



FOR SALE
RECREATIONAL
\$250,000

40+/- ACRES RECREATIONAL HUNTING TRACT NORTH FL

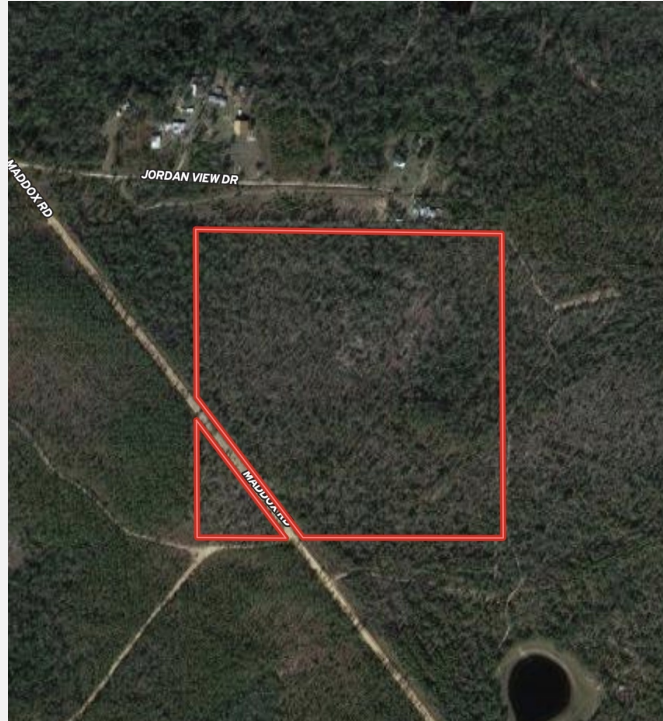
00 MADDOX ROAD, MARIANNA, FL 32446



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



PROPERTY DESCRIPTION

40 acres of recreational/hunting land. There's scattered hardwoods & good hunting with good dirt access along Maddox road. Very secluded off the grid living. Unrestricted. Bring your RV & enjoy country living.

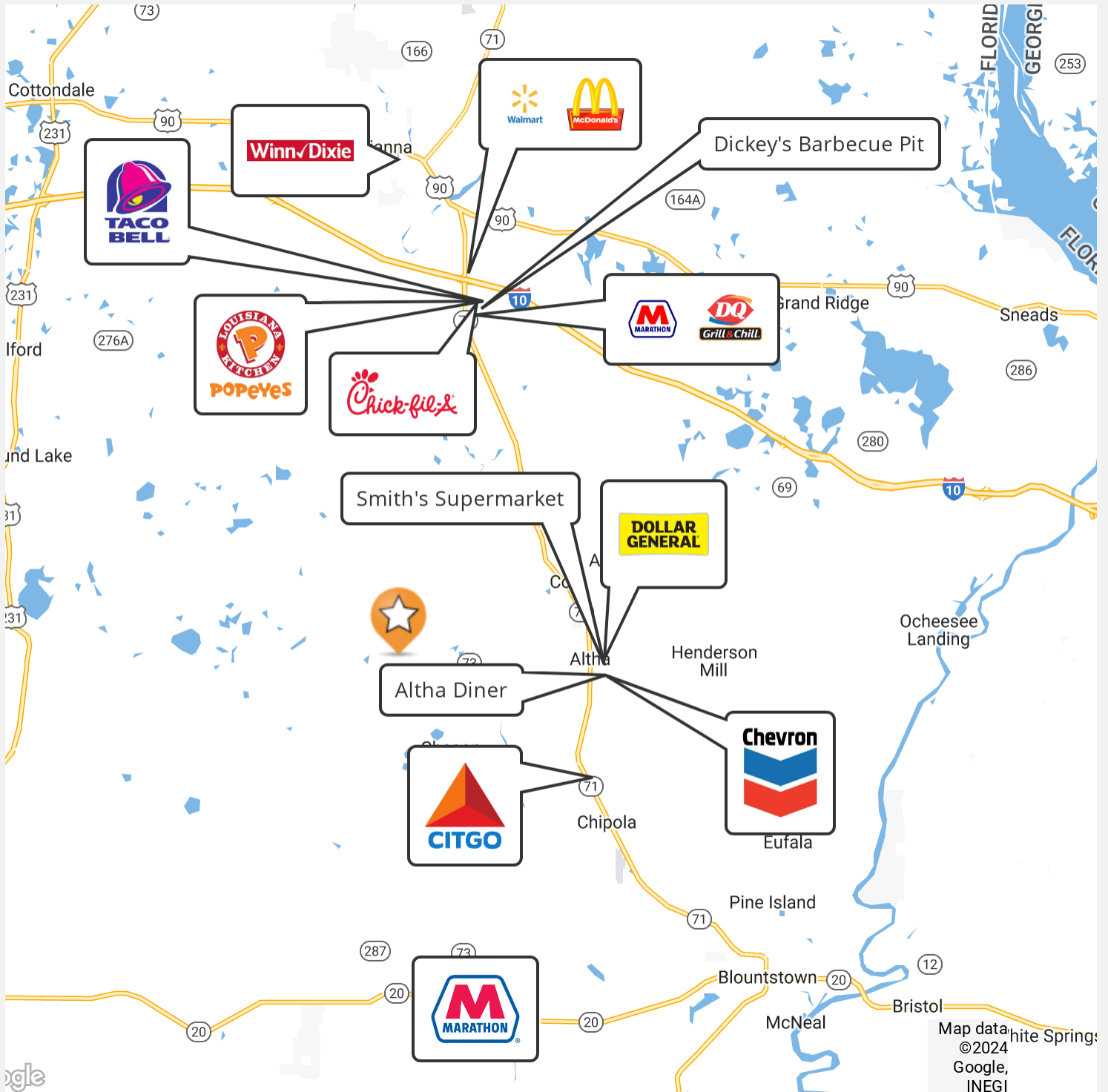
PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$250,000
Lot Size:	40 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	26	858	3,714
Total Population	50	1,941	7,610
Average HH Income	\$37,723	\$37,134	\$39,266

