



**FOR SALE  
TIMBER  
\$595,000**

**140+/- ACRE TIMBER/ RECREATIONAL LAND GENEVA  
COUNTY, AL**

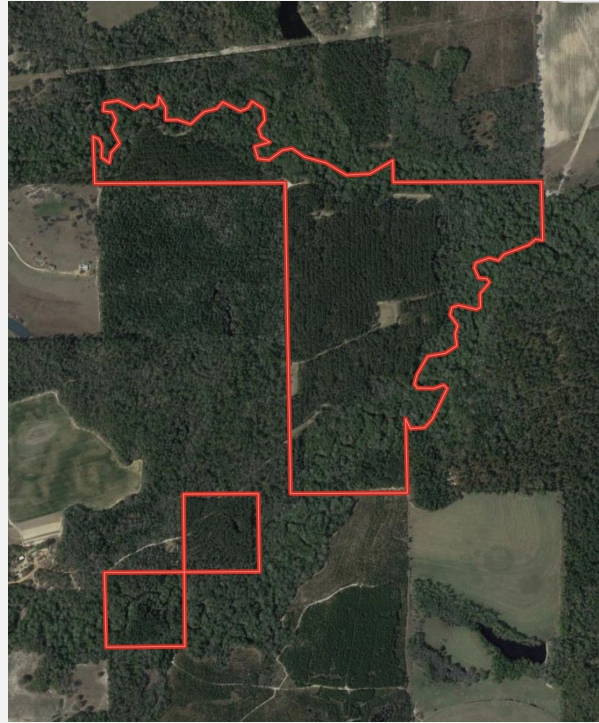
**00 CR 10, SAMSON, AL 36477**



**CLAY@CROSBYDIRT.COM  
CLAY PATRICK  
850.693.6610**



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



### PROPERTY DESCRIPTION

140.6 acre with 65 acres of 28 year old pine timber. recently cruised by a Forester at \$2,816.00 per acre. The site index is great for growing timber & there's pulp, chip n saw & log mills nearby. The balance of the property is in hardwoods & a year round creek. There's two small springs bubbling out of the ground & flowing to the creek.

Excellent deer, turkey, duck hunting & fishing. There's deer hunting plots already in place.

