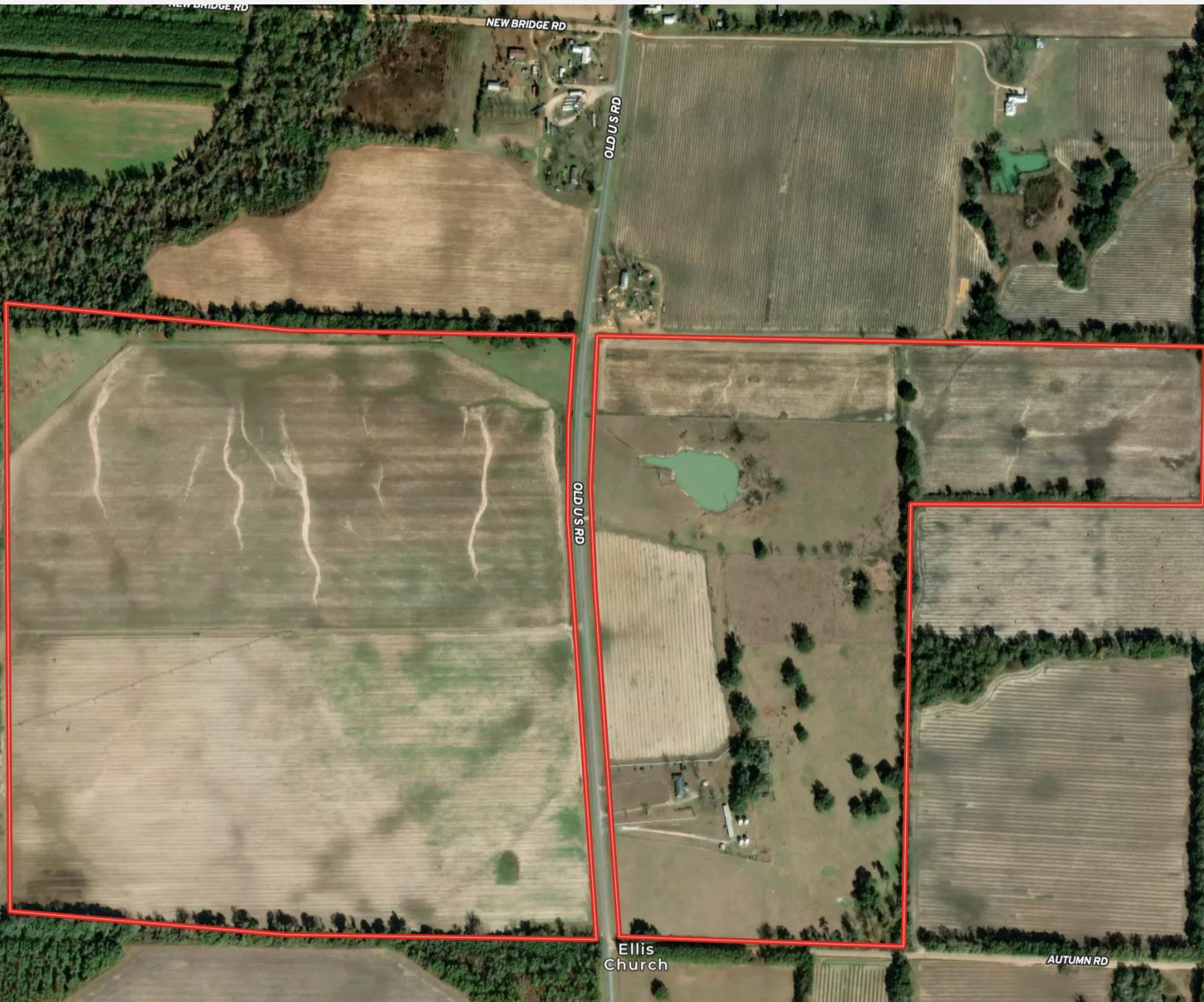


CROSBY
& ASSOCIATES, INC.

