

# Lily Pad Ranch A Private Springs Retreat

**1,472+/- ACRES**

**3150 HIGHWAY 2  
CAMPBELLTON, FL 32426**

**CONTACT:**  
CLAY PATRICK, ALC  
LAND SPECIALIST  
REALTOR®  
C: (850) 693-6610  
CLAY@CROSBYDIRT.COM

# INVESTMENT SUMMARY

## 3150 Highway 2 | Lily Pad Ranch

Tucked away in Northwest Florida where Florida, Alabama and Georgia meet, Lily Pad Ranch is 1,472± acres of private, gated escape: the kind of place where the outside world fades the moment you turn through the entrance.

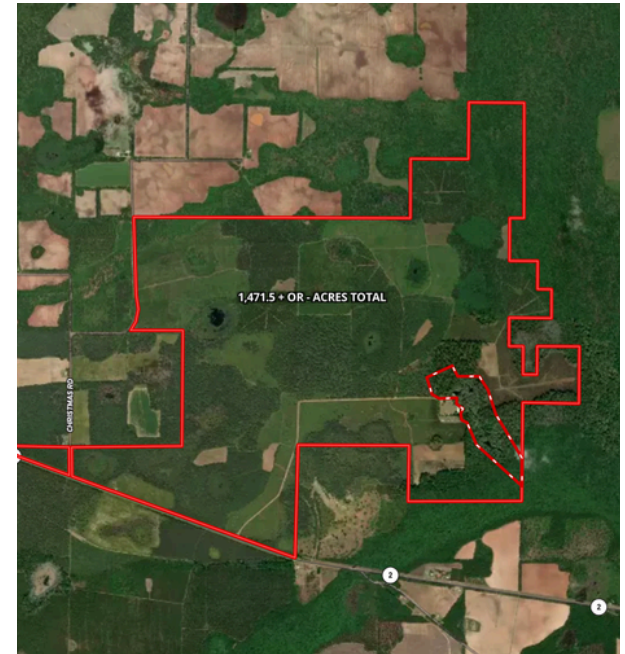
Convenient to I-10 and US 231 yet a world away, Lily Pad Ranch is a rare legacy property, made to be enjoyed today and passed down for generations. A full timber report and stand map are available upon request.



**1,472+/- Acres | Lily Pad Ranch**  
**3150 Highway 2, Campbellton | Jackson County, FL**

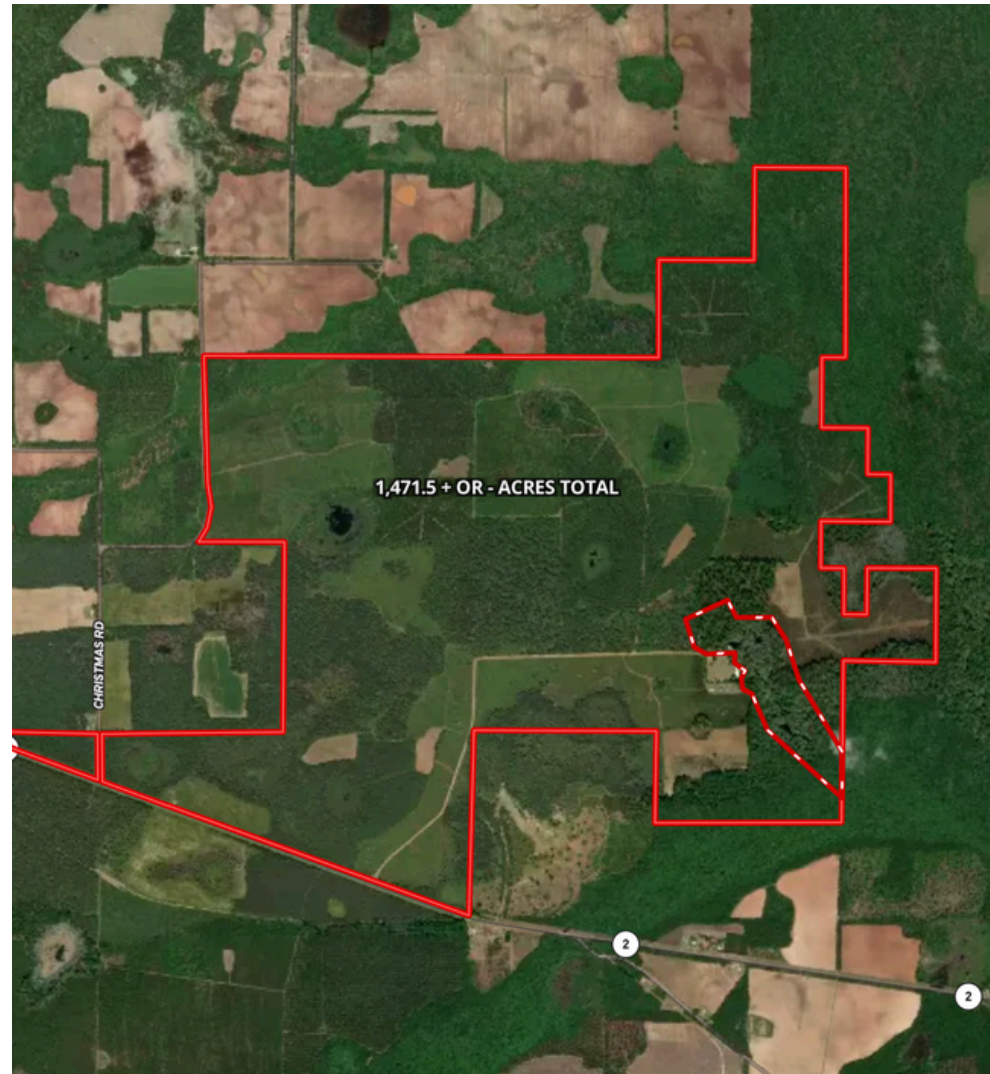
The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 1,472+/- private, gated acres in Jackson County, FL
- Seven natural springs (Daniel Springs Group) with canoe & kayak docks
- Rustic lodge, caretaker's home, 4 guest cabins, RV sites, outdoor kitchens
- 900+ acres planted pine; 423 acres bottomland hardwood



