CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$274,500

28 ACRES | HOMESITES & RECREATION | MARIANNA, FL

ROCKY CREEK RD, MARIANNA, FL 32448

CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610

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

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Property Summary

PROPERTY DESCRIPTION

Bring your family, pets, horses & cows. Enjoy great hunting & fishing. The Chipola River is minutes away. Enjoy kayaking, tubing & canoeing. Explore nearby attractions such as Florida Caverns State Park, offering cave tours and outdoor activities, and Merritt's Mill Pond, renowned for its crystal-clear springs. Located only minutes from good restaurants & I-10.

PROPERTY HIGHLIGHTS

- Ideal for Homesites on Paved Road
- Perfect for privacy
- Mini Farm
- Hunting & Fishing
- Peaceful and near town

OFFERING SUMMARY

Sale Price:	$274,500
Lot Size:	28 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	5	25
Total Population	3	15	71
Average HH Income	$89,489	$71,591	$69,279

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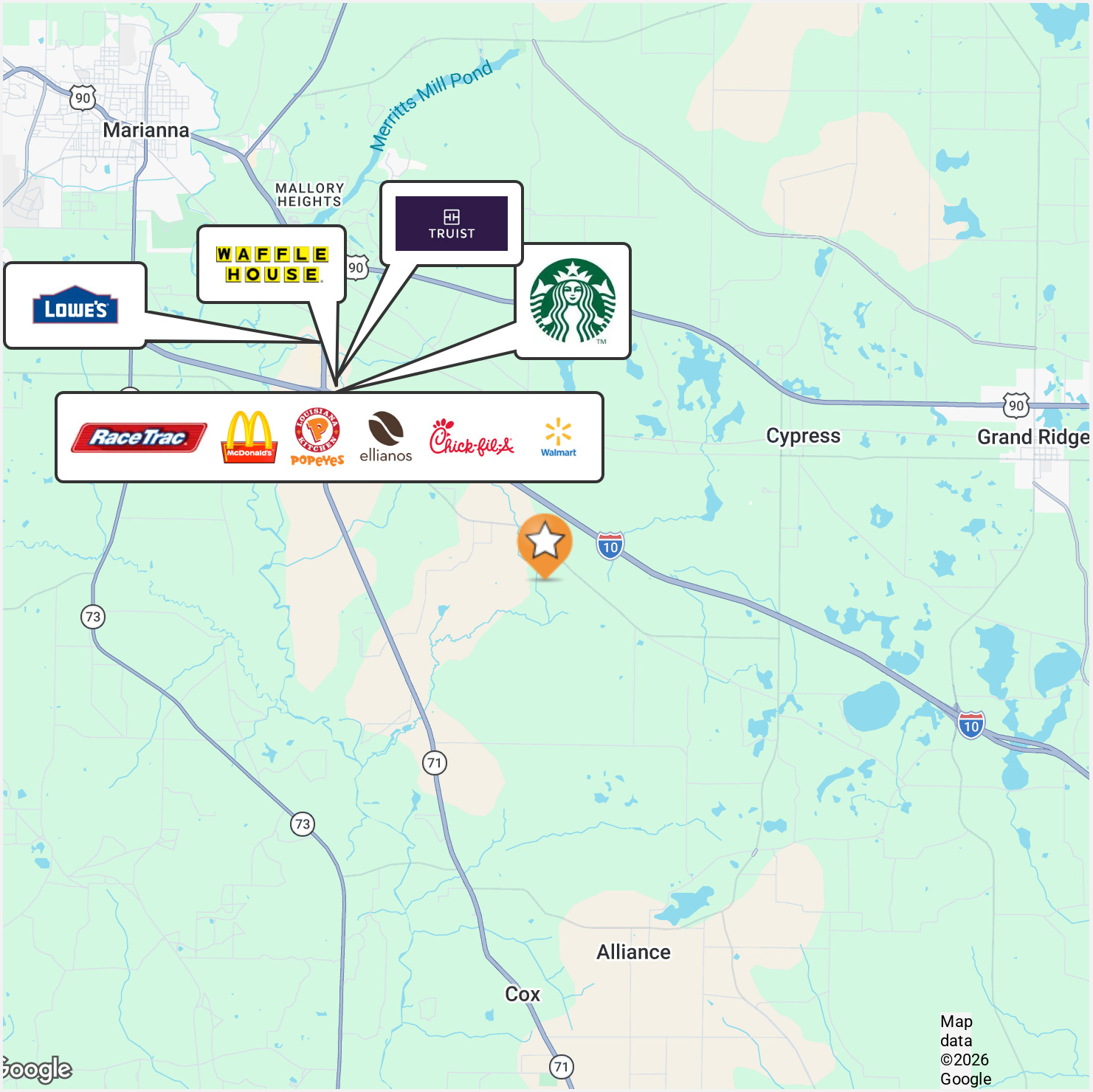
Retailer Map



