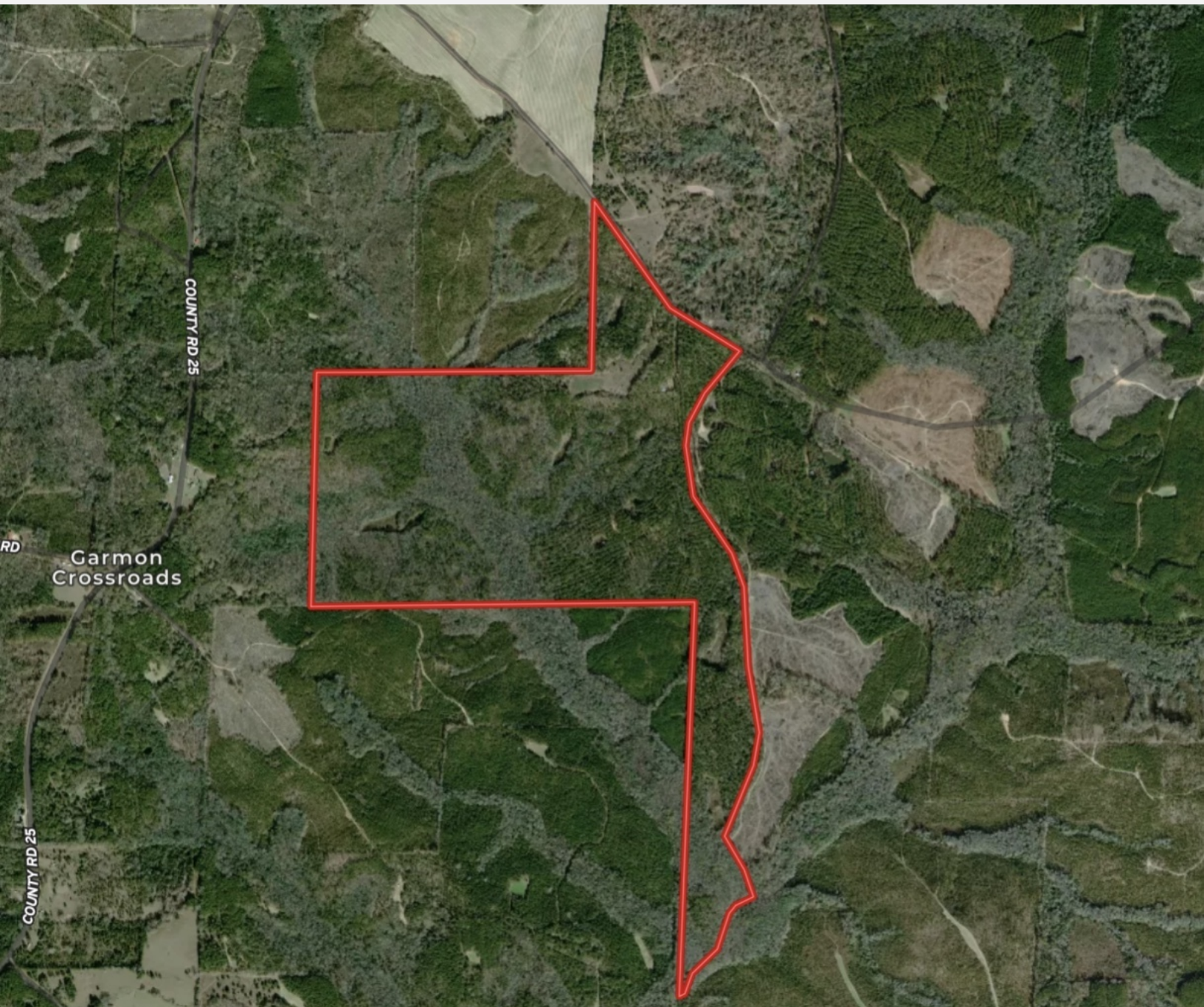




**FOR SALE**  
**LAND**  
**\$1,200,000**

351 ACRES OF HUNTING/RECREATIONAL LAND WITH  
CABIN

**00 CENTER RIDGE RD, CLAYTON, AL 36016**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



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





## PROPERTY DESCRIPTION

Explore the beauty of Barbour County, Alabama on 351 acres of magnificent timberland. This land is ideal for hunters seeking a private retreat with plenty of wildlife to observe and pursue! A two-bathroom cabin sleeps six people comfortably while overlooking the property - featuring 4 acre duck pond under construction that includes dam and overflow surrounded by two flowing creeks. With county water, septic tank and power at hand this dream location won't last long - contact listing agent today to book your visit!

