



**FOR SALE
LAND
\$284,500**

44 ACRES IN BOOMING HOUSTON COUNTY, ALABAMA

00 MIDDLETON RD, DOTHAN, AL 36301



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



PROPERTY DESCRIPTION

Nice 44 acres with road frontage with Houston County water available. Located in the highly desired Rehobeth School District. Could also be a great development parcel. Restricted to site-built homes only, NO MOBILE HOMES.

PROPERTY HIGHLIGHTS

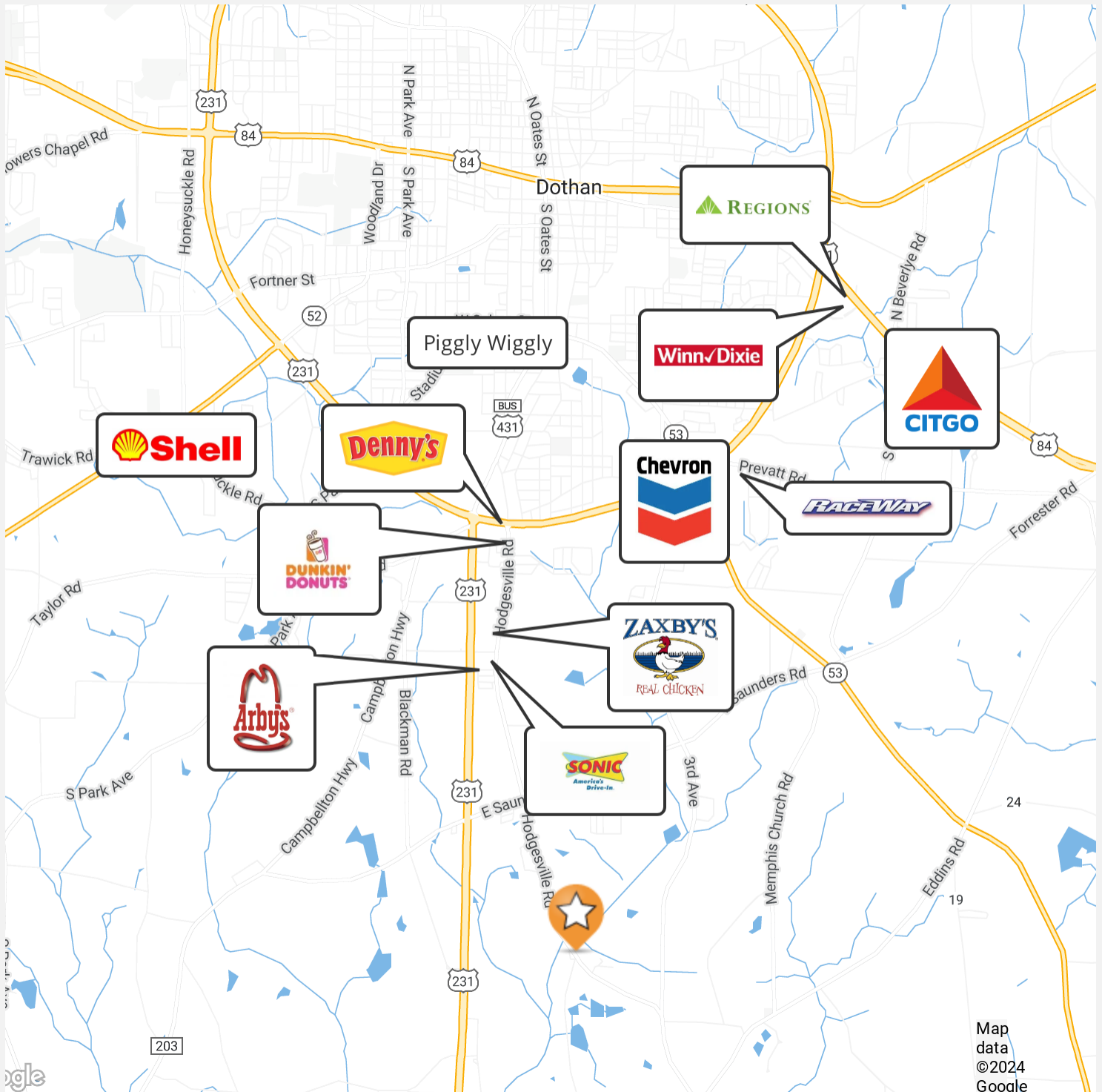
- Land For Sale Dothan, AL
- Houston Co AL Land For Sale
- 40 acres For Sale AL
- Rehobeth School District
- Large Acreage For Sale AL
- Wooded, Rolling, Clear
- Road Frontage
- Dothan AL Land For Sale