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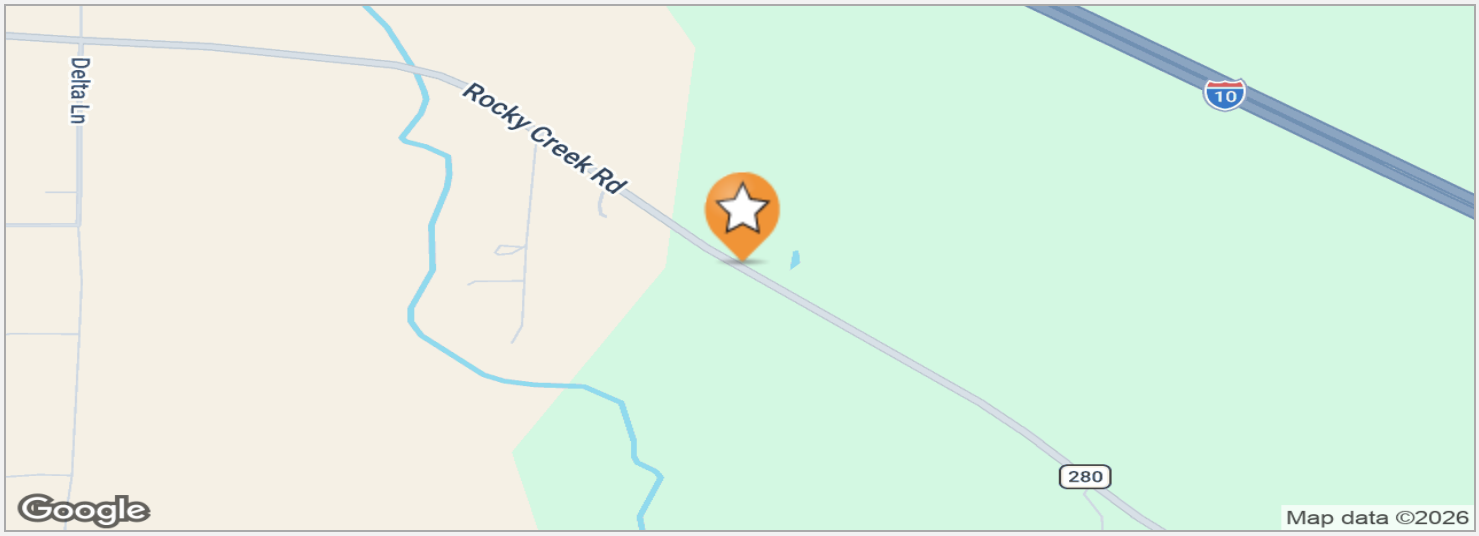
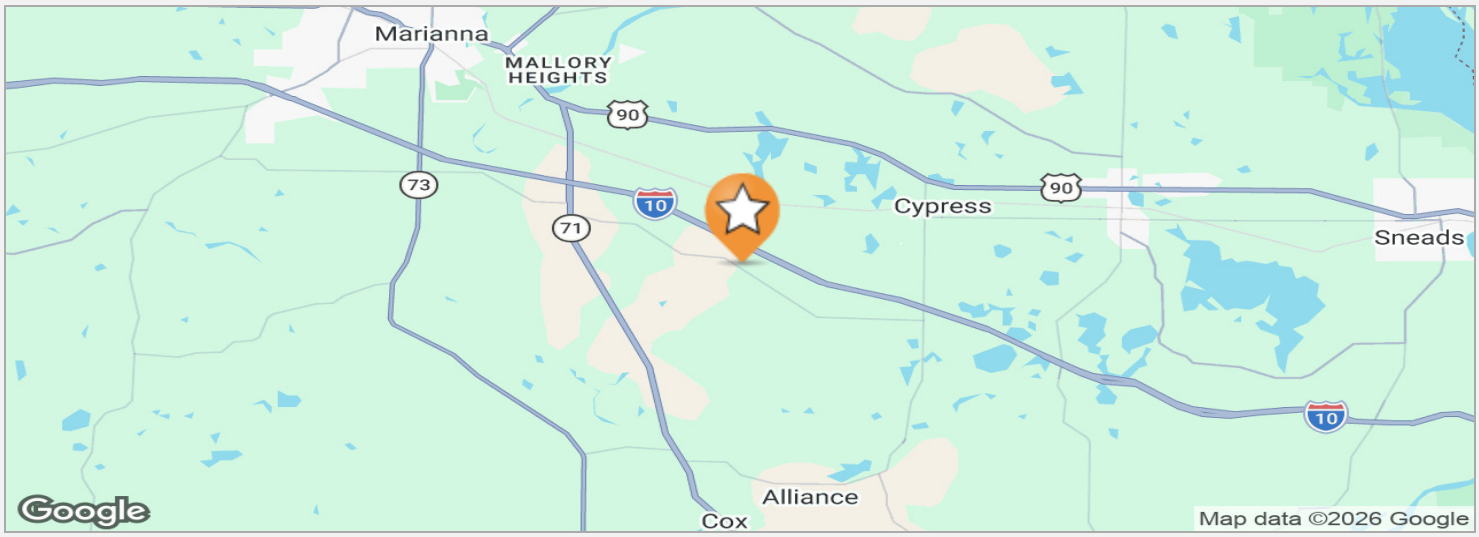
Location Maps 2





