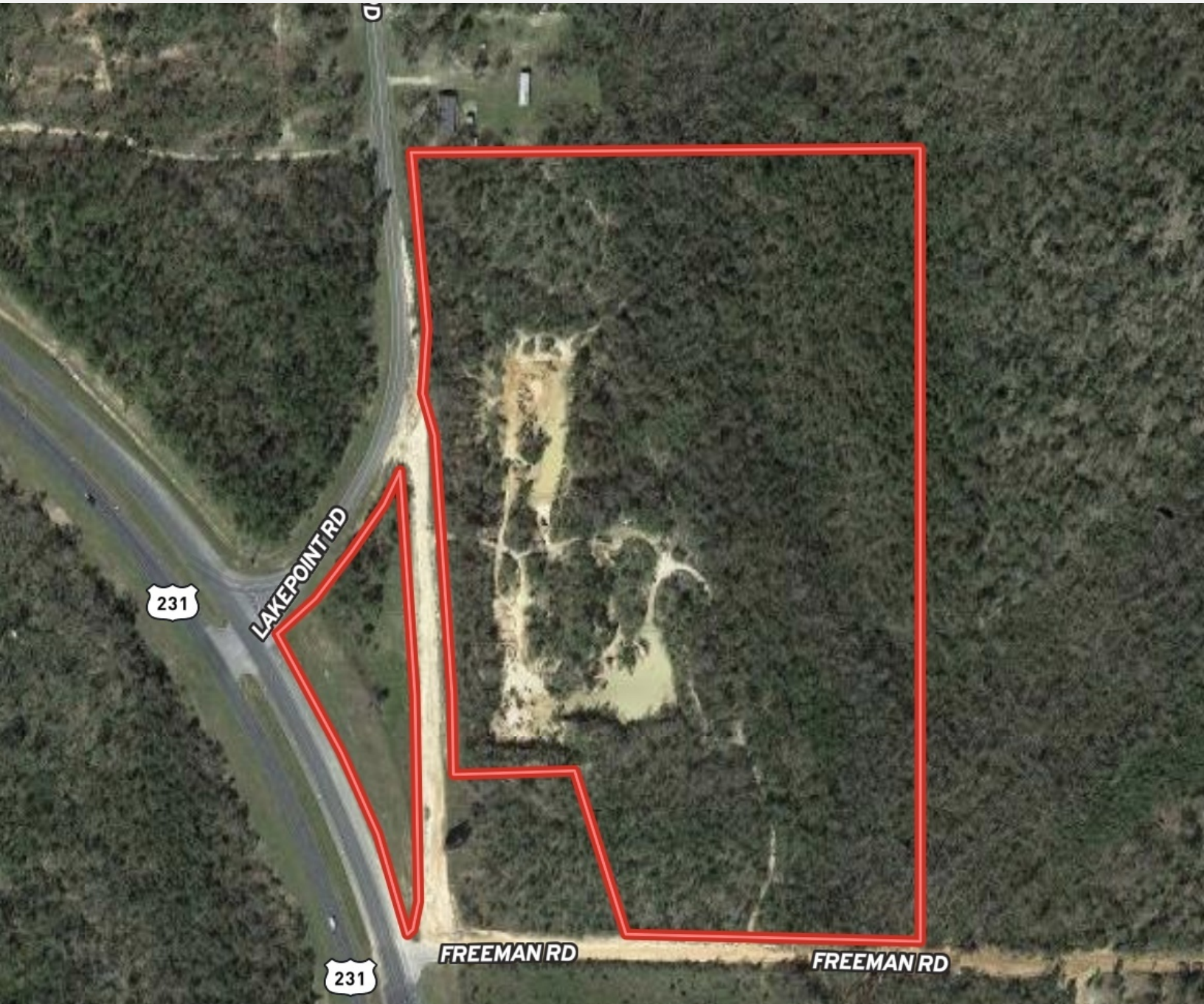




**FOR SALE**  
**LAND**  
**\$259,000**

25 ACRES WITH FRONTAGE ON CR 231 JACKSON COUNTY,  
FL

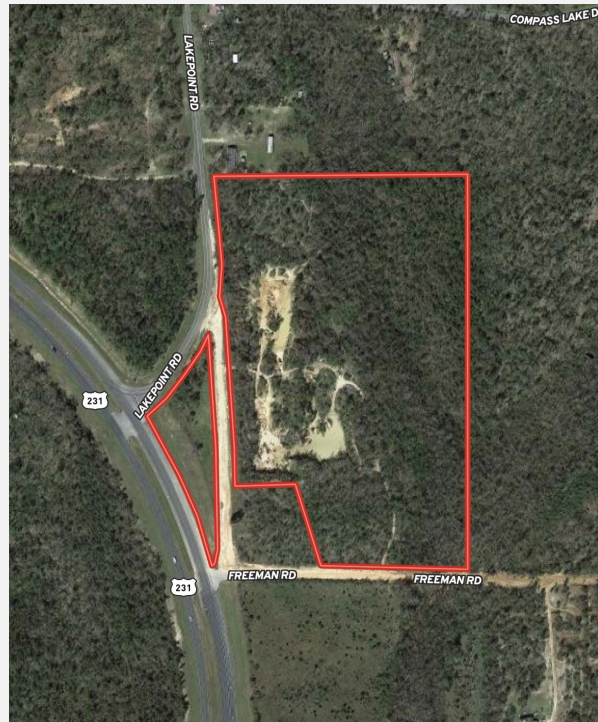
**LAKEPOINT RD, ALFORD, FL 32420**



CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610



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



## PROPERTY DESCRIPTION

Nestled at the intersection of Jackson, Bay and