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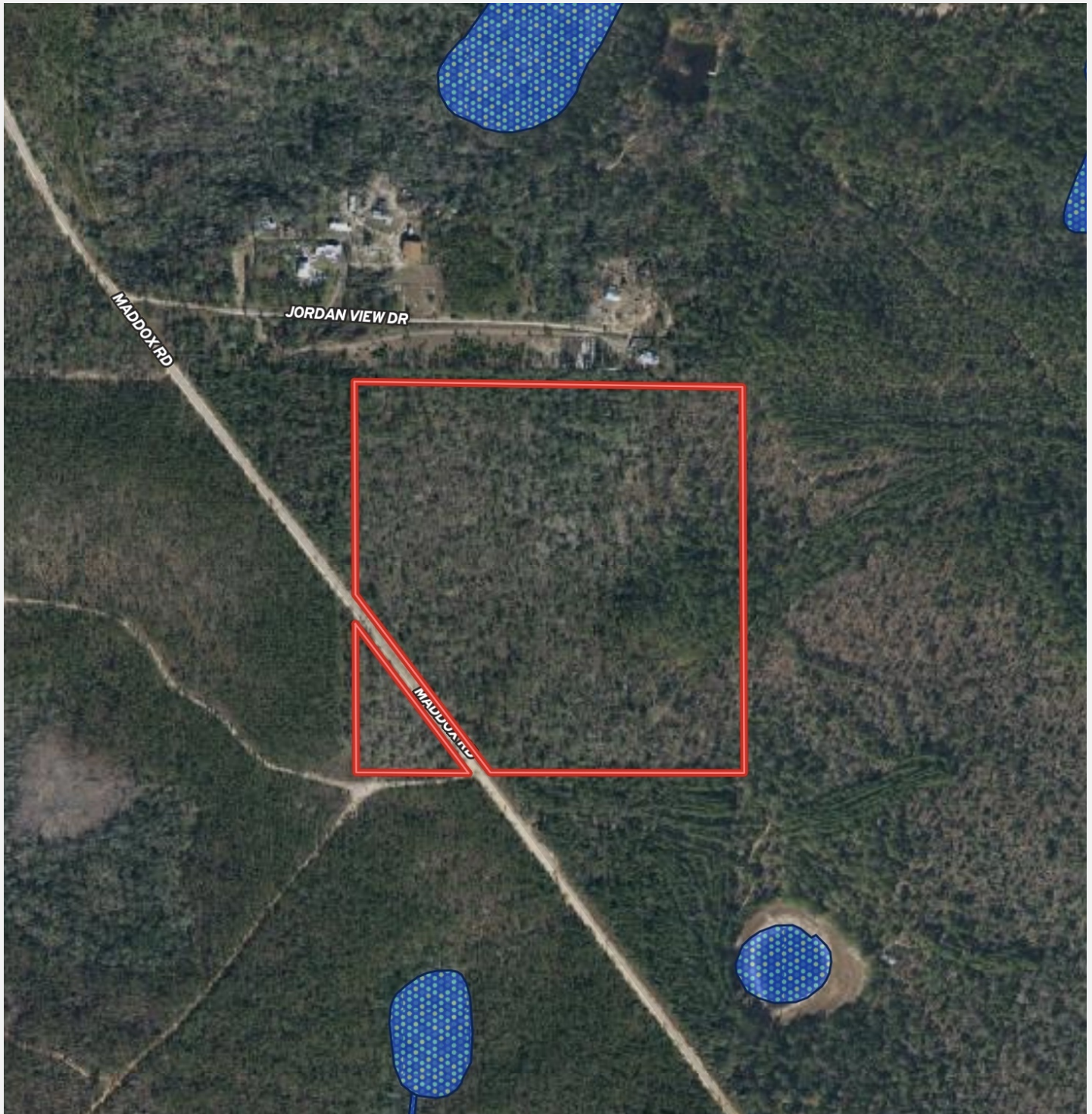