## PROPERTY HIGHLIGHTS

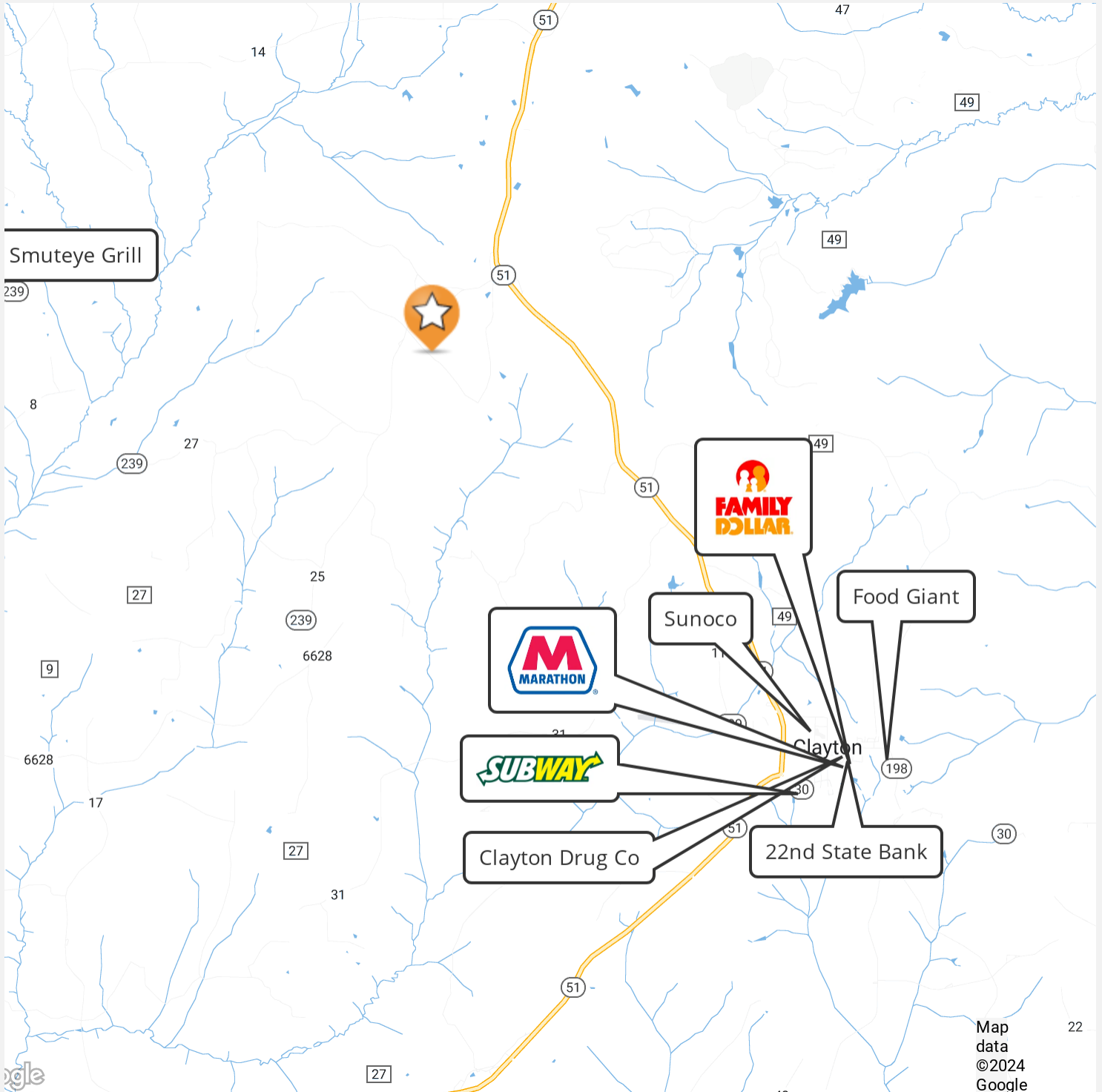
- Land For Sale Barbour Co. Al
- Hunting Land in Alabama
- Hunting Land near Troy, Al
- Deer Hunting Land for Sale, Al
- Deer, Turkey

## OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	351 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	10	288	1,810
Total Population	74	1,638	4,912
Average HH Income	\$47,674	\$40,054	\$38,323

ID#: 1151684

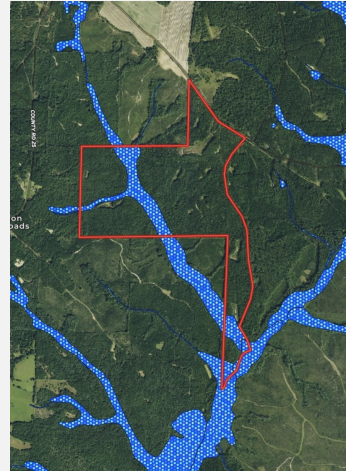
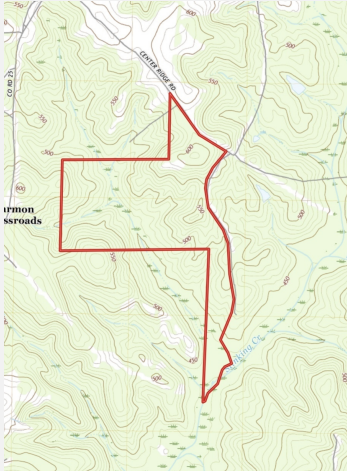