AGRICULTURE & COMMERCIAL REAL ESTATE

255± ACRE JACKSON COUNTY FARM: MOVE-IN READY
HOME, IRRIGATED ROW CROP & PASTURE

5526 OLD U S RD, MALONE, FL 32445



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



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



SALE PRICE **\$1,675,000**

OFFERING SUMMARY

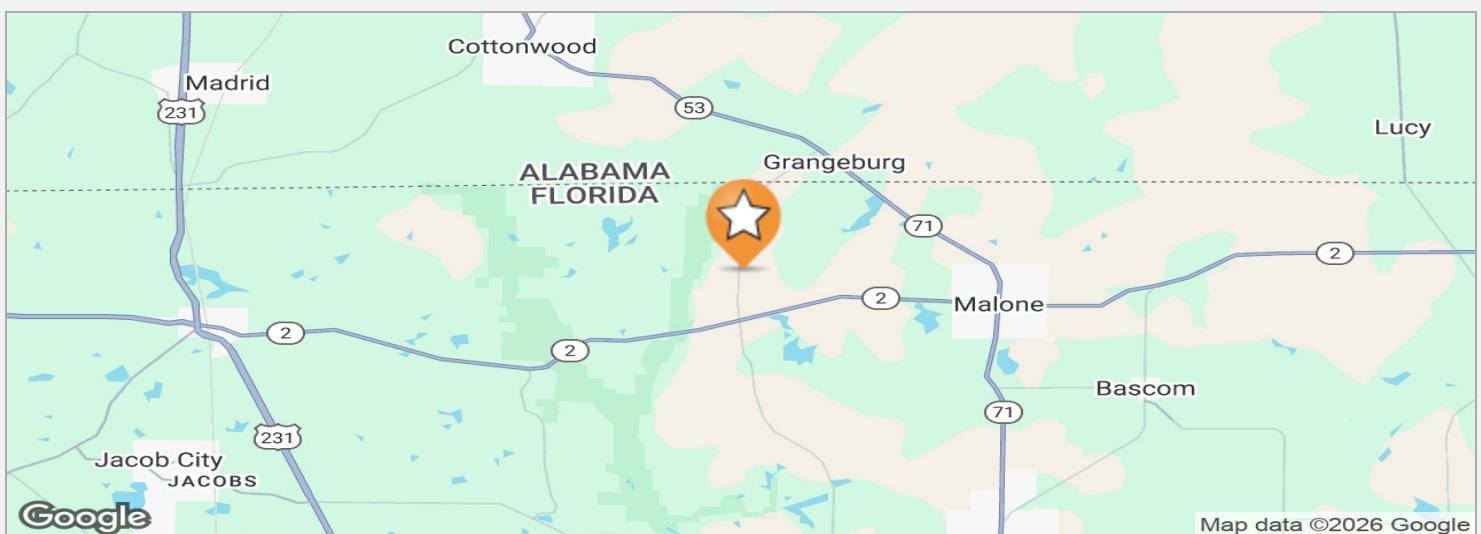
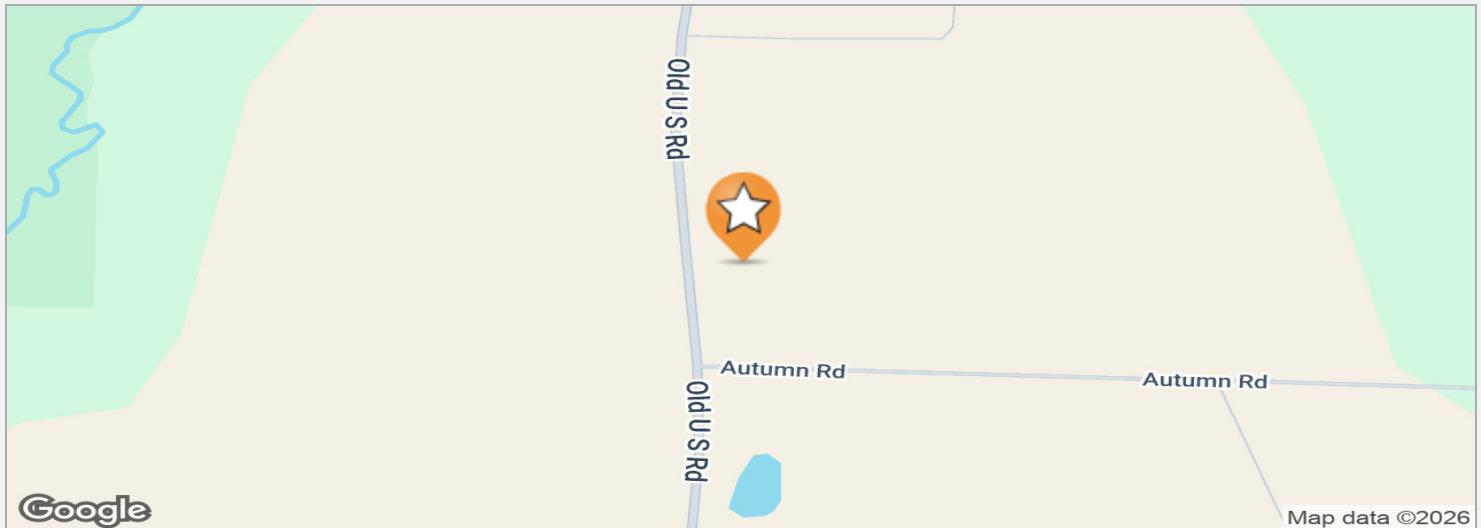
Listing Price	\$1,675,000
Acres	258 Acres
Price Per	\$6,492
Acre	
County	Jackson
Zoning	AG2
Utilities	Home has a private well & septic. Field across the road has a 12" irrigation well.
Parcel IDs	33-7N-10-0000-0050-0000 & 33-7N-10-0000-0010-0000
Coordinates	30.9675304, -85.2392074
Real Estate Taxes	\$2,940.00