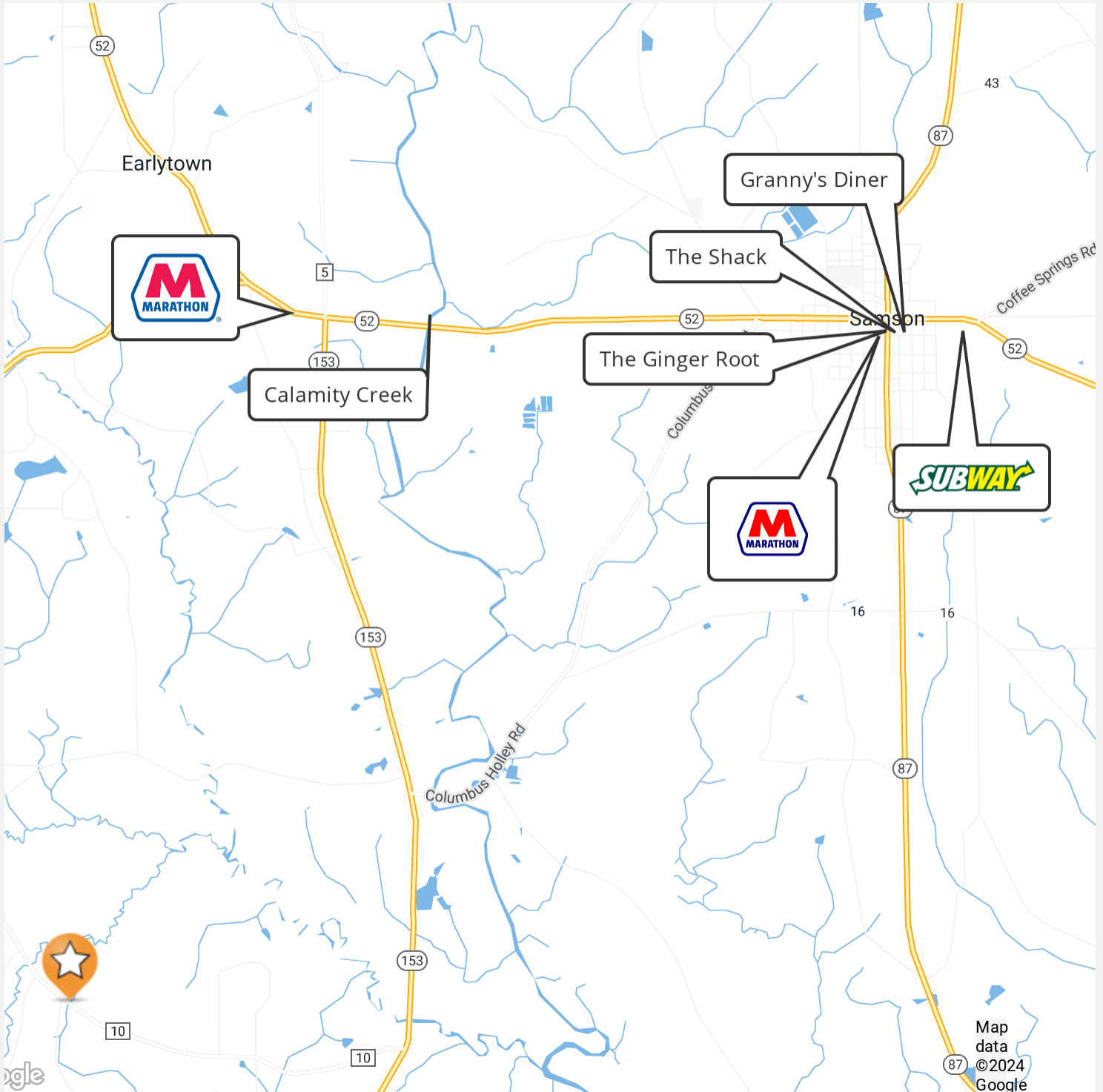
### PROPERTY HIGHLIGHTS

### OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	140.6 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	20	581	3,426
Total Population	31	1,004	6,277
Average HH Income	\$34,147	\$36,102	\$37,218

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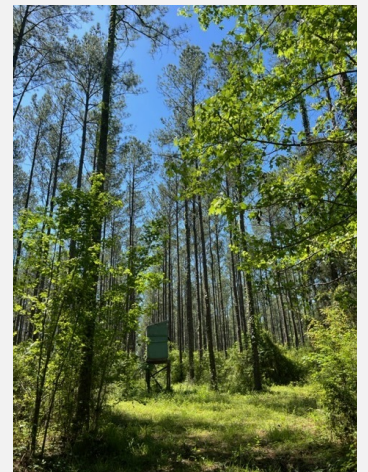
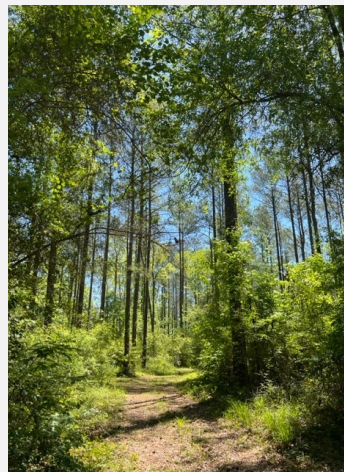
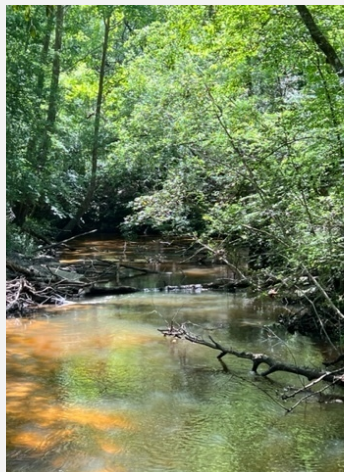
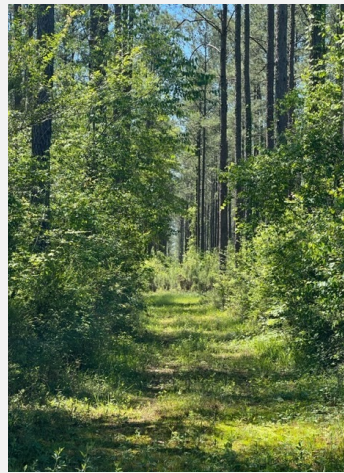
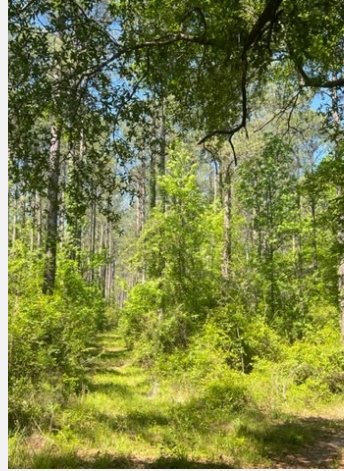