**1,472+/- Acres | Lily Pad Ranch**  
**3150 Highway 2, Campbellton | Jackson County, FL**

## LOCATION & ACCESS

Located in Northwest Florida's Jackson County, this property sits off Highway 2 near Campbellton, close to the Alabama and Georgia borders. The ranch is reached by a private ranch road roughly 1.4 miles off the highway, offering true privacy while remaining conveniently located to I-10, US 231 and the major cities of SE Alabama, SW Georgia and NW Florida. Showings are by appointment only.

### DESTINATION

Malone, FL

Interstate 10

Dothan, AL

Florida Caverns State Park

Tallahassee, FL

Panama City Beach, FL

### DRIVE TIME

14 min

30 min

30 min

30 min

1 hr 15 min

1 hr 30 min

JACKSON COUNTY, FL



**1,472+/- Acres | Lily Pad Ranch**  
**3150 Highway 2, Campbellton | Jackson County, FL**

Page 4

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# PROPERTY AT A GLANCE

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Total-acreage  | 1,472+/- Acres                                                   |
| Water Features | 7 springs (Daniel Springs Group), 13.34 cfs; canoe & kayak docks |
| Improvements   | Lodge, caretaker's home, 4 guest cabins, RV sites                |
| Hunting        | Deer, turkey & quail; food plots, blinds & tree stands           |
| Timber         | 900+ ac planted pine; 423 ac bottomland hardwood                 |
| Recreation     | Playground, volleyball & basketball courts, open fields          |
| Utilities      | Electric, private well & septic                                  |

# LIFE AT LILY PAD RANCH



At the heart of the ranch lies the Daniel Springs Group, seven natural springs with docks for canoeing and kayaking just steps away. Days here unfold at their own pace: mornings in the deer stand, afternoons paddling the springs, and evenings gathered around the stone fireplace in the lodge's great room with family and friends.



Everything is in place to start enjoying it right away. Along with the rustic lodge, there's a caretaker's home, four guest cabins, RV sites for visitors, covered outdoor kitchens and pavilions, and open fields made for gatherings. Established food plots, blinds and tree stands are spread across a mix of pine and bottomland hardwood that holds deer, turkey and quail.

# SPRINGS, LODGE & TIMBER

## TIMBER VALUE

Beyond the recreation, the land itself is a lasting investment. More than 900 acres of planted loblolly and slash pine grow on a high-quality site that a forester's assessment rates in good condition and well suited for timber production. The stands are staggered in age, from 235 acres of mature 30-plus-year-old slash pine to younger loblolly building value for the future, creating a natural harvest rhythm for years to come. Another 423 acres of bottomland hardwood, laced with ponds and streams, provide rich habitat for wildlife.

