

76+/- ACRE FARM LAND HOUSTON COUNTY, AL Eddins Rd, Dothan, AL 36301

Executive Summary



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

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FOR SALE FARM \$495,000



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EDDINS RD, DOTHAN, AL 36301



CLAY@CROSBYDIRT.COM CLAY PATRICK 850.693.6610

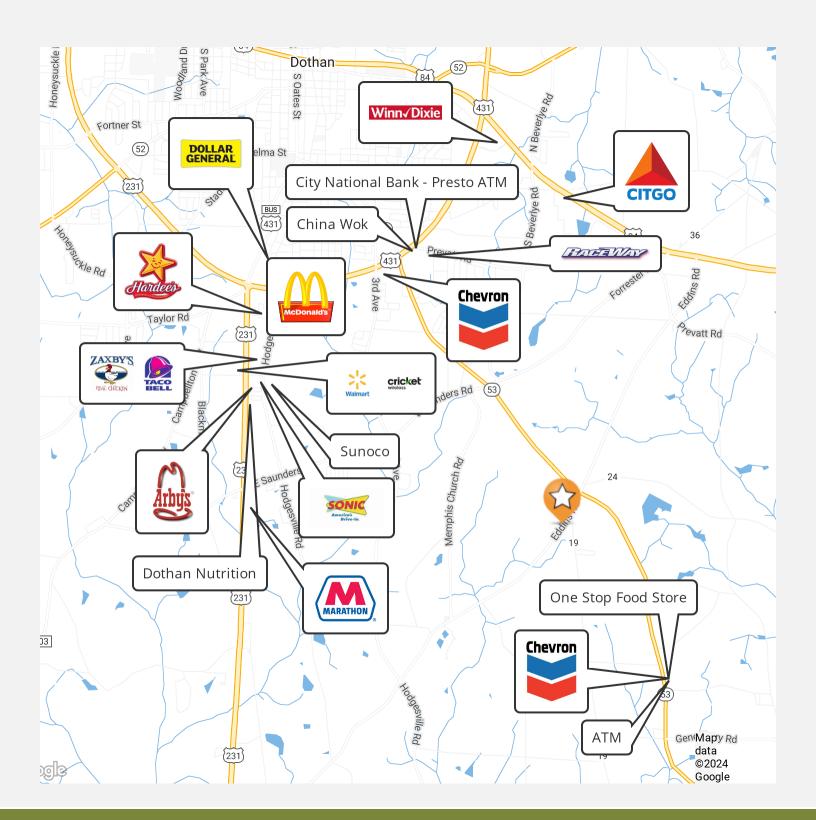


CROSBYDIRT.COM CORPORATE OFFICE 141 5TH ST. NW SUITE 202 WINTER HAVEN, FL 33881



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Retailer Map



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Additional Photos



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floodplains



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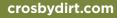
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wetlands



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TOPOGRAPHY



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soils

D Bound	dary: 76.53 ac								
Code	Description	Acres	%	СЫ	NCCPI	САР	?		
DoB	Dothan loamy sand, 2 to 5 percent slopes	34.98	45.7%	-	59	2e	?		1
DoA	Dothan loamy sand, 0 to 2 percent slopes	19.51	25.49%	-	60	2e	?		i
BOA	Bibb, Osier, and Kinston soils, 0 to 1 percent slopes, frequently flooded	8.97	11.72%	-	48	5w	?	-	
CdA	Clarendon loamy sand, 0 to 2 percent slopes	5.74	7.5%	-	73	2w	?		
DoC	Dothan loamy sand, 5 to 8 percent slopes	4.65	6.08%	-	47	3e	?		
DBA	Dorovan, Byars and Grady soils, ponded	1.78	2.33%	-	22	7w	?		
FqB	Fuquay loamy sand, 0 to 5 percent slopes	0.9	1.18%	-	42	2s	?		a start
Totals 76.53 ac	O CPI O Average	9	57.22 NCC Average	PI		2.53 C Averag			- Internet

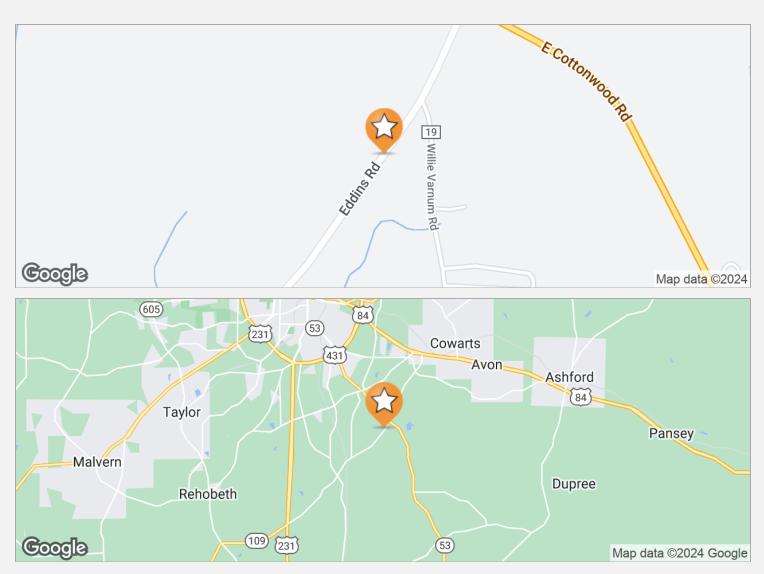


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Location Maps 2



DRIVE TIMES

DRIVING DIRECTIONS

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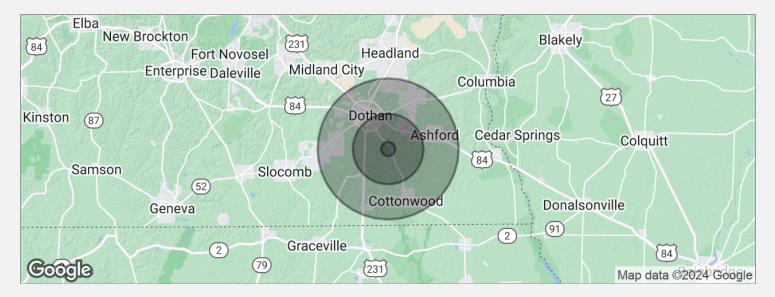


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Demographics Map



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
HOUSEHOLDS & INCOME Total households	1 MILE 238	5 MILES 11,874	10 MILES 41,239
Total households	238	11,874	41,239

* Demographic data derived from 2020 ACS - US Census

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Advisor Bio & Contact 1

CLAY PATRICK

Broker Associate



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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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