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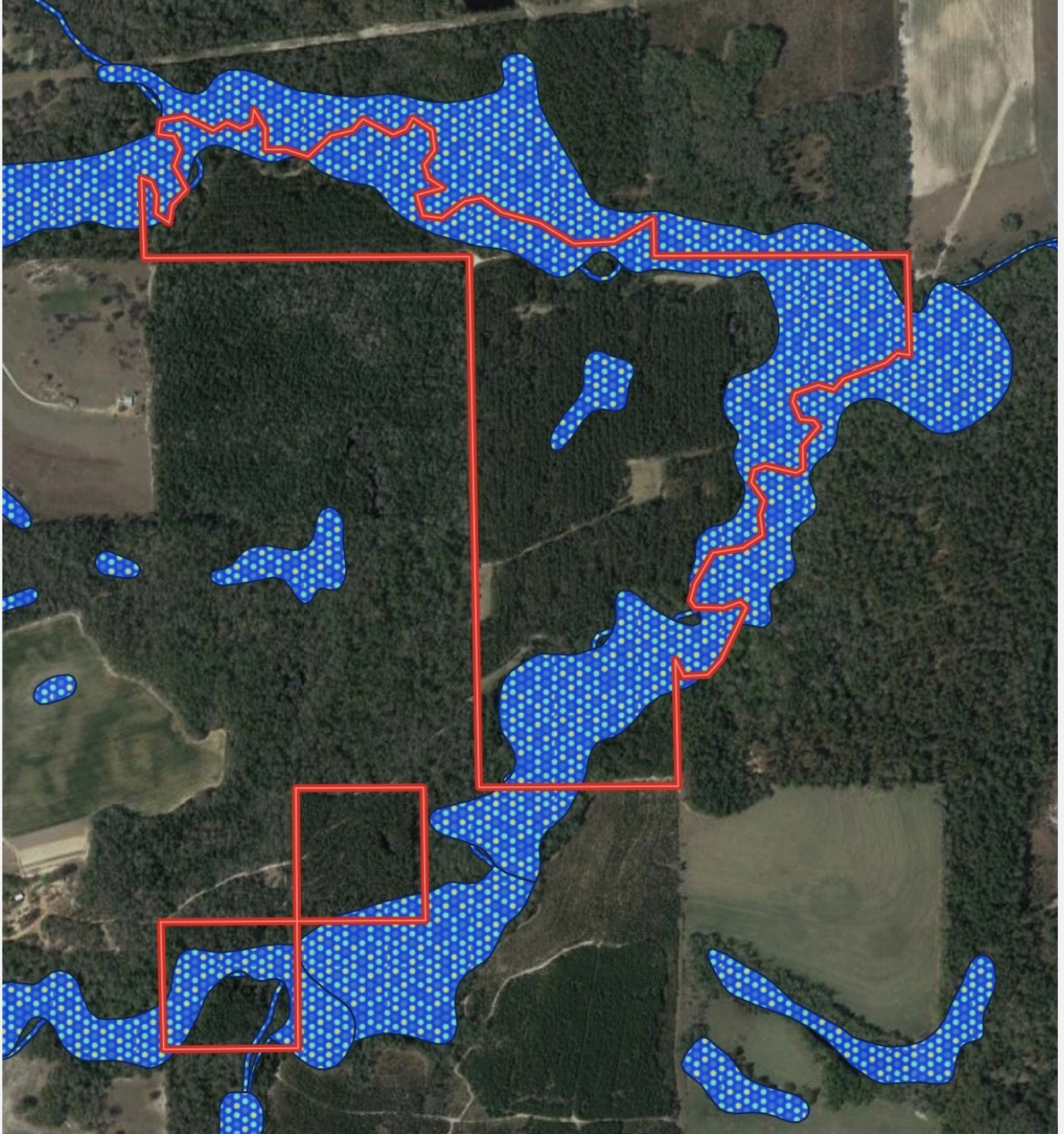
Additional Photos