# IMPROVEMENTS & INFRASTRUCTURE

## LODGE & CAMPGROUND



- Caretaker's home and four cabins
- Eight RV sites for income or guests
- Canoe and kayak docks on natural springs
- Volleyball & basketball courts
- Well & septic system



# PROPERTY GALLERY



**1,472+/- Acres | Lily Pad Ranch**  
**3150 Highway 2, Campbellton | Jackson County, FL**

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.

# CROSBY & ASSOCIATES, INC

*Your Trusted Partner in Florida Land, Commercial, and Residential Real Estate*

Crosby & Associates, Inc. is a leading real estate firm specializing in land, agricultural, commercial, and residential properties throughout Florida. With over 40 years of market expertise, we've built a reputation for integrity, strategic insight, and personalized service. Our mission is to connect buyers, sellers, and investors with the right opportunities, fostering growth and success across Florida's dynamic real estate landscape.

Representing this listing is **Clay Patrick**, Land Specialist, ALC, and licensed REALTOR® in Florida, Alabama, and Georgia.

## Meet Clay Patrick

Land Specialist | REALTOR® | ALC

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 and agricultural farms, large hunting tracts, and commercial properties.

He strives to provide his clients and customers with the utmost honesty and integrity, leveraging his extensive industry knowledge to advise and educate clients throughout the real estate process.

Clay studied Business at Chipola College and Forestry at Pensacola State College, and earned his commercial pilot's license at age 21. He also spent 21 years in site-work construction, helping develop airports, highways, and subdivisions; experience that gives him added depth in land development.

Clay resides in Bascom, Florida, with his wife, Gina Patrick.



### MEMBERSHIPS & ASSOCIATIONS

- Member, Realtors Land Institute
- Member, Central Panhandle Association of Realtors
- Served 6 years, Jackson County FL Planning Commission
- President's Award 2019
- APEX Award 2022, 2023, 2025
- Summit Award 2020
- Summit Bronze Award 2016, 2018
- Summit Silver Award 2017, 2021

*At Crosby & Associates, Inc., our commitment is simple: expert guidance, strategic solutions, and exceptional results. Whether you're developing, investing, or looking for your next property, we're here to help you succeed.*

**1,472+/- Acres | Lily Pad Ranch**  
**3150 Highway 2, Campbellton | Jackson County, FL**

Page 9

The information is believed to be accurate but has not been independently verified. No guarantees, warranties, or representations are made. It is your responsibility to verify the accuracy and completeness independently.



# DISCLAIMER NOTICE

The material contained in this brochure is provided exclusively for the purpose of evaluating the potential purchase of the property described herein and is not to be used for any other purpose. This information may not, under any circumstances, be copied, reproduced, or disclosed to any third party without the prior written consent of Crosby & Associates, Inc. or the Property Owner. It is strictly intended for the recipient's personal review to assess the possible acquisition of the property.

The only parties authorized to represent the Owner in connection with the sale of this property are the designated agents of Crosby & Associates, Inc. listed in this brochure. No other individual or entity is authorized by the Owner to provide information or make any representations regarding this property beyond what is contained in this document. If the recipient of this brochure chooses not to pursue the purchase of the property, all materials must be returned to the agent upon request.

Neither Crosby & Associates, Inc. nor the Property Owner makes any representation or warranty, express or implied, as to the accuracy, completeness, or reliability of the information provided herein. This brochure may contain projections, estimates, or forward-looking statements regarding the property, which are based on assumptions that may or may not prove to be accurate. There is no assurance that any such estimates will be achieved.

All representations and warranties, if any, will be set forth in a final, fully executed purchase agreement between the buyer and the property owner. The recipient acknowledges that they are not entitled to rely on any information contained herein unless explicitly stated in such an agreement.

The information contained in this brochure is subject to change without notice. Neither Crosby & Associates, Inc., the Owner, nor any of their affiliates, employees, representatives, or agents shall be held liable for any inaccuracies or omissions. Recipients are encouraged to perform their own independent due diligence and analysis of the property.

All property showings are by appointment only.

Please contact your Crosby & Associates, Inc. agent for additional details.



For more information visit: [www.crosbydirt.com](http://www.crosbydirt.com)