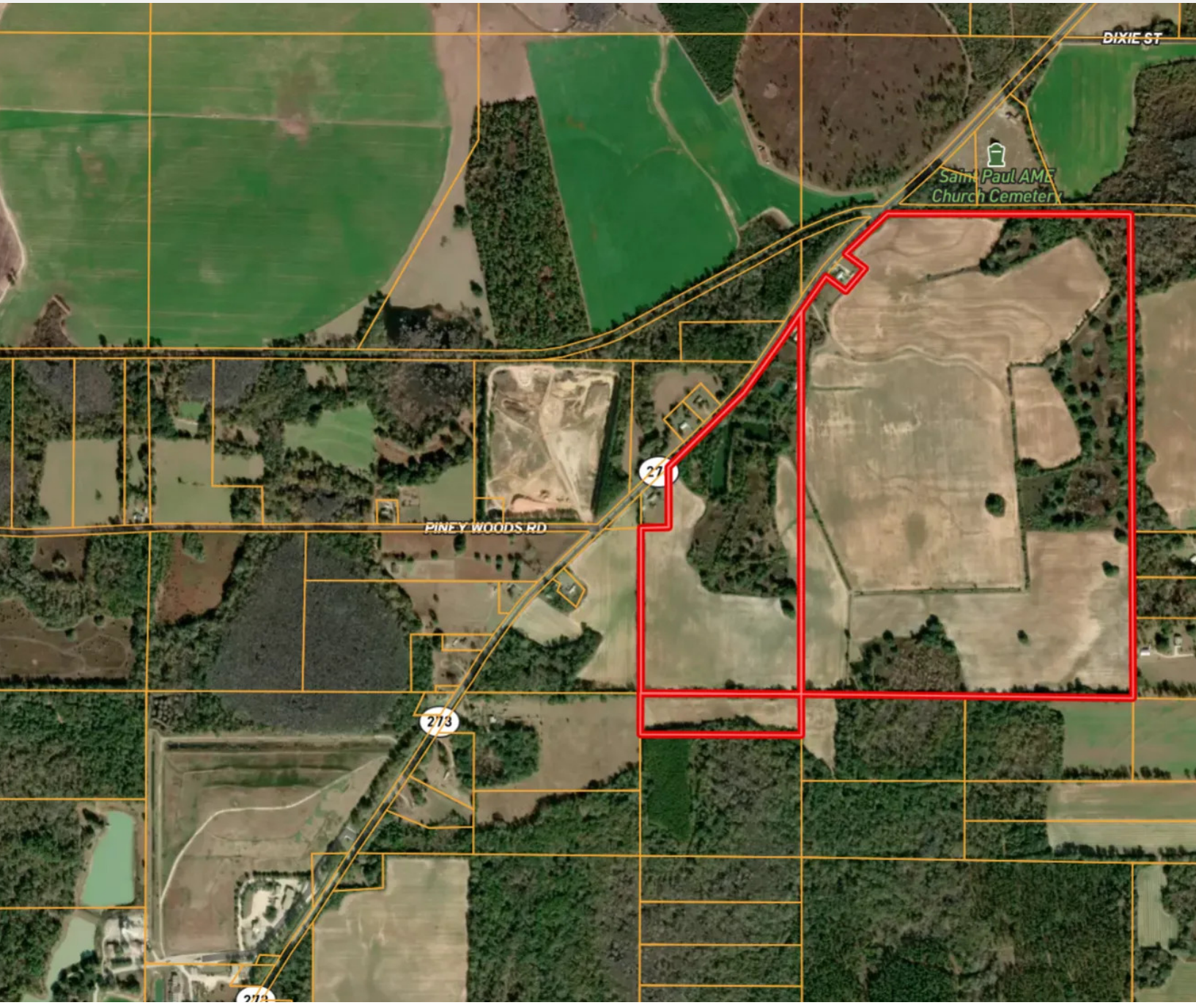
CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