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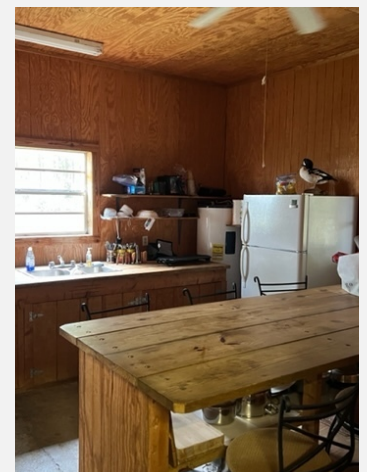
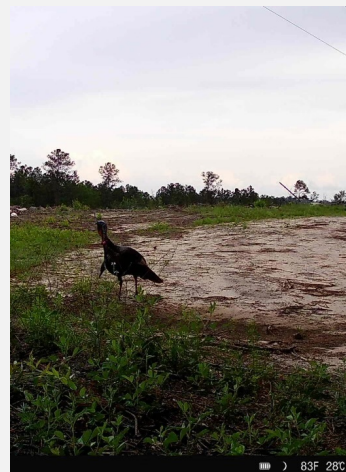


## Additional Photos

4

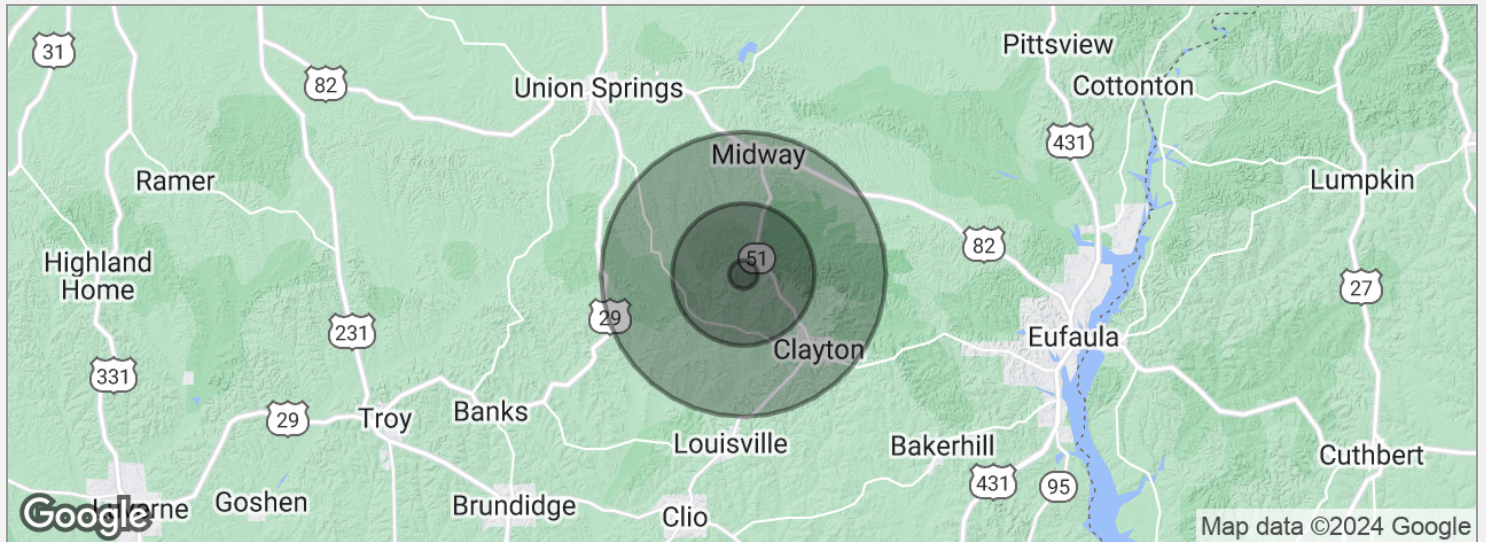


CODE	DESCRIPTION	ACRES	%	IN	ACRES	MAP ID
001	Crosey's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	47	10
002	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	48	10
003	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	49	10
004	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	50	10
005	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	51	10
006	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	52	10
007	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	53	10
008	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	54	10
009	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	55	10
010	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	56	10
011	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	57	10
012	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	58	10
013	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	59	10
014	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	60	10
015	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	61	10
016	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	62	10
017	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	63	10
018	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	64	10
019	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	65	10
020	Reddy's property, 1500 ft. parcel shown, 100%	150.75	100.0%	-	66	10



ID#: 1151684





POPULATION	1 MILE	5 MILES	10 MILES
Total population	74	1,638	4,912
Median age	40.2	39.7	39.6
Median age (male)	39.5	39.1	37.4
Median age (Female)	59.4	57.3	48.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	10	288	1,810
# of persons per HH	7.4	5.7	2.7
Average HH income	\$47,674	\$40,054	\$38,323
Average house value	\$150,271	\$126,483	\$84,741

\* Demographic data derived from 2020 ACS - US Census

ID#: 1151684

## CLAY PATRICK

Broker Associate

2860 Highway 71 N ste C  
Marianna, FL 32446  
T 850.693.6610  
C 850.693.6610  
clay@crosbydirt.com  
FL #BK577436

## 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 2022  
APEX Award 2023  
Member, Central Panhandle Association of Realtors  
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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