Calhoun Counties lies an untouched 25-acre sand/clay borrow pit. With frontage on County Line 231, this is a prime opportunity for anyone looking to create their own paradise in this scenic corner of Florida. It's partially dug out already - the possibilities are endless!

## PROPERTY HIGHLIGHTS

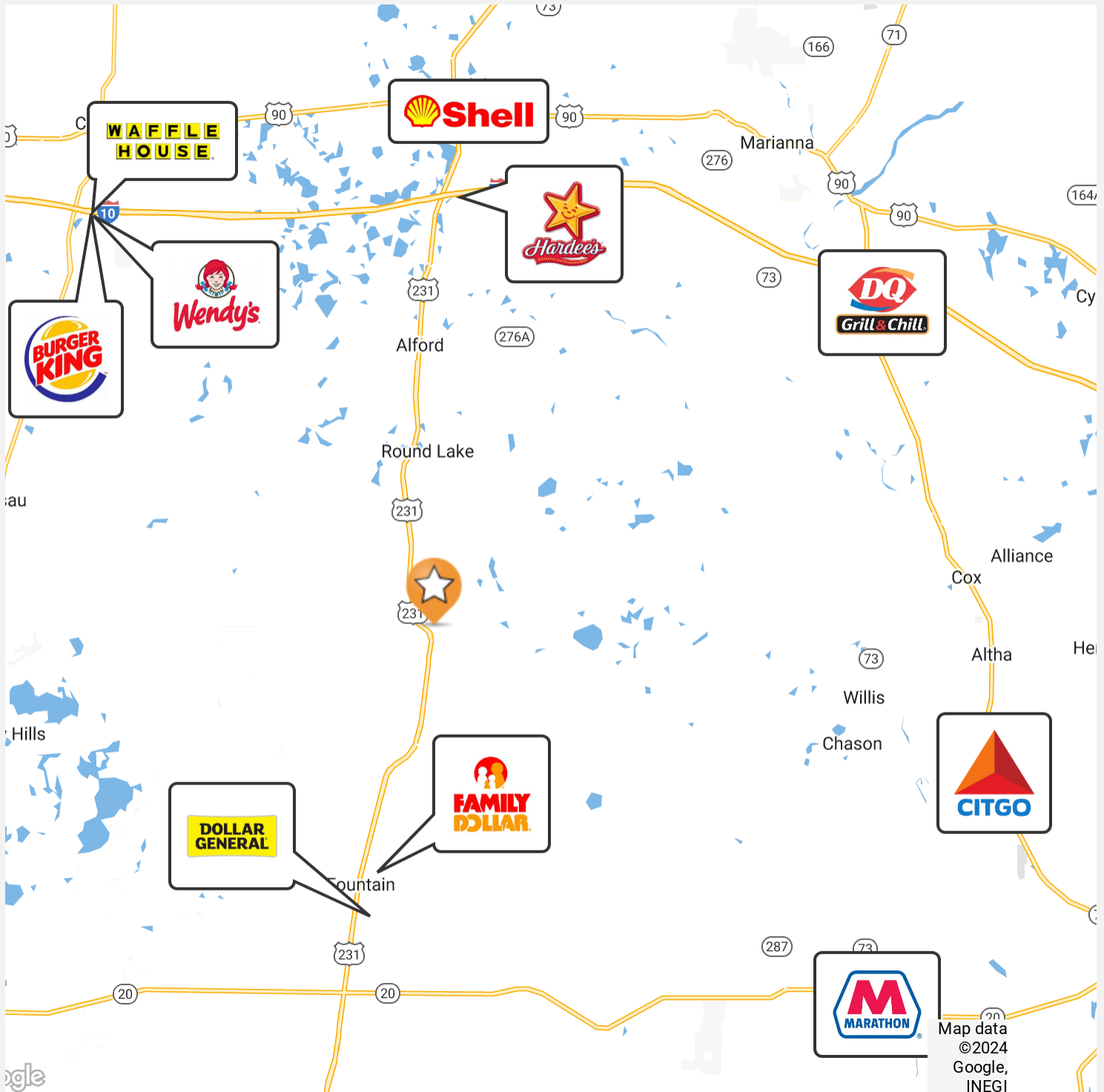
- Frontage on 231
- Near Bay & Calhoun County lines
- 25 acres
- Paved Access

