



**FOR SALE
LAND
\$406,900**

91 ACRES OUTDOOR DREAM RECREATION SITE

BAZEMORE MILL RD, GORDON, AL 36343



**CLAY@CROBYDIRT.COM
CLAY PATRICK
850.693.6610**



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

91 ACRES OUTDOOR DREAM RECREATION SITE

BAZEMORE MILL RD, GORDON, AL 36343

Property Summary

2



PROPERTY DESCRIPTION

91 acres in south Houston County, AL near Grangerburg. There's 38 acres of dry farmland & the balance in hardwoods & a pond. Good deer, turkey, duck & dove hunting.

Paved road frontage on Bazemore Mill Pond Road.

Bring your Family, horses, cows & dogs for quality, quiet country living.

10 minutes to Malone, FL. & 30 minutes to Dothan, AL.

PROPERTY HIGHLIGHTS

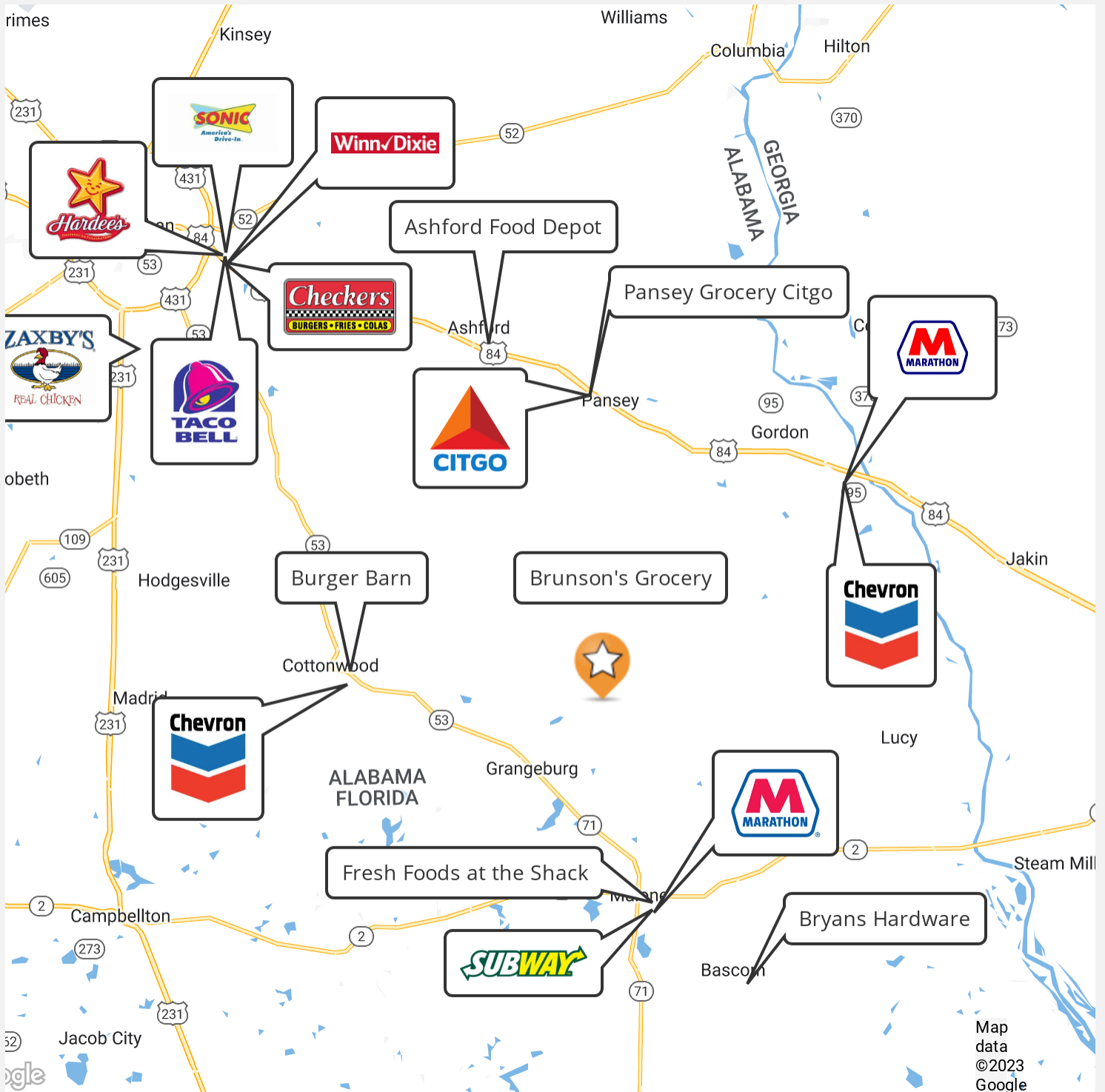
- 10 minutes to Malone, FL.
- 30 minutes to Dothan, AL.
- 38 Acres of dry farmland

