

SALE PRICE

\$176,250

OFFERING SUMMARY

Acres	16.31 Acres
Price Per Acre	\$10,806
County	Houston
Parcel IDs	17-06-24-0-000-006-001, 17-06-24-0-000-023-000
Coordinates	31.1471339, -85.3897108
Real Estate Taxes	\$1,353.39

PROPERTY OVERVIEW

Experience the dream of owning your own piece of Alabama in the highly sought after Rehobeth School District! This 16.31 acre parcel offers road frontage, access to Houston County water, and potential for development - with a restriction that only site-built homes can be constructed here. Take advantage today!

PROPERTY HIGHLIGHTS

- Land For Sale Dothan, Al
- Houston Co Al Land For Sale
- Rehobeth School Dothan Al
- 16 acres For Sale Dothan, Al
- Road Frontage
- Wooded, Rolling, Clear
- Large Acreage For Sale Al
- Dothan Al Land For Sale

ID#: 1154359



**FOR SALE
LAND
\$176,250**

17+/- ACRES FOR YOUR DREAM HOME SITE ALABAMA

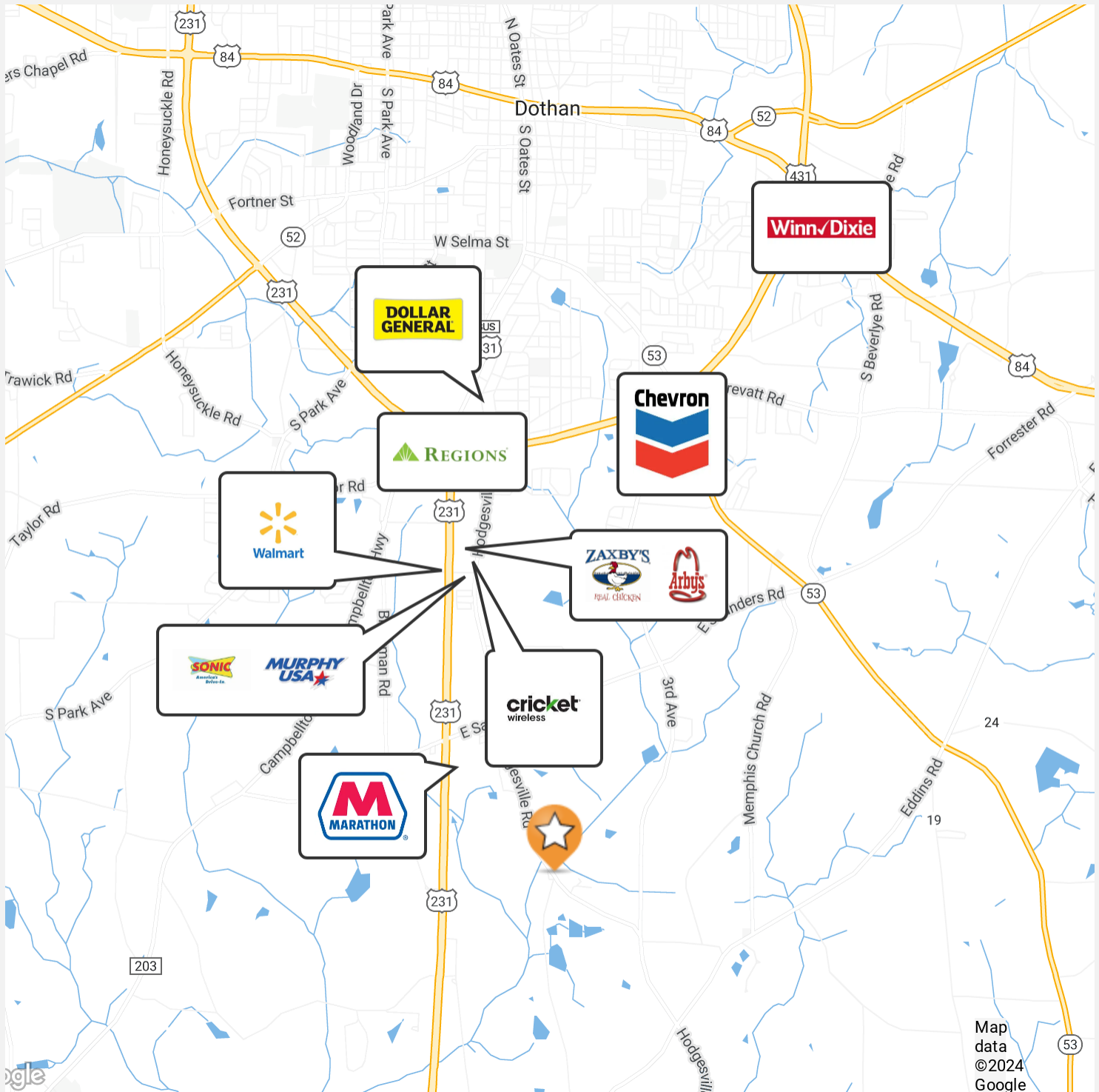
00 MIDDLETON RD, DOTHAN, AL 36301



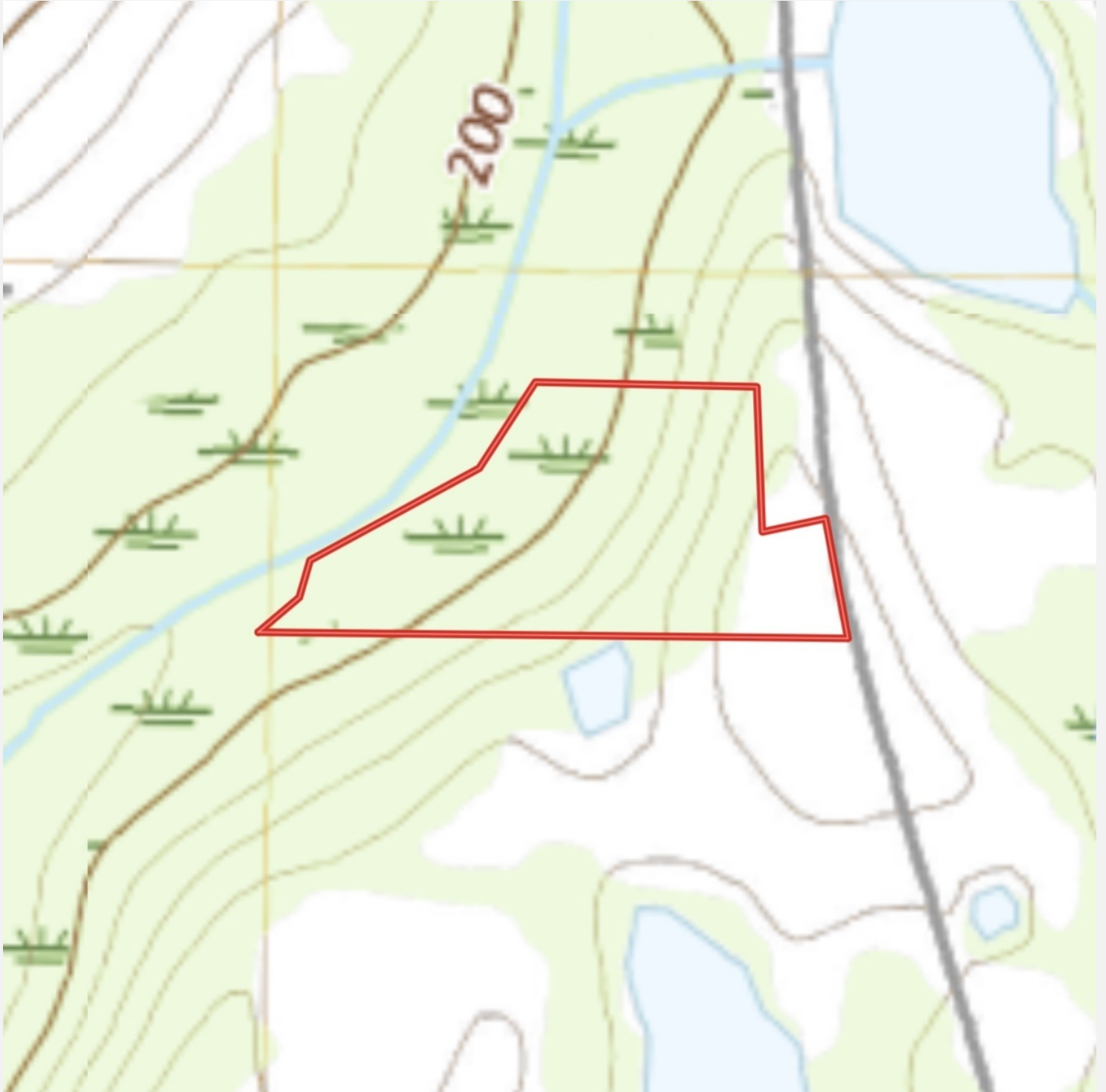
CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