## OFFERING SUMMARY

Sale Price:	\$259,000
Lot Size:	25 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
Total Population	68	17,400	48,552
Average HH Income	\$38,430	\$43,136	\$44,682

ID#: 1199000



ID#: 1199000





ID#: 1199000

Clay Patrick  
Broker Associate  
clay@crosbydirt.com  
850.693.6610



**crosbydirt.com**

Corporate Office  
141 5th St. NW Suite 202  
Winter Haven, FL 33881





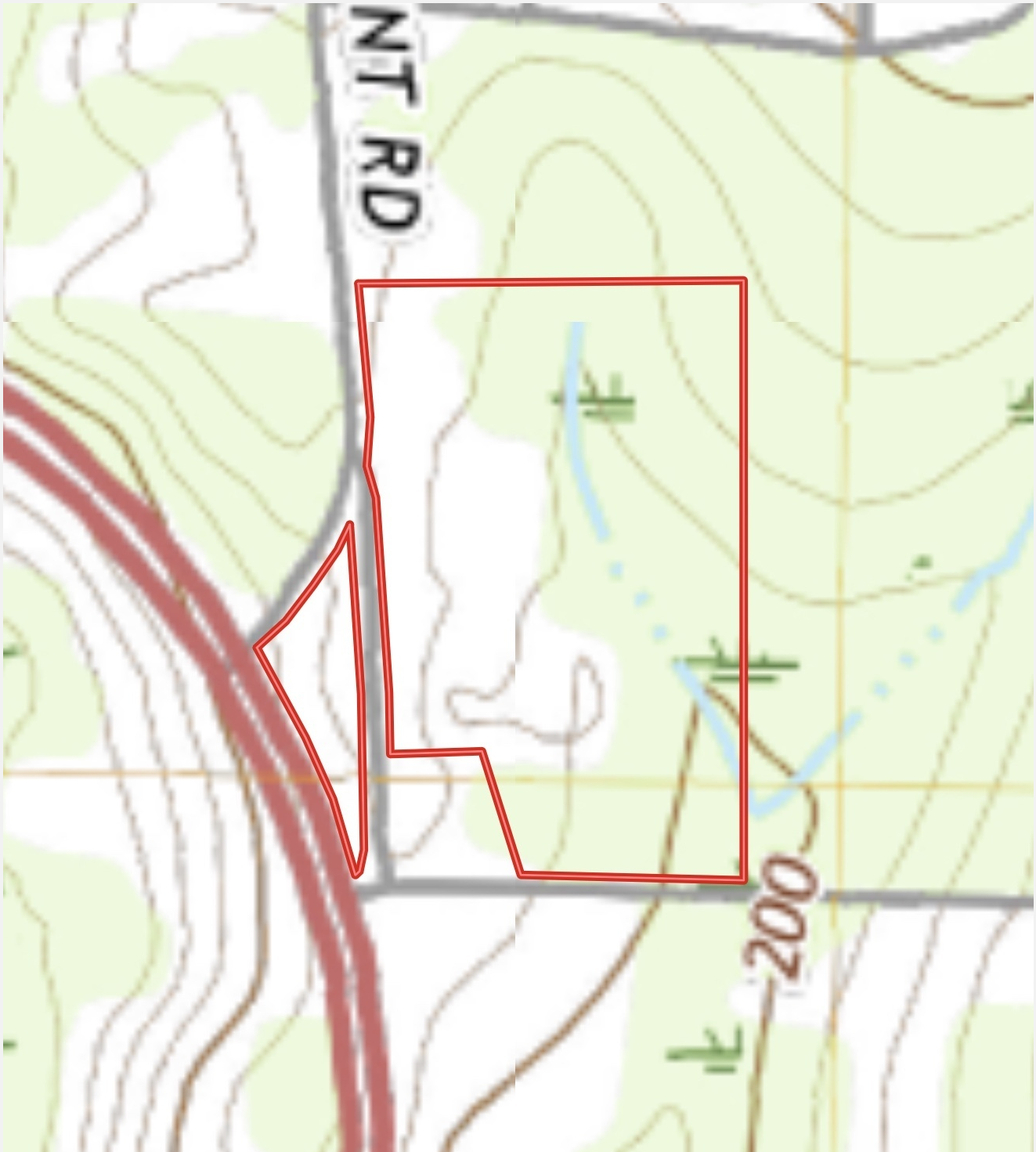
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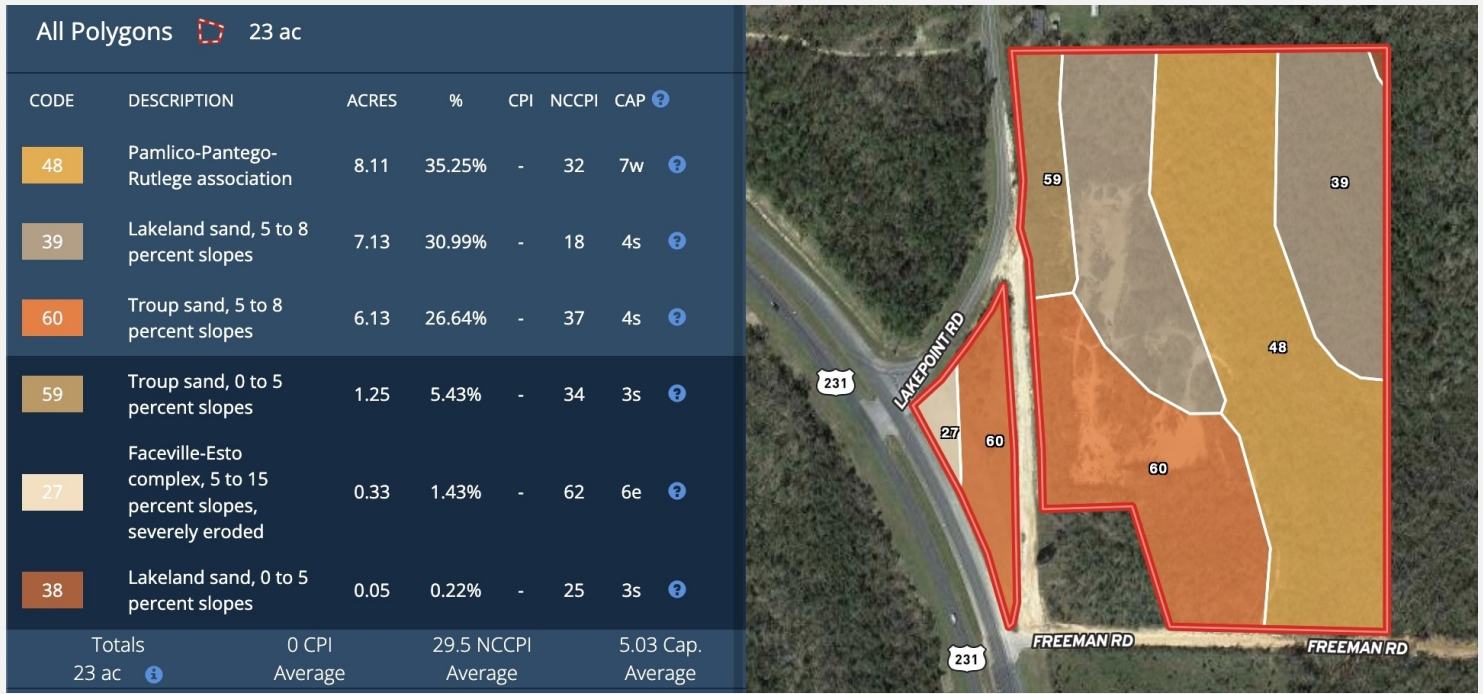
**crosbydirt.com**