OFFERING SUMMARY

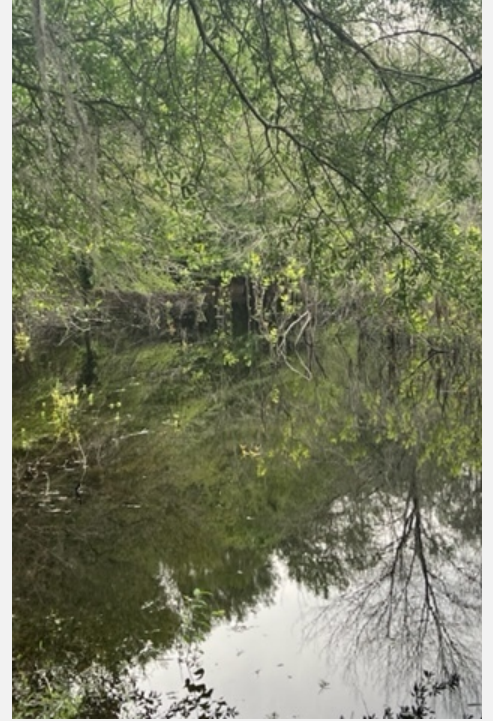
Sale Price:	\$406,900
Lot Size:	91 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	16	954	4,789
Total Population	29	2,065	10,914
Average HH Income	\$49,607	\$40,916	\$45,323

