



**FOR SALE
LAND
\$755,200**

**RANCH, HUNT & INVEST: 236± ACRES OF PRODUCTIVE
TIMBERLAND IN SE WASHINGTON COUNTY**

0 JEWEL ROAD , ALFORD, FL 32420



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



SALE PRICE

\$755,200

OFFERING SUMMARY

Listing Price	\$755,200
Acres	236 Acres
Price Per Acre	\$3,200
County	Washington
Zoning	AG
Utilities	Electric at the road.
Parcel IDs	000000000-00-0093-0000
Coordinates	30.663479, -85.4423059
Real Estate Taxes	\$459.00

PROPERTY OVERVIEW

This 236 acre tract in SE Washington County is an excellent investment opportunity. With a site index of 75, its good timber growing ground. The deer, turkey and dove hunting is excellent.

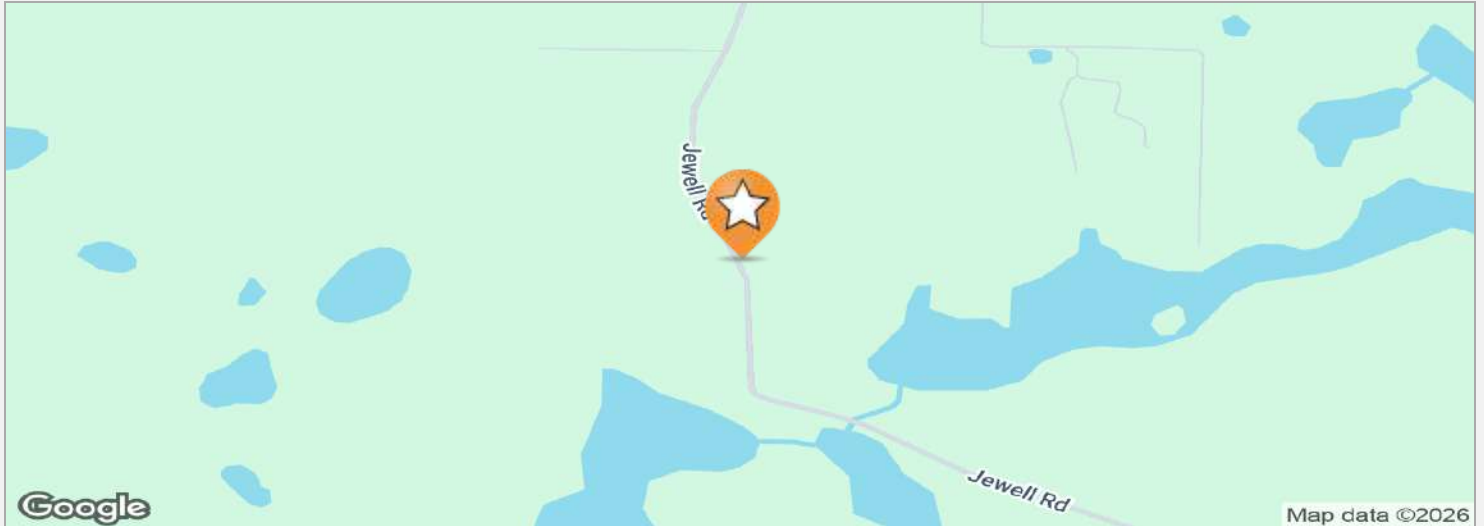
PROPERTY HIGHLIGHTS

- Good timber growing soil.
- Good hunting for the Outdoorsman.
- 45 minutes to beautiful Panama City Beach, FL.
- Good multiple home sites.

Additional Photos

3





DRIVE TIMES

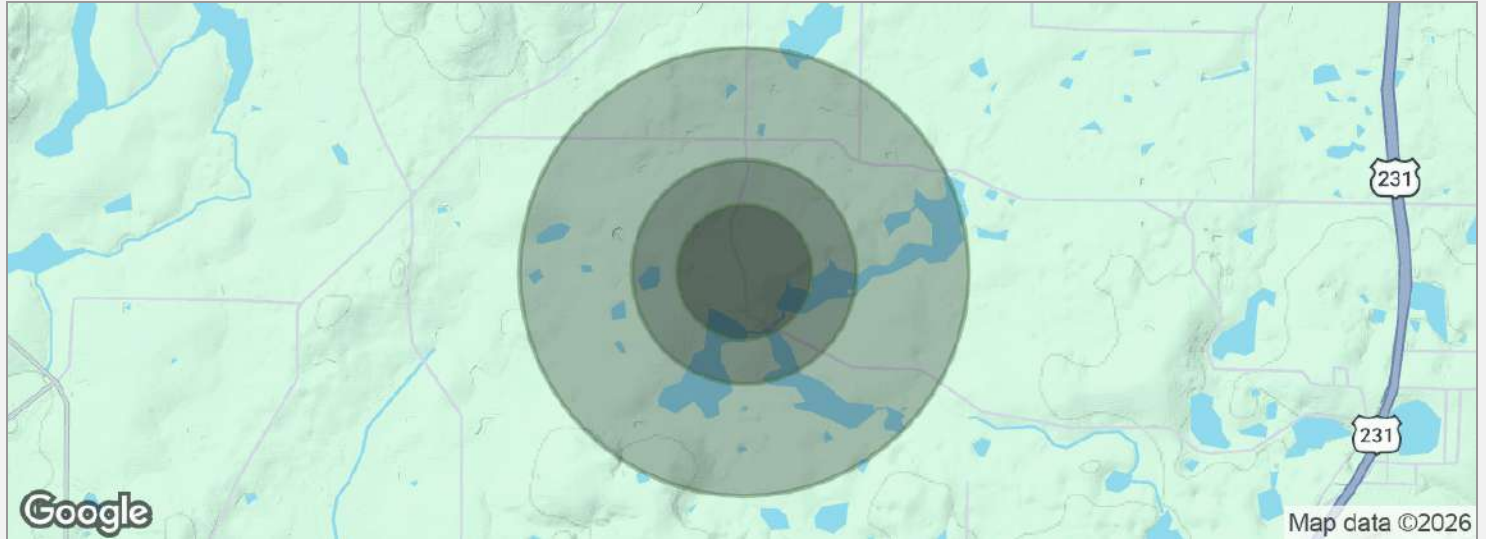
30 minutes to Marianna, FL.
45 minutes to Panama City, FL.
45 minutes to Dothan, AL.
1 hour to Tallahassee, FL.

DRIVING DIRECTIONS

From Cottondale, go south on Hwy 231, turn right on Park Ave, left on Gilberts Mill Road, left on Jewel Drive, see property on right & left.

Demographics Map

5



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	5	20	77
Median age	42	42	43
Median age (male)	43	43	43
Median age (Female)	42	42	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	2	8	31
# of persons per HH	2.5	2.5	2.5
Average HH income	\$69,566	\$69,449	\$67,514
Average house value	\$209,182	\$209,074	\$207,221

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker

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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 and agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in Alabama, Florida, and Georgia.

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

Clay studied Business at Chipola College and Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay is an Accredited Land Consultant (ALC) and a member of the REALTORS® Land Institute (RLI).

Clay also had a 21-year career in site-work construction, where he helped develop airports, highways, and subdivisions. This experience provided him with additional knowledge and expertise in land development and real estate.

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 2025
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