FOR SALE
LAND
$2,100,000

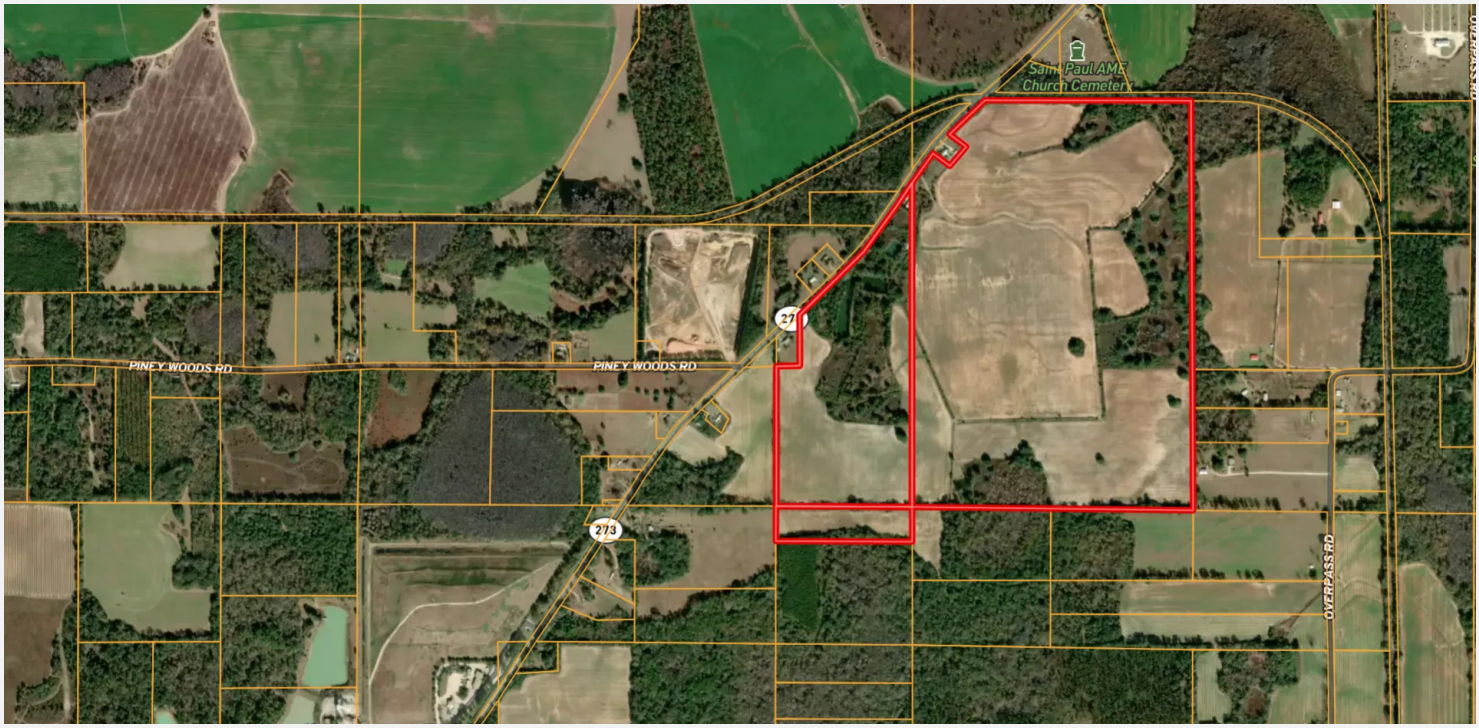
305.50 ACRES CAMPBELLTON LAND DEVELOPMENT OPPORTUNITY

5110 FLORIDA 273, CAMPBELLTON, FL 32426



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610

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



PROPERTY DESCRIPTION

Unlock the potential of this prime farmland in Campbellton, FL, offering a wealth of opportunities for investors. Zoned Ag and strategically located, this parcel presents an ideal canvas for row crop farming and or Cattle Farm. Excellent soils make this a good farm. Peanut mills, cotton gins & cattle auctions all within 30 minutes. Don't miss the chance to capitalize on this versatile and lucrative investment prospect.