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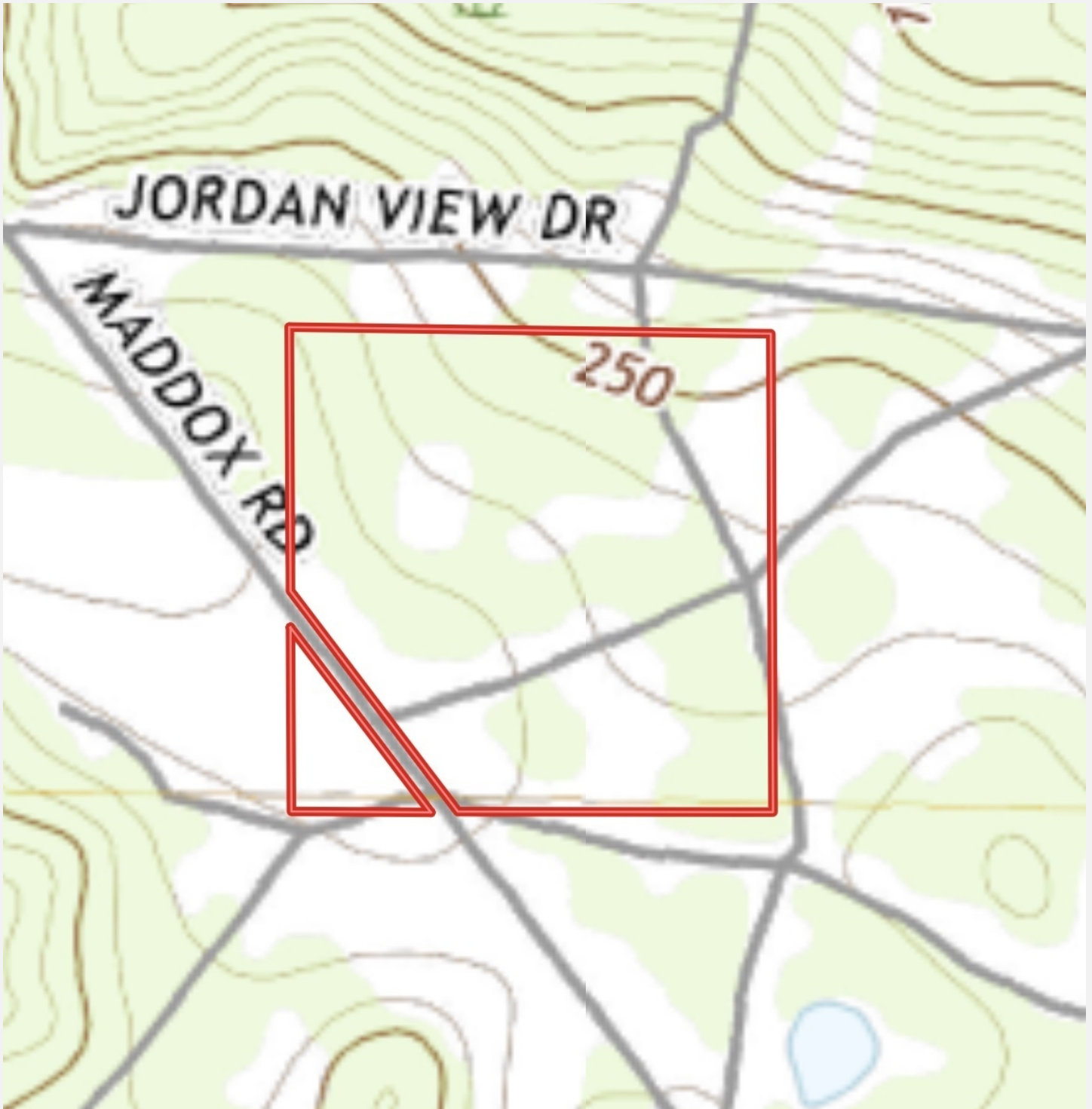