ID#: 1195812



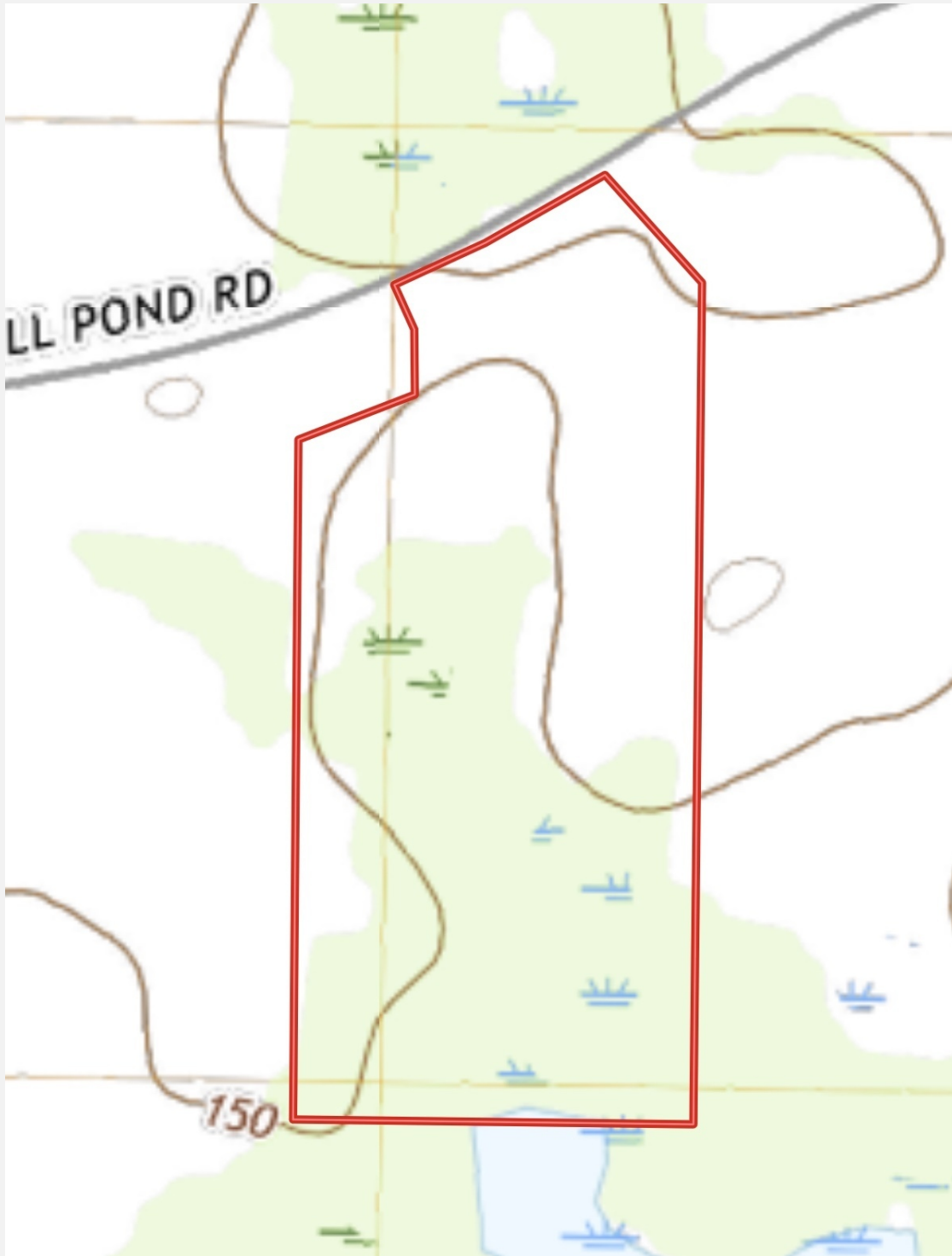
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









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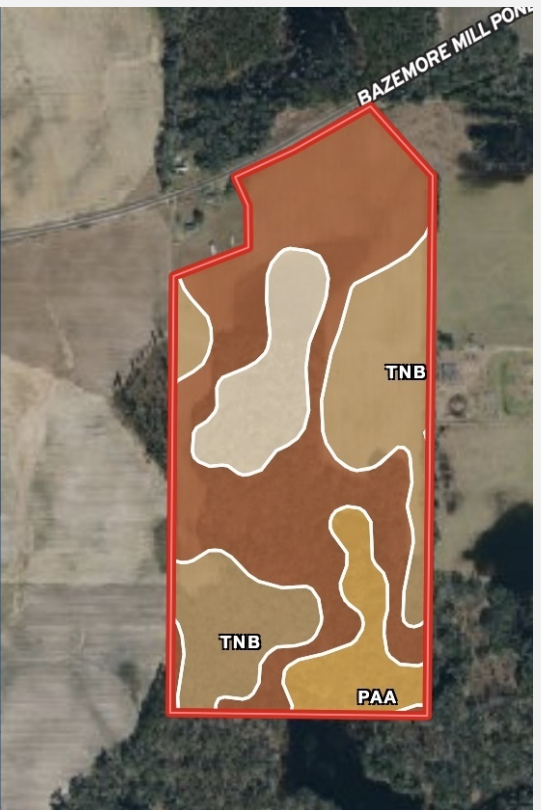