PROPERTY HIGHLIGHTS

- Farmland offering with flexible future use potential
- Ideal for investors seeking a long-term hold opportunity
- Peanut mills, cotton gins & cattle auctions all within 30 minutes.
- Low-improvement asset with minimal existing constraints
- Strong candidate for land banking

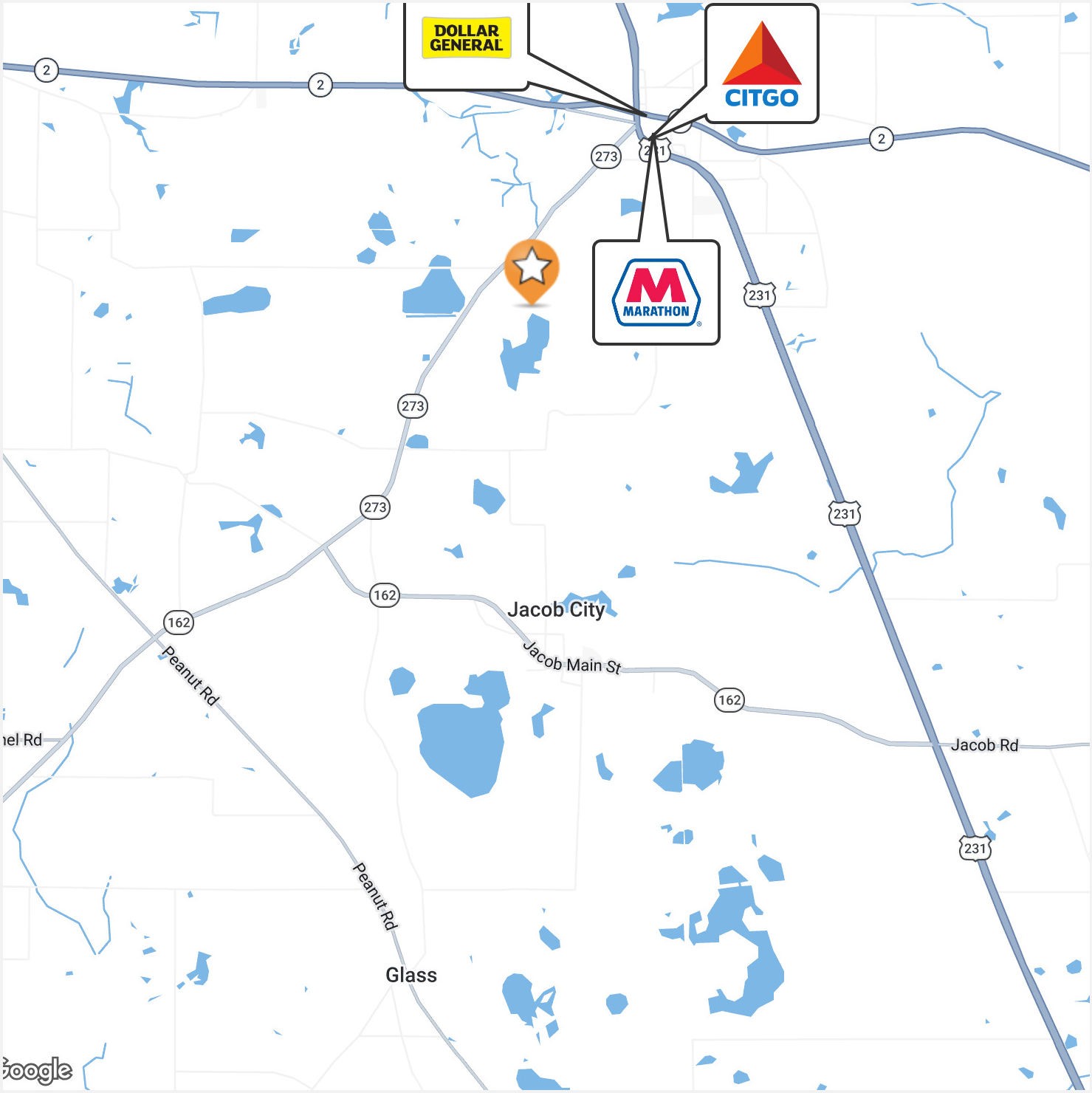
OFFERING SUMMARY

Sale Price:	$2,100,000
Lot Size:	305.5 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	7	30
Total Population	4	17	69
Average HH Income	$99,319	$56,754	$52,970

Clay Patrick
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Retailer Map



Clay Patrick
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Additional Photos 4














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DRIVE TIMES

