



SALE PRICE **\$495,000**

OFFERING SUMMARY

Acres 76 Acres
Price Per Acre \$6,513
County Houston
Parcel IDs 1604170000001000
Coordinates 31.1551439, -85.3475996
Real Estate Taxes \$111.20

PROPERTY OVERVIEW

76.0 acres of cultivable dry farmland. Over 1,000 LF of paved road frontage on Eddins Road just off SR 53. This property is currently in hay & farmed by a local dairy. The property would make a perfect home site & mini farm. Bring your Family & animals for some great Country living. There's Houston County Public water along Eddins Road which would also make for Residential Development. It's less than 10 minutes to Dothan where there's school's, healthcare, shopping, dining & entertainment.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	238	11,874	41,239
Total Population	502	25,758	90,400
Average HH Income	\$63,913	\$47,855	\$56,415



**FOR SALE
FARM
\$495,000**

76+/- ACRE FARM LAND HOUSTON COUNTY, AL

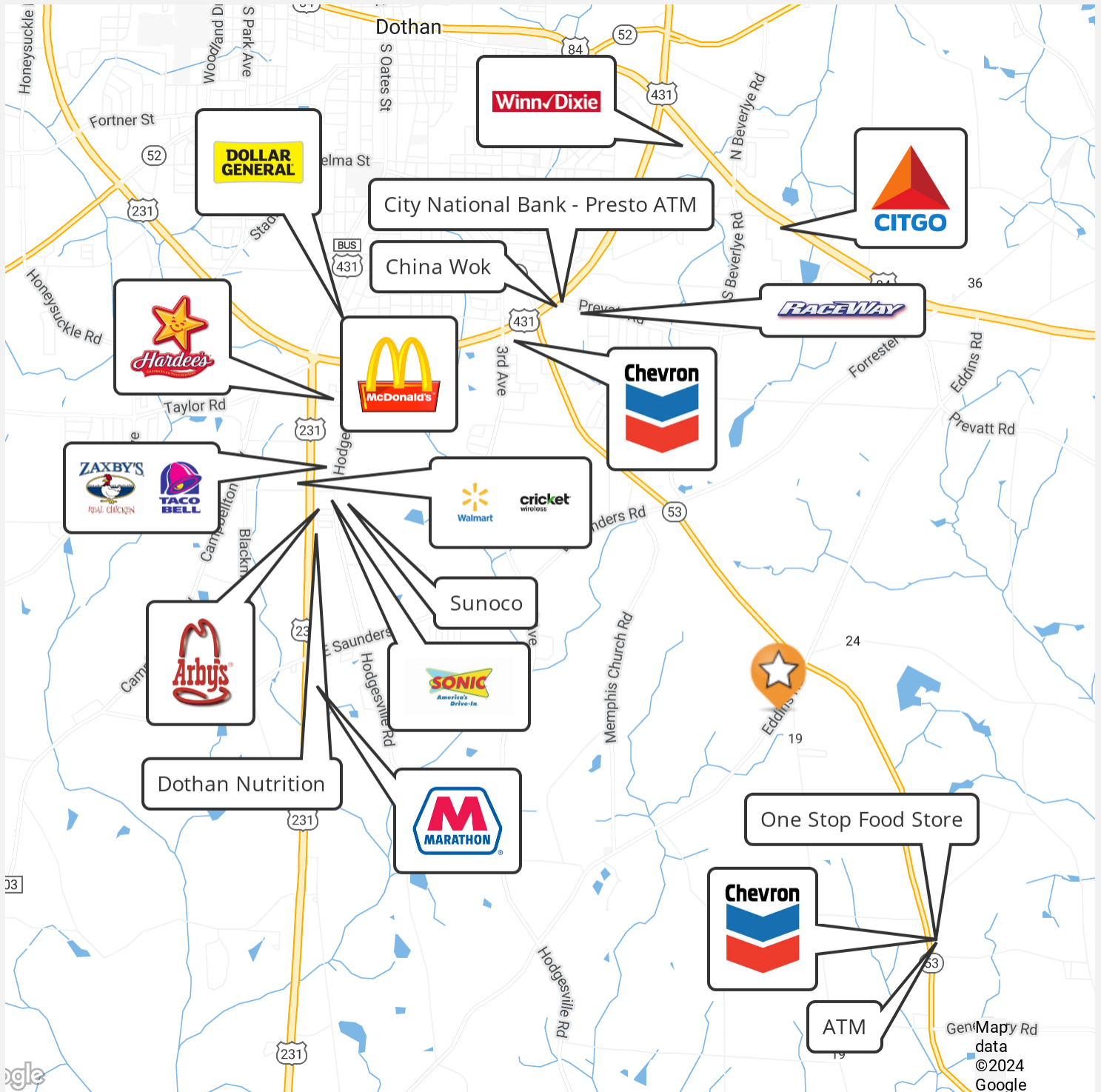
EDDINS RD, DOTHAN, AL 36301



CLAY@CROSBYDIRT.COM
CLAY PATRICK
850.693.6610



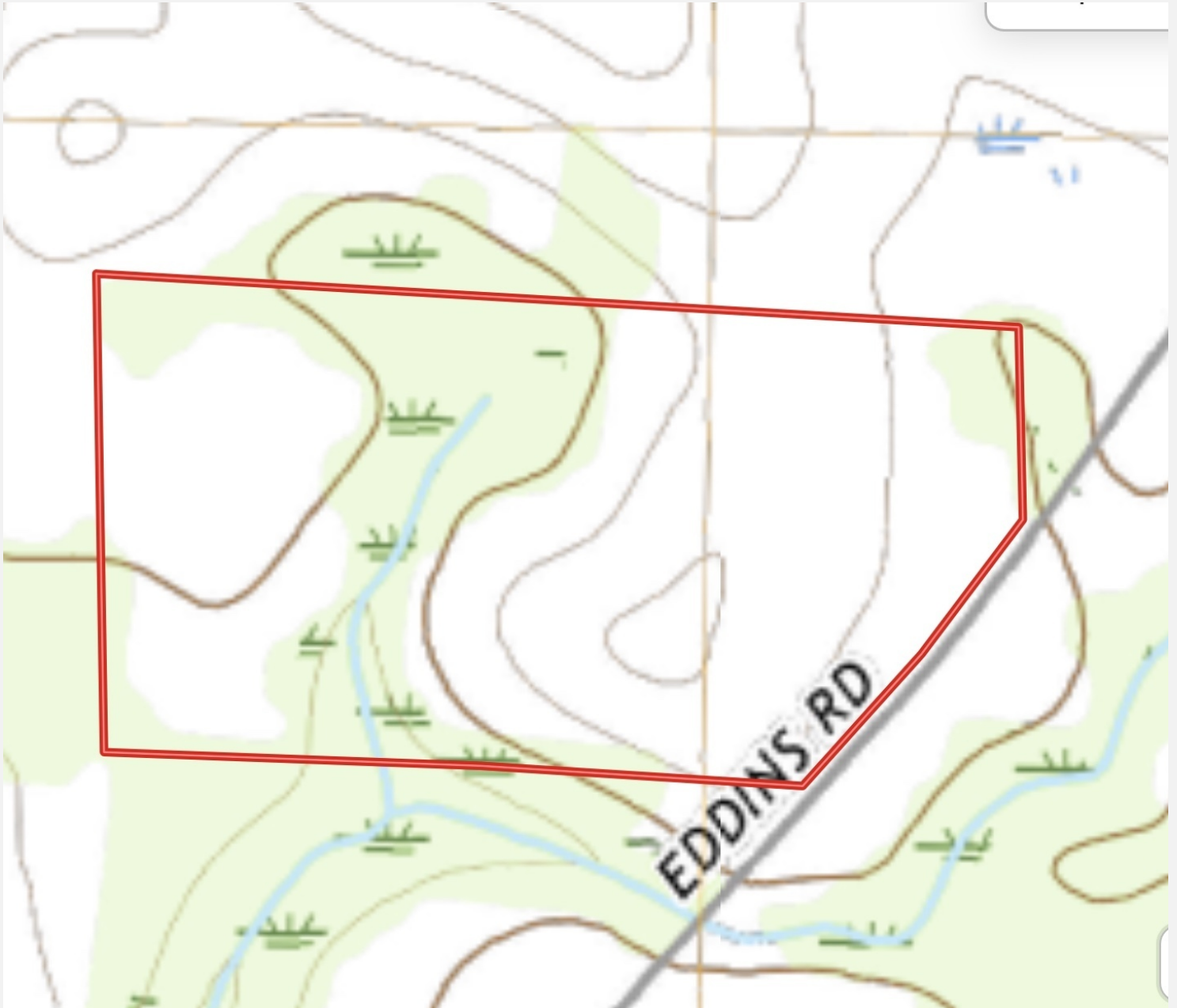
CROSBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881