Corporate Office  
141 5th St. NW Suite 202  
Winter Haven, FL 33881

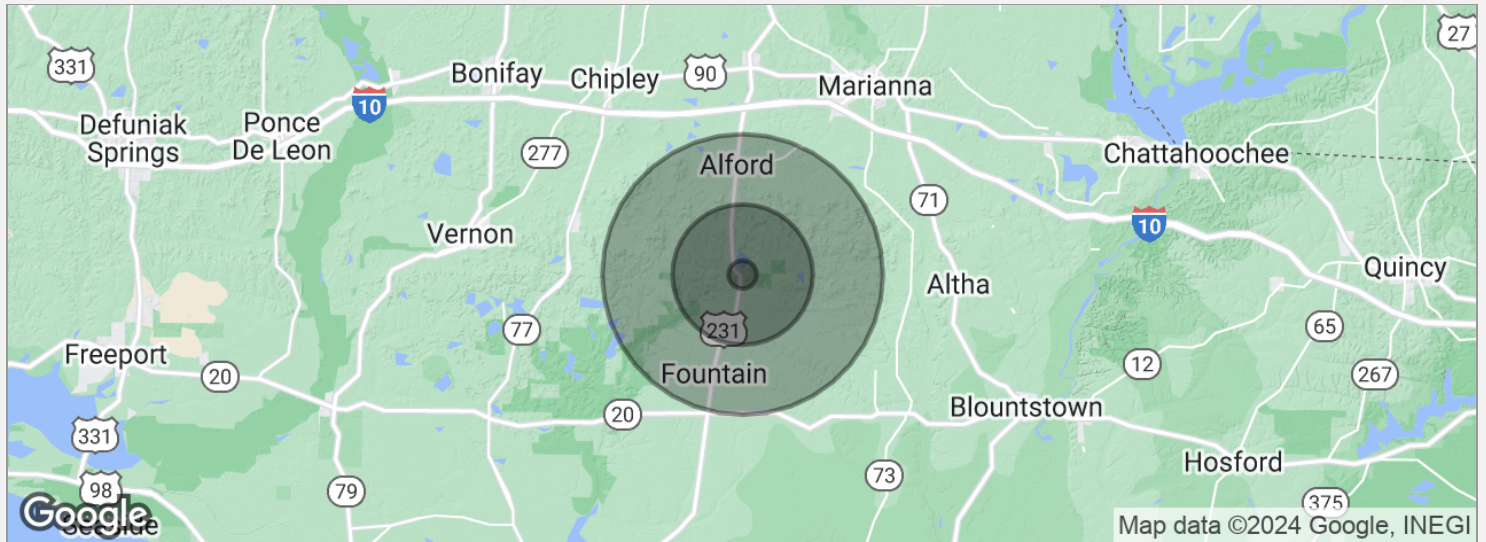


ID#: 1199000





ID#: 1199000



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	68	17,400	48,552
Median age	58.9	41.4	46.1
Median age (male)	63.4	40.3	45.4
Median age (Female)	58.7	43.6	46.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	38	7,432	22,257
# of persons per HH	1.8	2.3	2.2
Average HH income	\$38,430	\$43,136	\$44,682
Average house value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

ID#: 1199000



## 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

ID#: 1199000