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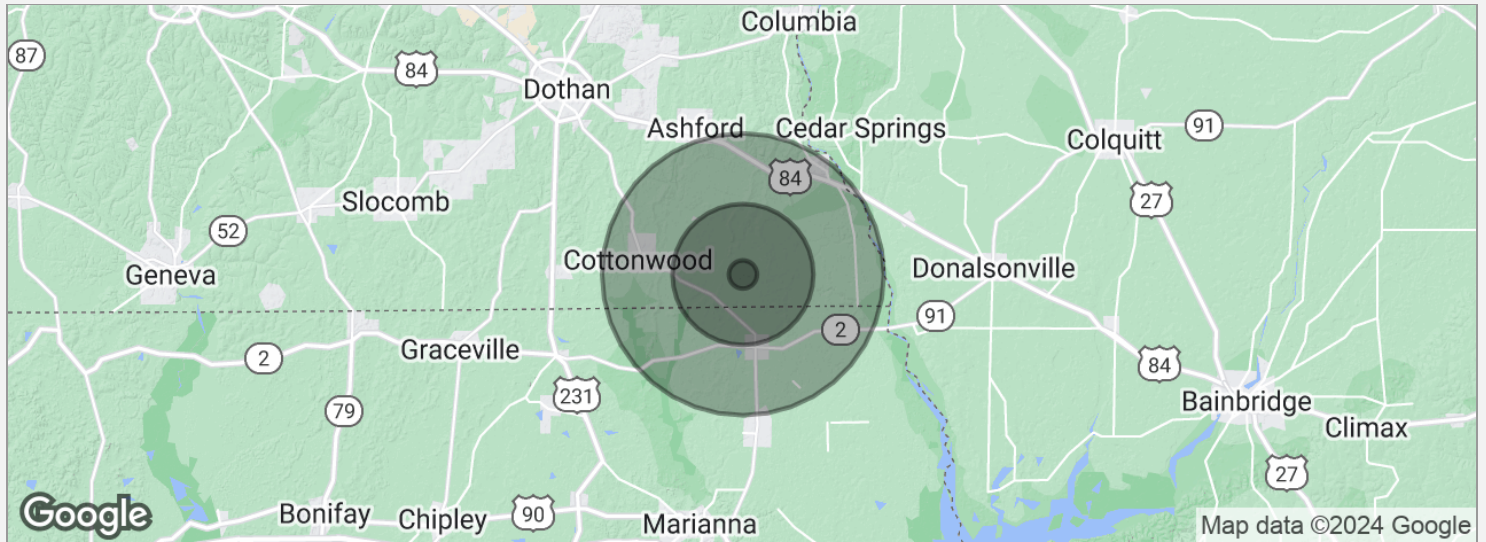


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Boundary  91.53 ac							
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 	
 OiA	Ocilla-Albany complex, 0 to 2 percent slopes	46.38	50.68%	-	44	3w 	
 TnB	Troup-Bonifay complex, 0 to 5 percent slopes	26.74	29.22%	-	34	3s 	
 GbA	Grady-Byars complex, depressional	9.92	10.84%	-	29	5w 	
 PaA	Pansey fine sandy loam, depressional	8.46	9.24%	-	50	4w 	
 OrA	Orangeburg sandy loam, 0 to 2 percent slopes	0.03	0.03%	-	64	1 	
Totals		0 CPI	40.02 NCCPI	3.31 Cap.			
91.53 ac 		Average	Average	Average			



ID#: 1195812



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	29	2,065	10,914
Median age	51.6	44.6	45.3
Median age (male)	52.8	43.4	44.6
Median age (Female)	50.4	45.4	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	16	954	4,789
# of persons per HH	1.8	2.2	2.3
Average HH income	\$49,607	\$40,916	\$45,323
Average house value	\$199,797	\$107,565	\$114,136

* Demographic data derived from 2020 ACS - US Census

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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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