4



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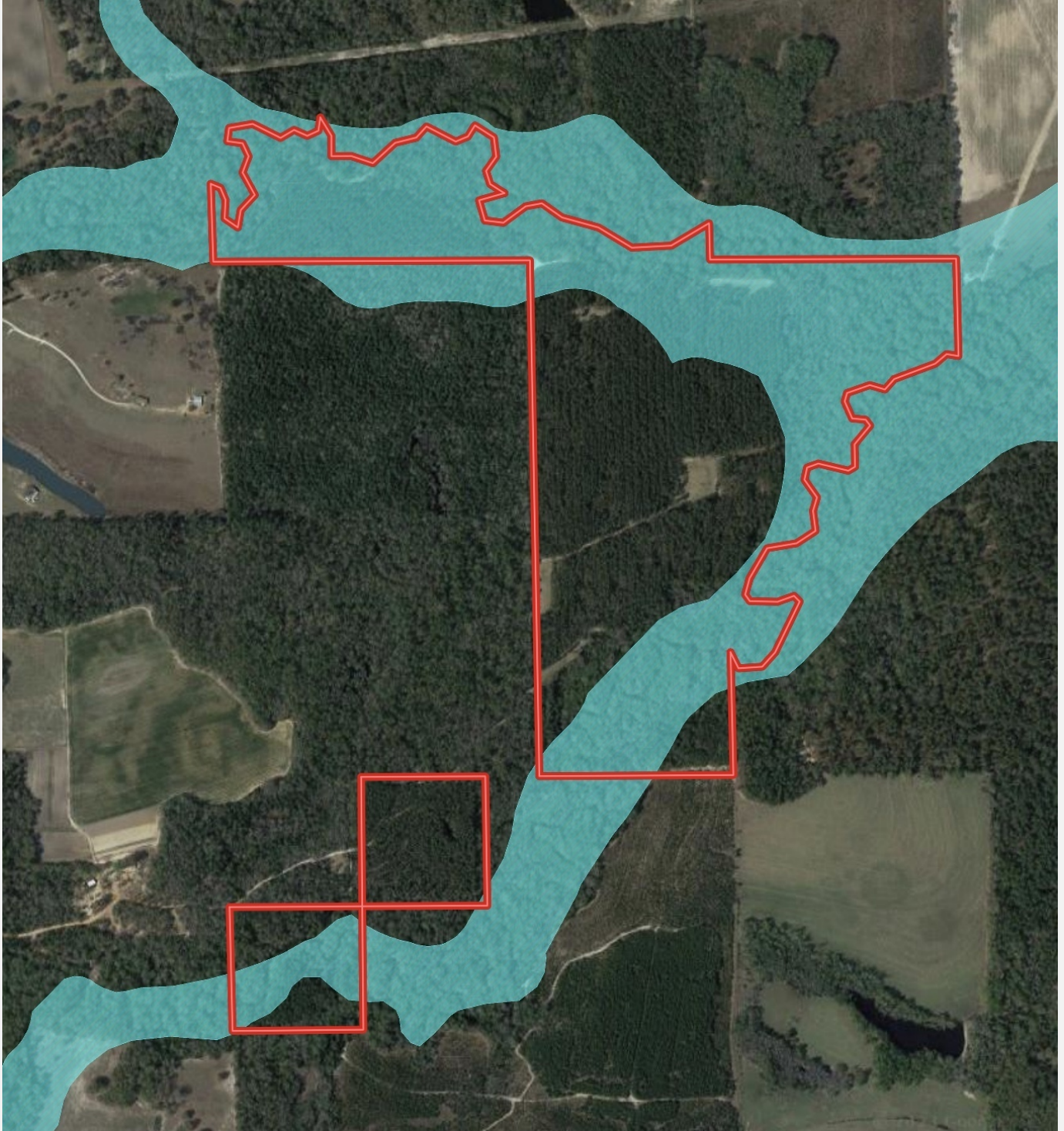