PROPERTY OVERVIEW

Rare opportunity in Jackson County, FL. This is a 3-generation farm. This farm is move in ready. The farmhouse is great shape. There's 135 acres under pivot with a 12" well run by diesel fuel. There's 55 acres of dry roe crop farmland. There's 65 acres of pasture for cattle & horses. There's also 4 large grain bins & a small barn. There's great potential with this farm, whether you're an experienced or just starting out farming.

PROPERTY HIGHLIGHTS

- 3,348 sq ft home
- 135 acres of irrigated farmland
- 53 acres of dry row crop farmland
- 65 acres of pasture for cattle & horses
- Fish pond
- Located near peanut mills & cotton gins
- Located near two weekly Cattle sales

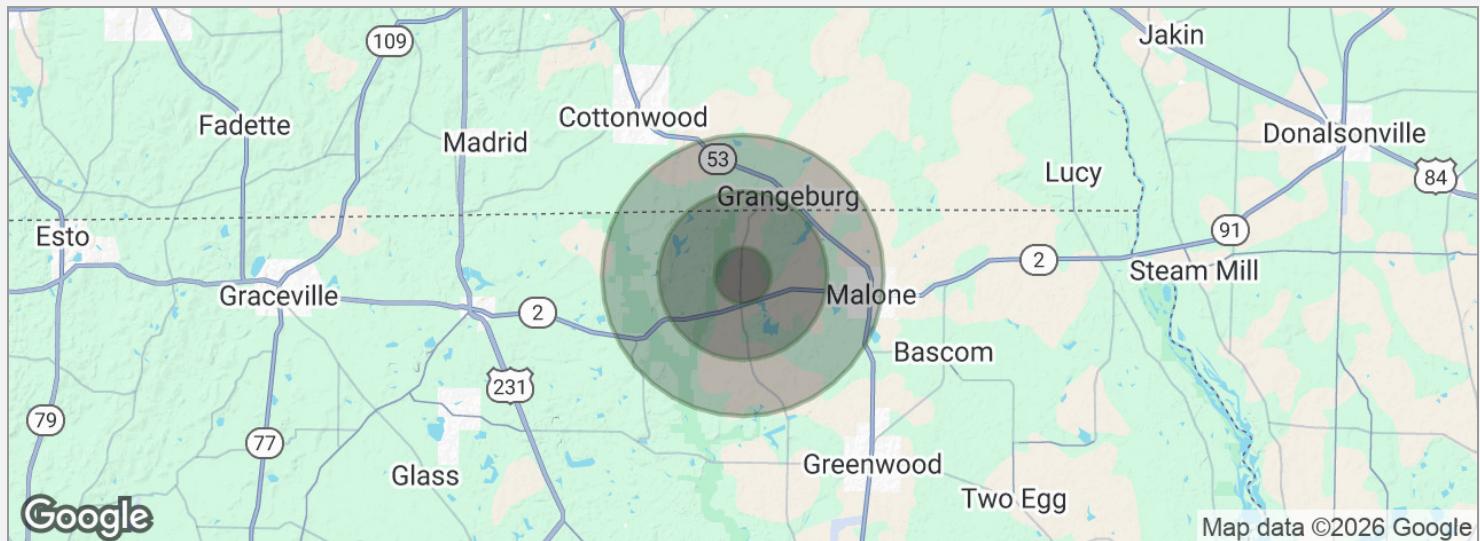


DRIVE TIMES

20 minutes to Marianna, FL.
 30 minutes to Dothan, AL.
 1 hour 15 minutes to Tallahassee, FL.
 1 hour 30 minutes to Panama City Beach, FL.

DRIVING DIRECTIONS

From Marianna, FL Hwy 90 & Hwy 71 intersection, go north on Hwy 71 to Malone, FL, turn left on Hwy 2, turn right on Hwy 167, about 2 miles & property is on the right & left. See sign on the right.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	61	420	3,138
Median age	41	41	42
Median age (male)	40	40	40
Median age (Female)	46	45	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11	84	758
# of persons per HH	5.5	5	4.1
Average HH income	\$70,059	\$68,668	\$64,950
Average house value	\$179,281	\$173,870	\$169,071

* 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