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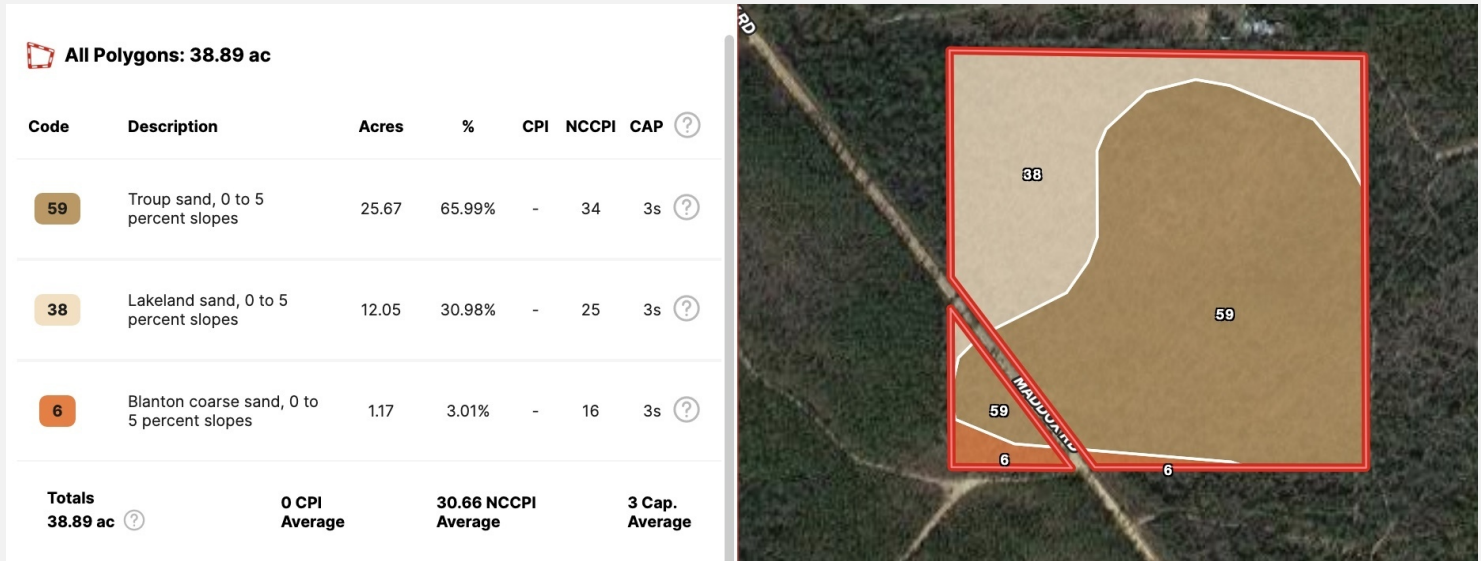