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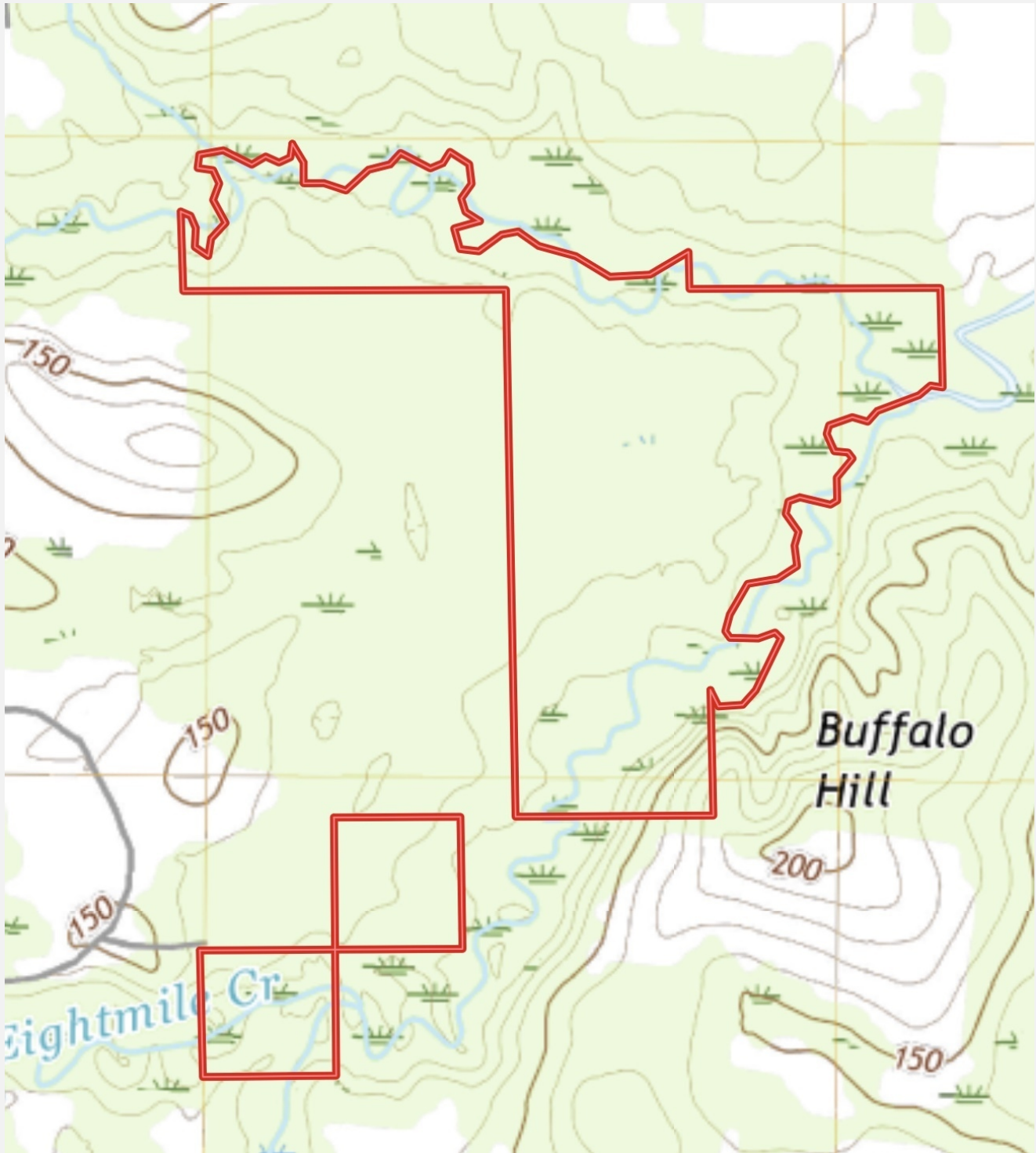