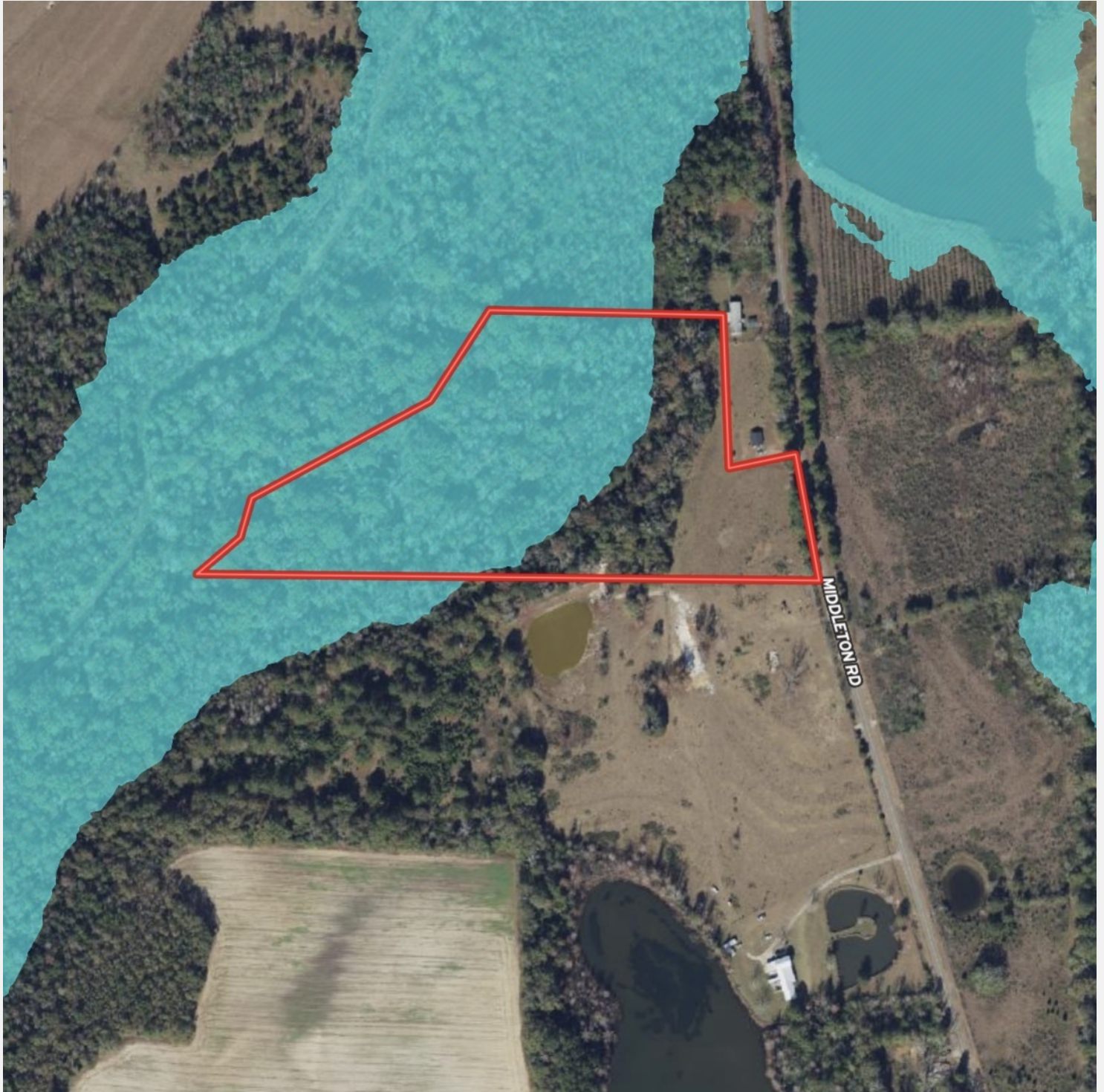
CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



