



**FOR SALE  
LAND  
\$114,000**

20-ACRE IN ALTHA, FL -AG ZONED WITH DEVELOPMENT  
POTENTIAL

**MARTIN SEWELL ROAD, ALTHA, FL 32421**



**CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610**



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



**SALE PRICE**

**\$114,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$114,000
<b>Acres</b>	20 Acres
<b>Price Per Acre</b>	\$5,700
<b>County</b>	Calhoun
<b>Zoning</b>	AG
<b>Utilities</b>	Needs Private Well & Private Septic Tank
<b>Parcel IDs</b>	05-1N-10-0000-0001-0000
<b>Coordinates</b>	30.5079163, -85.2672412
<b>Real Estate Taxes</b>	\$200.00

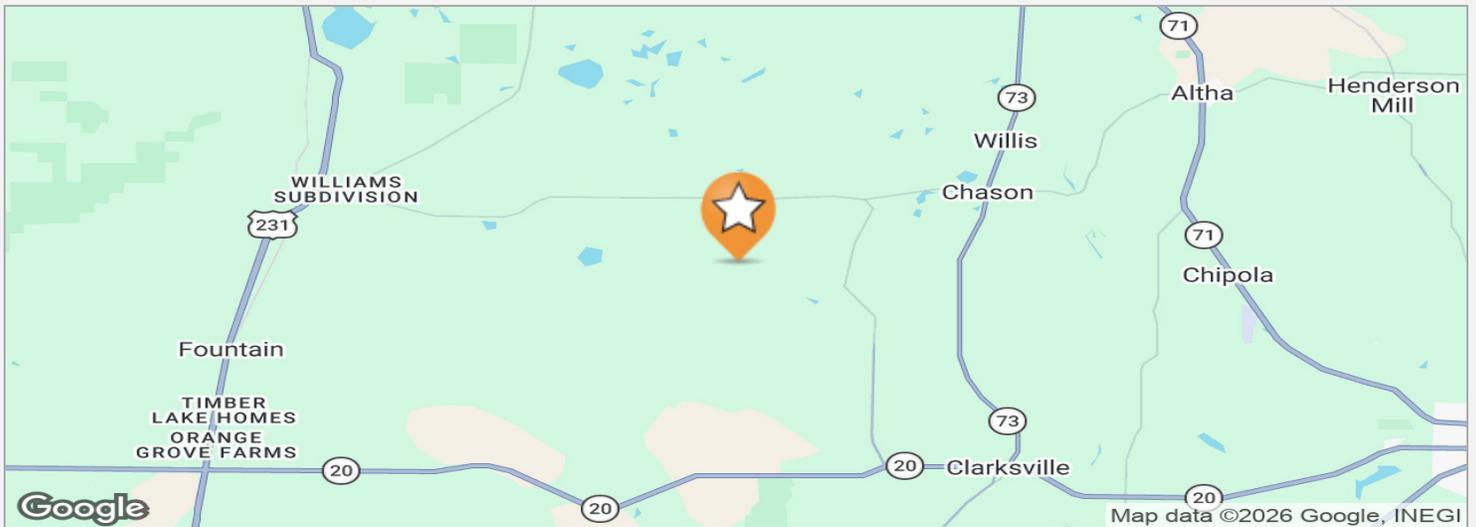
**PROPERTY OVERVIEW**

Introducing a prime investment opportunity at Martin Sewell Road, Altha, FL, 32421. This AG-zoned property offers a multitude of possibilities for land and residential development. Take advantage of the serene surroundings and favorable zoning to create a unique and lucrative venture in this desirable location. With a prime location and diverse potential, this property is poised to fulfill a range of investment objectives.

**PROPERTY HIGHLIGHTS**

- Zoned AG
- Located in the Altha area
- Ideal for residential development
- Favorable zoning regulations



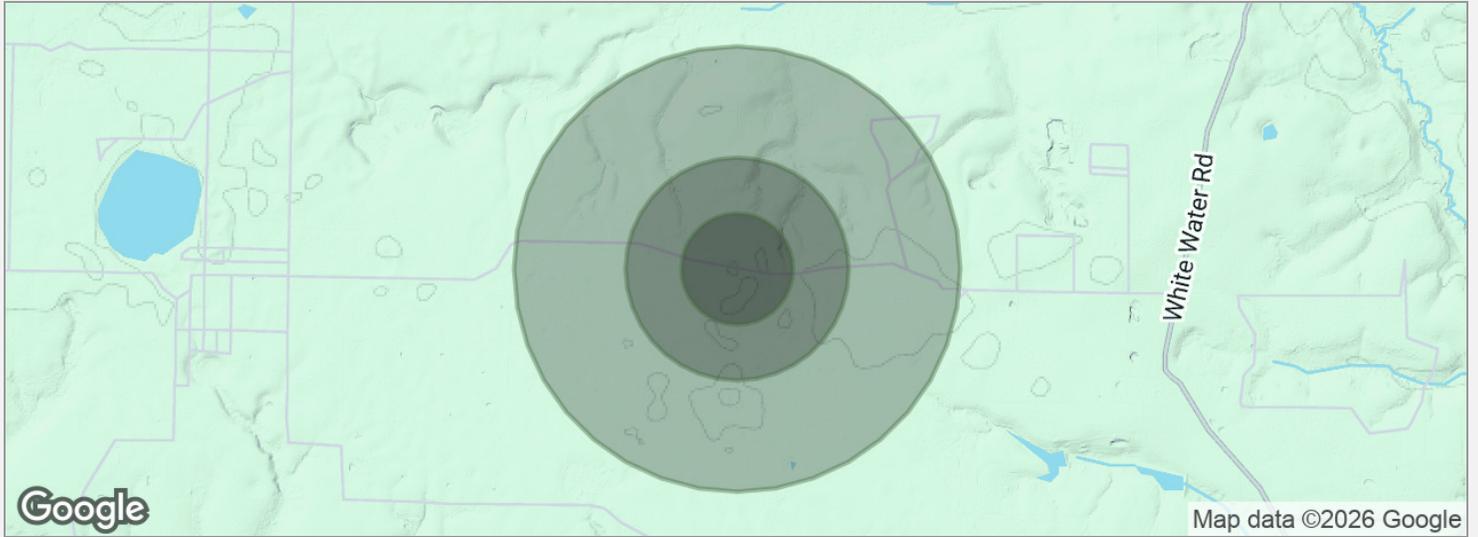


**DRIVE TIMES**

- 30 minutes to Marianna
- 45 minutes to Panama City
- 1 hour 15 minutes to Tallahassee
- 1 hour to Dothan, AL.

**DRIVING DIRECTIONS**

From Marianna, go south on Hwy 73, Left on Hwy 274, Left on Porter Grade Road, left on Martin Sewell Road, property on the right. See sign.



**POPULATION**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	5	22	91
Median age	54.3	49.4	47.7
Median age (male)	45.7	41.6	40.2
Median age (Female)	63.1	57.3	55.4

**HOUSEHOLDS & INCOME**

	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	1	7	29
# of persons per HH	5.0	3.1	3.1
Average HH income	\$144,146	\$82,369	\$79,529
Average house value	\$220,832	\$126,190	\$121,838

\* Demographic data derived from 2020 ACS - US Census

## CLAY PATRICK

Broker Associate

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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