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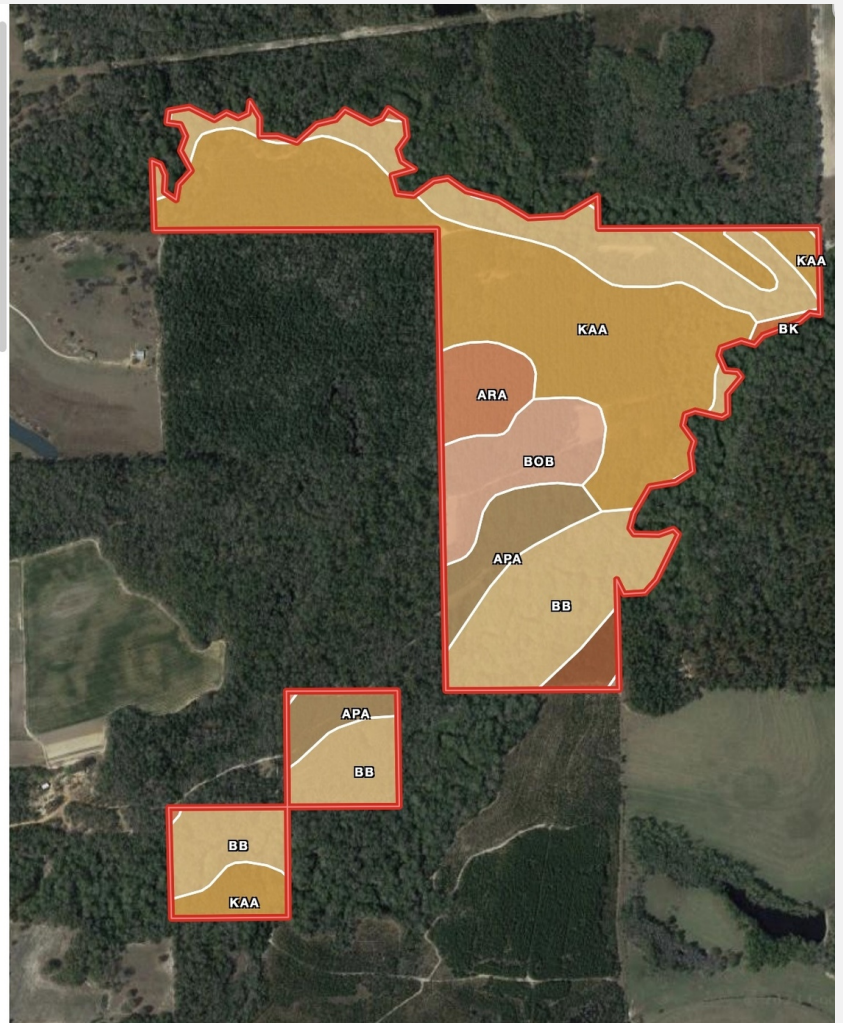