OFFERING SUMMARY

Sale Price:	\$284,500
Lot Size:	44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	231	3,701	14,219
Total Population	555	7,795	31,236
Average HH Income	\$49,456	\$55,034	\$50,714

ID#: 1152427



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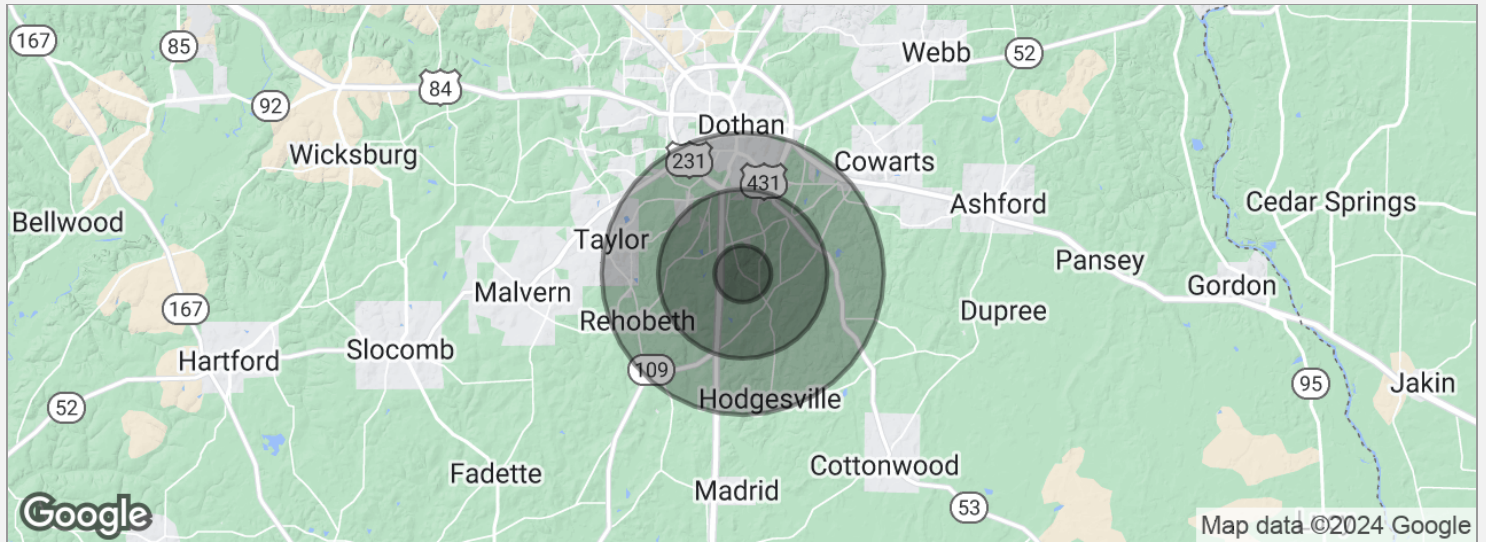
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CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
DoB	Dothan loamy sand, 2 to 5 percent slopes	27.21	62.17%	-	59	2e ?
WnB	Wicksburg-Nankin complex, 2 to 5 percent slopes	5.24	11.97%	-	60	2s ?
MIA	Mantachie, Iuka, and Kinston soils, 0 to 1 percent slopes, frequently flooded	4.97	11.35%	-	63	5w ?
CoB	Cowarts fine sandy loam, 2 to 5 percent slopes	4.11	9.39%	-	61	2e ?
DoA	Dothan loamy sand, 0 to 2 percent slopes	1.96	4.48%	-	60	2e ?
VaB	Varina sandy loam, 2 to 5 percent slopes	0.17	0.39%	-	69	2e ?
TnB	Troup-Bonifay complex, 0 to 5 percent slopes	0.11	0.25%	-	34	3s ?
OrB	Orangeburg sandy loam, 2 to 5 percent slopes	0	0%	-	67	2e ?



The aerial map displays the property boundaries outlined in red. Various soil types are mapped and labeled: DOA (Dothan loamy sand, 0 to 2 percent slopes) in the northwest corner; WNB (Wicksburg-Nankin complex, 2 to 5 percent slopes) in the northeast; COB (Cowarts fine sandy loam, 2 to 5 percent slopes) in the central area; MIA (Mantachie, Iuka, and Kinston soils, 0 to 1 percent slopes, frequently flooded) along the eastern boundary; and MIDDLETON RD running along the western boundary.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	555	7,795	31,236
Median age	40.7	40.9	39.9
Median age (male)	39.7	40.7	37.8
Median age (Female)	41.8	41.1	41.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	231	3,701	14,219
# of persons per HH	2.4	2.1	2.2
Average HH income	\$49,456	\$55,034	\$50,714
Average house value	\$115,739	\$134,321	\$118,434

* 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/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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