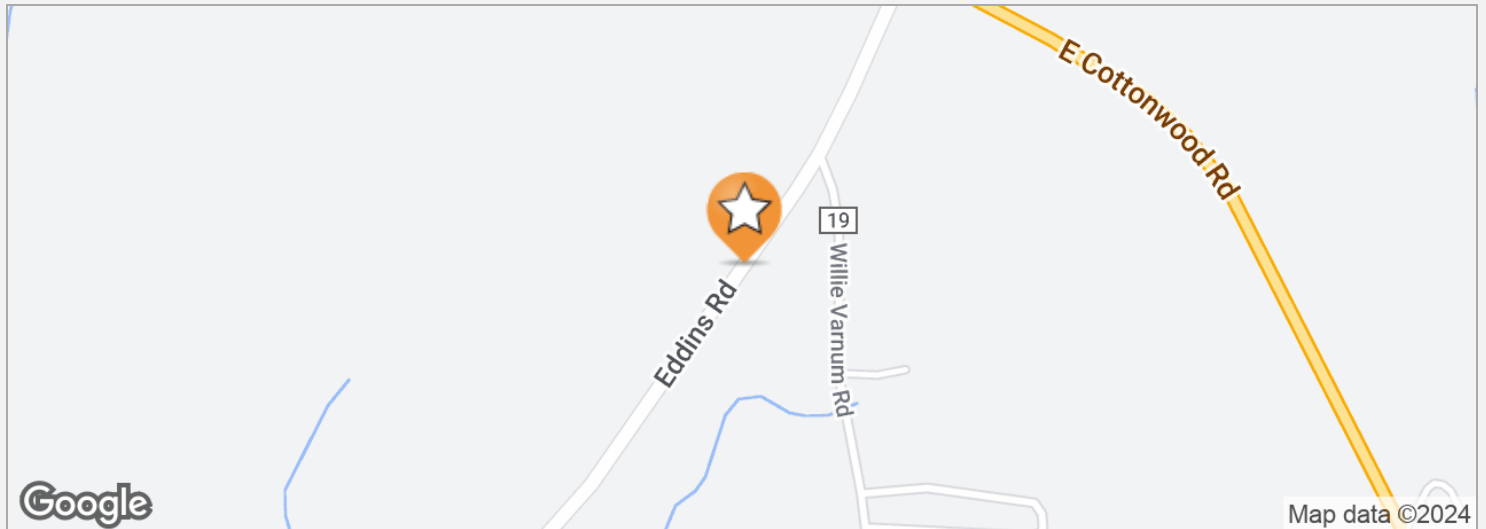






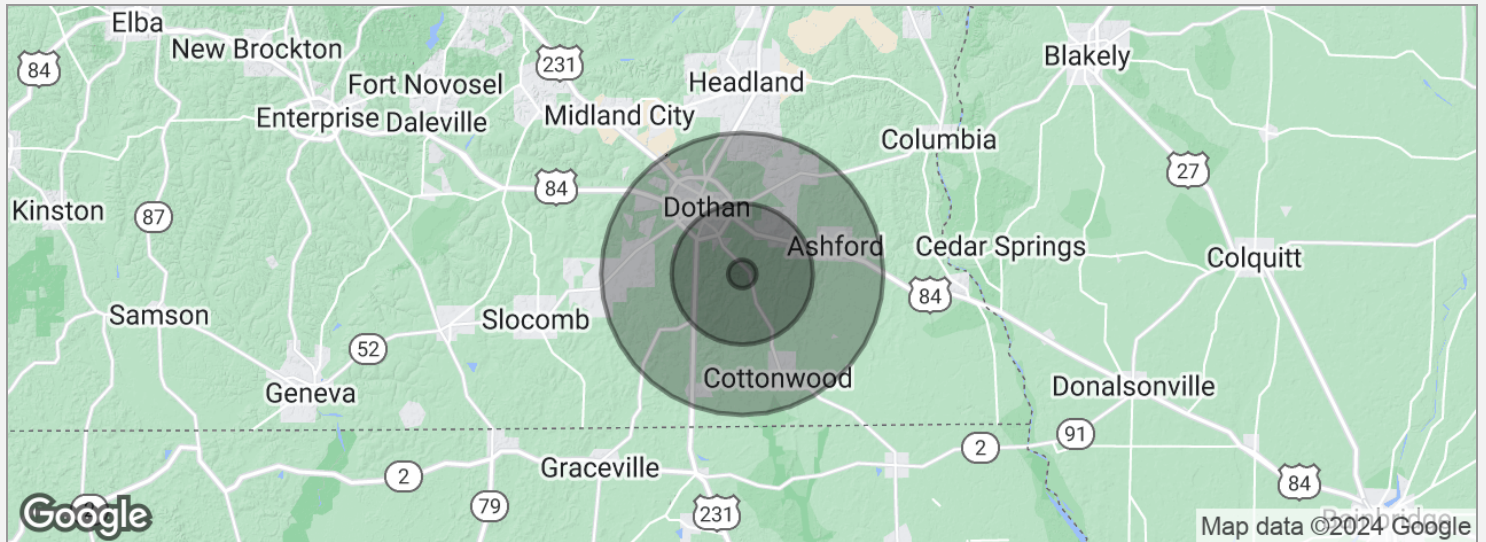






DRIVE TIMES

DRIVING DIRECTIONS



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	502	25,758	90,400
Median age	44.6	40.2	39.6
Median age (male)	42.3	38.6	37.2
Median age (Female)	46.7	41.0	41.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	238	11,874	41,239
# of persons per HH	2.1	2.2	2.2
Average HH income	\$63,913	\$47,855	\$56,415
Average house value	\$162,317	\$115,586	\$137,077

* Demographic data derived from 2020 ACS - US Census

CLAY PATRICK

Broker Associate



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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