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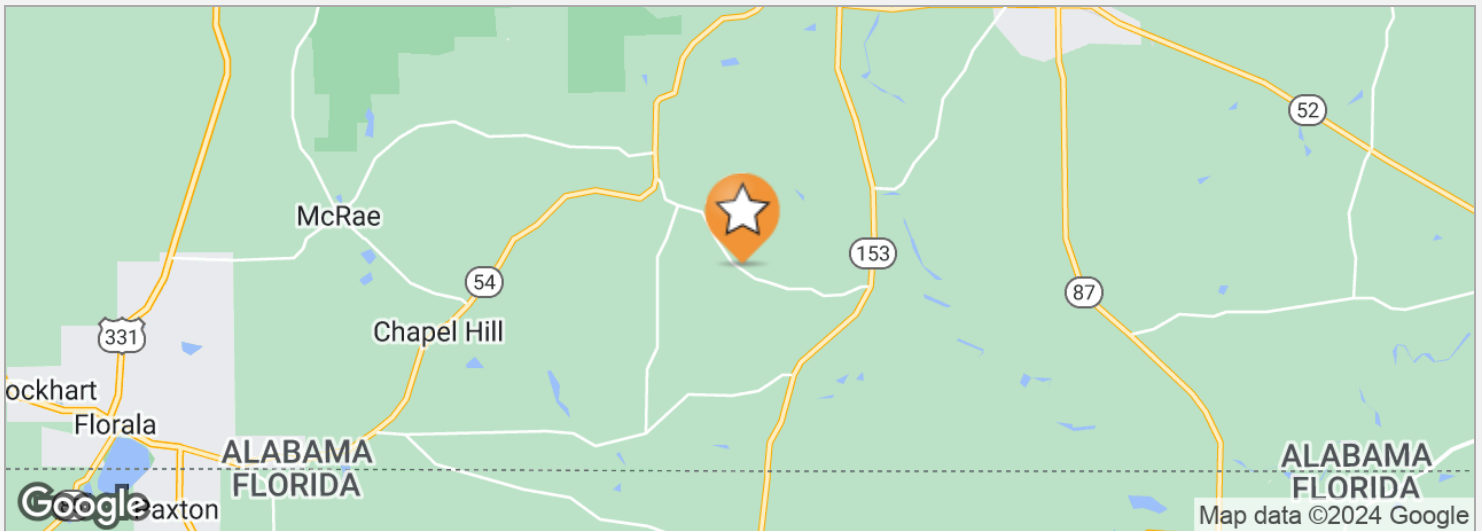
 **All Polygons: 141.29 ac**

Code	Description	Acres	%	CPI	NCCPI	CAP	?
<b>KaA</b>	Kalmia loamy sand, 0 to 3 percent slopes	59.21	41.9%	-	50	1	?
<b>Bb</b>	Bibb and Osier soils, frequently flooded	50.04	35.41%	-	49	5w	?
<b>ApA</b>	Alpin sand, 0 to 3 percent slopes	11.16	7.9%	-	34	4s	?
<b>BoB</b>	Bonifay loamy sand, 0 to 5 percent slopes	11.1	7.86%	-	41	3s	?
<b>ArA</b>	Ardilla sandy loam, 0 to 2 percent slopes	6.53	4.62%	-	54	2w	?
<b>DoC</b>	Dothan sandy loam, 5 to 8 percent slopes	2.53	1.79%	-	73	3e	?
<b>BK</b>	Bigbee-Kalmia-Eunola association	0.57	0.4%	-	58	3s	?
<b>DoB</b>	Dothan sandy loam, 2 to 5 percent slopes	0.09	0.06%	-	70	2e	?
<b>By</b>	Byars soils, ponded	0.06	0.04%	-	41	7w	?
<b>Totals</b>		<b>141.29 ac</b>					
		<b>0 CPI Average</b>		<b>48.31 NCCPI Average</b>		<b>2.9 Cap. Average</b>	