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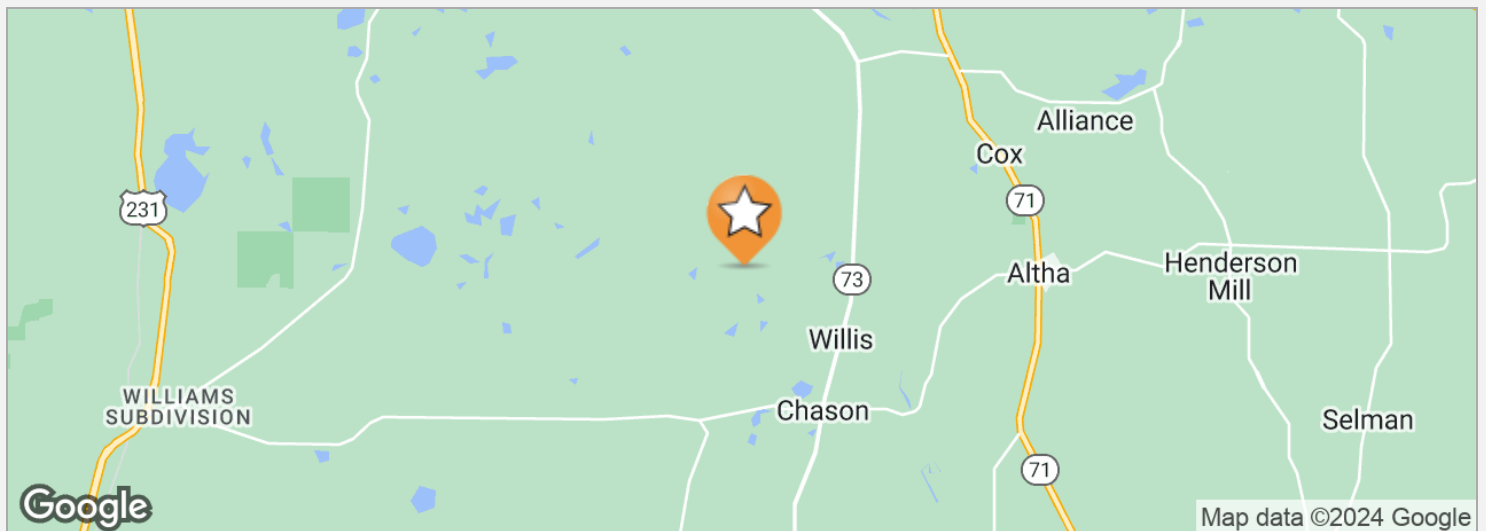
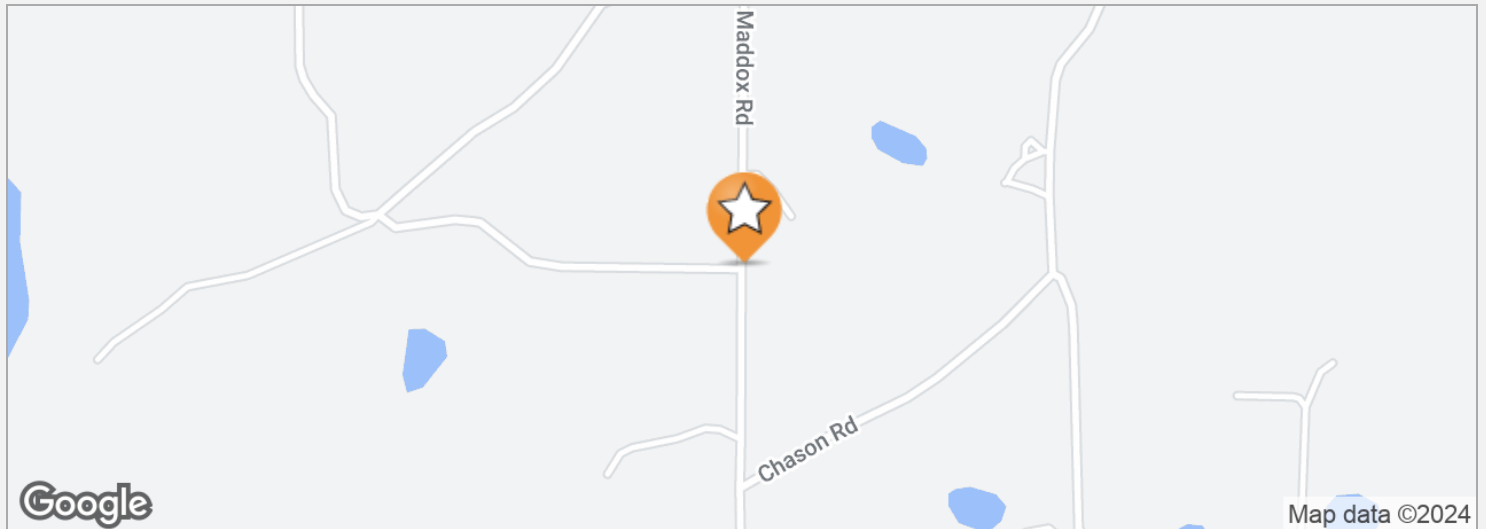