DRIVE TIMES

5 minutes to Marianna.
40 minutes to Dothan, AL.
1 hour to Tallahassee.
1 hour to Panama City Beach.

DRIVING DIRECTIONS

From I-10 & SR 71 Exit 142, go south on SR 71, left on Rocky Creek Road, go 4 miles, see sign property on the 4 miles.

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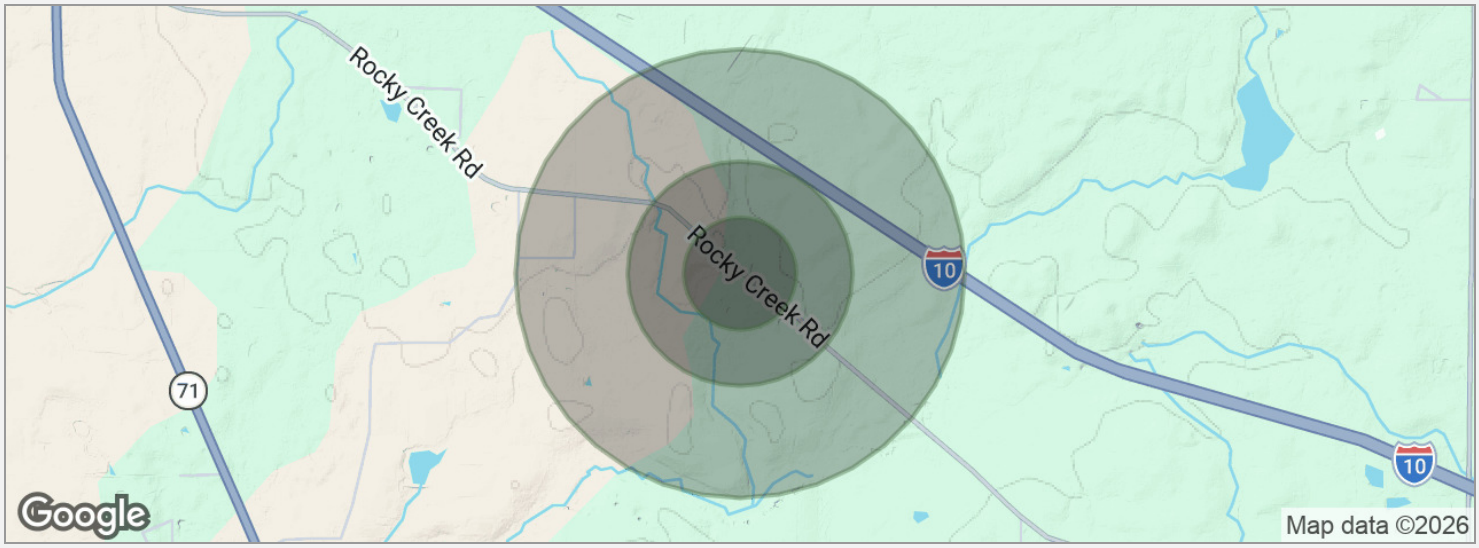
Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	3	15	71
Median age	54.7	43.7	45.2
Median age (male)	55.8	44.7	46.1
Median age (Female)	53.0	42.4	44.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1	5	25
# of persons per HH	3.0	3.0	2.8
Average HH income	$89,489	$71,591	$69,279
Average house value	$0	$0	$0

** Demographic data derived from 2020 ACS - US Census*

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Advisor Bio & Contact 1

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/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

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AGRICULTURE & CONSERVATION REAL ESTATE

SECTION 1

COMPANY INFORMATION

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