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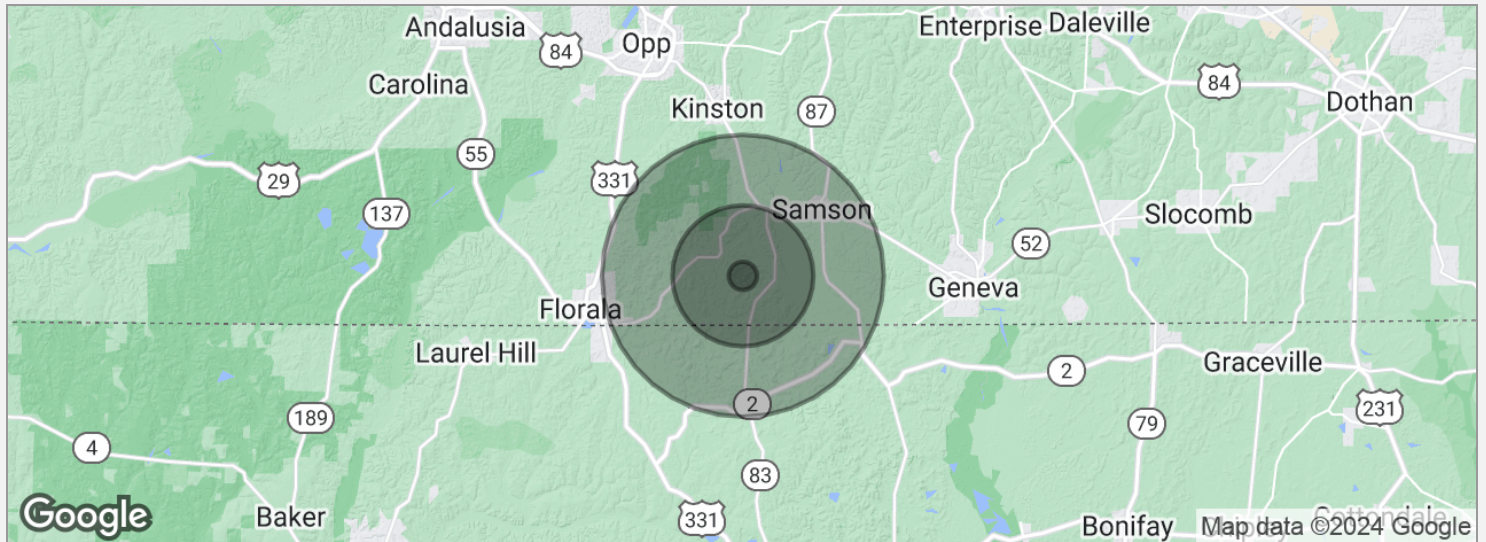




## DRIVE TIMES

## DRIVING DIRECTIONS

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#### POPULATION

	1 MILE	5 MILES	10 MILES
Total population	31	1,004	6,277
Median age	52.8	47.4	44.7
Median age (male)	48.4	45.1	44.8
Median age (Female)	57.8	49.2	43.6

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	20	581	3,426
# of persons per HH	1.6	1.7	1.8
Average HH income	\$34,147	\$36,102	\$37,218
Average house value	\$94,530	\$90,136	\$84,528

\* Demographic data derived from 2020 ACS - US Census

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## 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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