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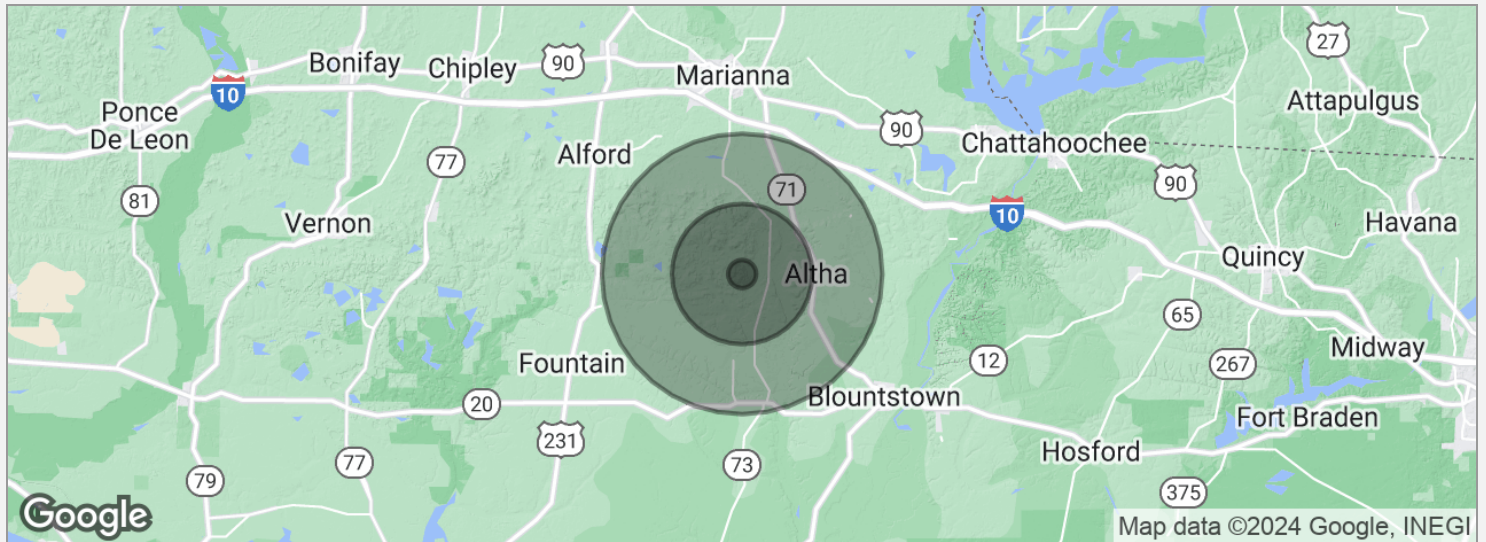
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DRIVE TIMES

DRIVING DIRECTIONS

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	50	1,941	7,610
Median age	56.0	44.2	46.6
Median age (male)	58.4	44.7	45.7
Median age (Female)	55.8	46.9	49.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	26	858	3,714
# of persons per HH	1.9	2.3	2.0
Average HH income	\$37,723	\$37,134	\$39,266
Average house value	\$119,120	\$96,748	\$109,945

* Demographic data derived from 2020 ACS - US Census

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CLAY PATRICK

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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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