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CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP ?
BOA	Bibb, Osier, and Kinston soils, 0 to 1 percent slopes, frequently flooded	8.64	53.43%	-	48	5w ?
NcD	Nankin-Cowarts complex, 5 to 12 percent slopes	3.88	24%	-	68	4e ?
DoB	Dothan loamy sand, 2 to 5 percent slopes	3.64	22.51%	-	59	2e ?



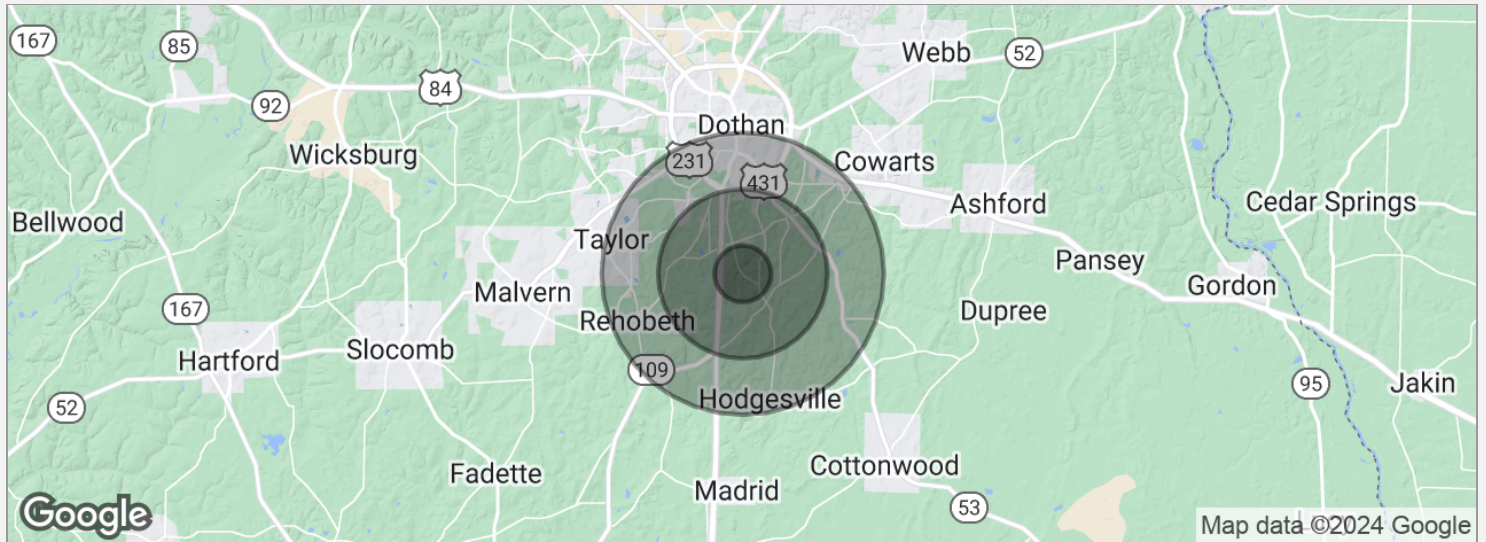
The aerial map shows a property outlined in red. The property is divided into three soil areas: BOA (orange) on the left, NCD (light tan) in the center, and DOB (brown) on the right. The area is adjacent to a road labeled 'MIDDLETON'.

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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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