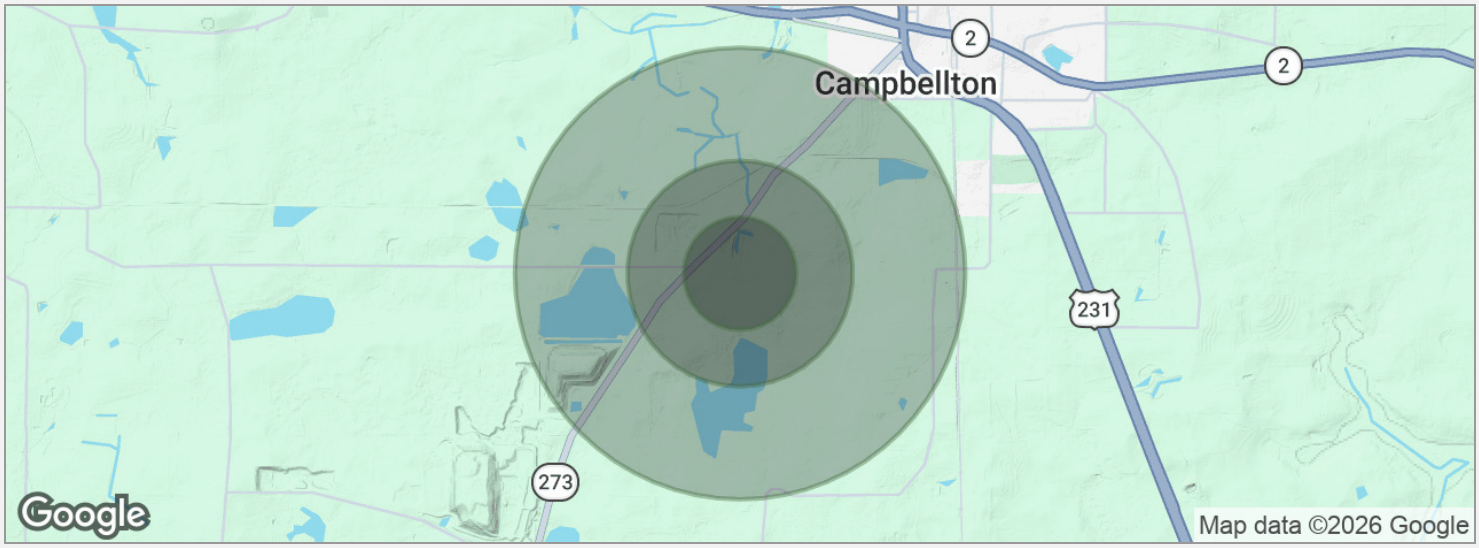
20 minutes to Dothan, AL.
20 minutes to Marianna
1 hour to Panama City
1 hour 30 minutes to Tallahassee.

DRIVING DIRECTIONS

From Campbellton, go south on Hwy 273, property on left. See sign.

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	4	17	69
Median age	59.3	55.8	55.0
Median age (male)	54.4	51.2	50.4
Median age (Female)	59.6	56.1	55.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1	7	30
# of persons per HH	4.0	2.4	2.3
Average HH income	$99,319	$56,754	$52,970
Average house value	$207,850	$138,566	$127,907

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

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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