



**FOR SALE
LAND
\$295,000**

50 ACRE TIMBER TRACT & FUTURE HOMESITE

ACORN RD, COTTONDALE, FL 32431



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



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

50 ACRE TIMBER TRACT & FUTURE HOMESITE

Acorn Rd, Cottondale, FL 32431

Property Summary

2



PROPERTY DESCRIPTION

Looking for a great investment opportunity? Check out our 50.22 acre property on Hwy 231 in Jackson County, FL. It's fully outfitted with 22-year-old Pine timber and features paved road frontage on Hwy 231 & dirt road frontage on two dirt roads.

Not only is the location excellent with high traffic count on Hwy 231, but it also has the potential to be thinned to a real estate cut and developed into smaller parcels. And if that wasn't enough, you can build your dream home and mini farm less than one hour from Panama City Beach and just 30 minutes from Lake Seminole, known for its world-class fishing. Don't miss out on this opportunity!

PROPERTY HIGHLIGHTS

- 50.22 acres
- 22 year old timberland
- great investment
- build a dream home

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	50.22 Acres

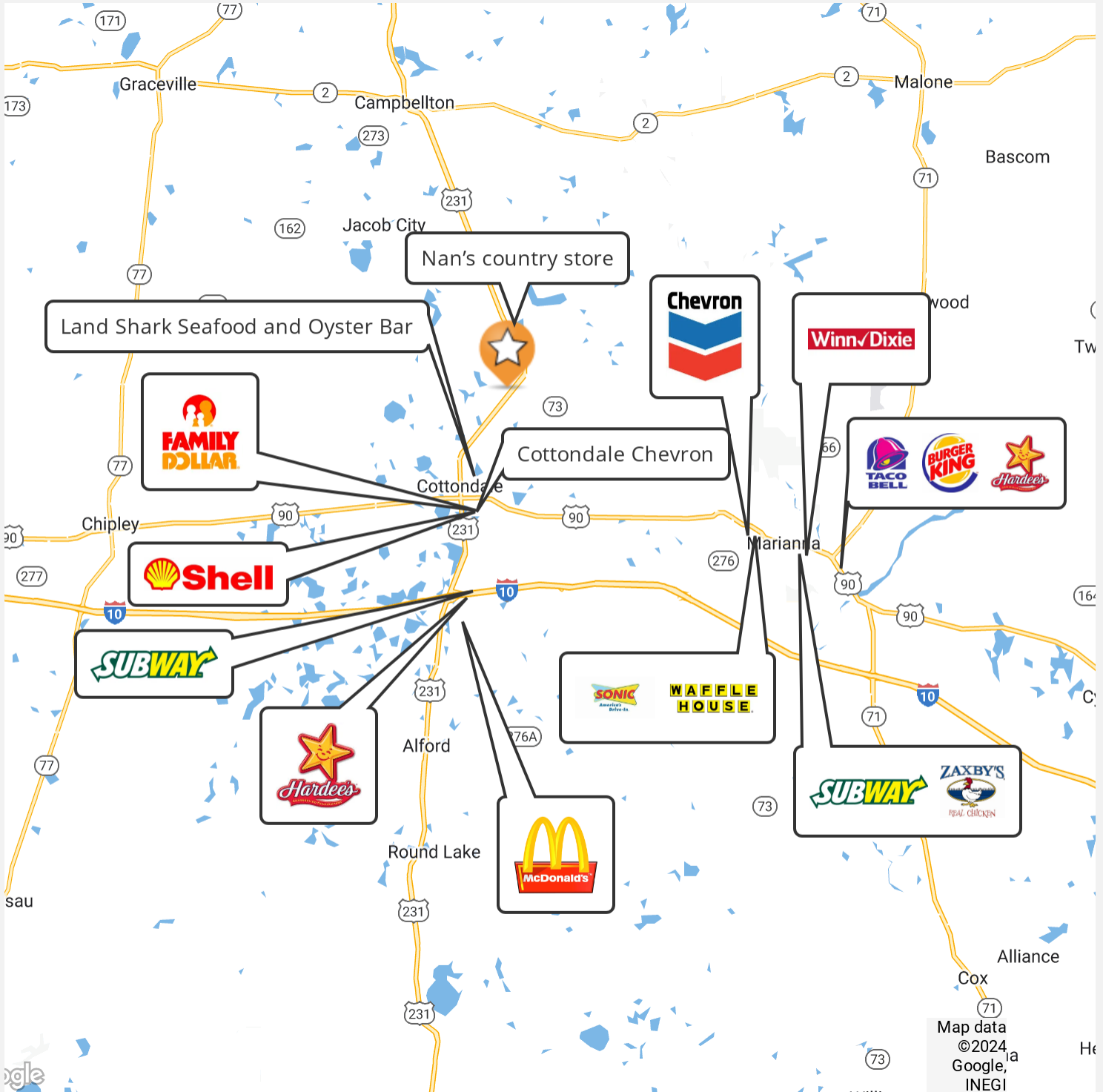
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	56	1,152	9,043
Total Population	70	2,084	19,419
Average HH Income	\$39,951	\$48,815	\$46,614

ID#: 1212730

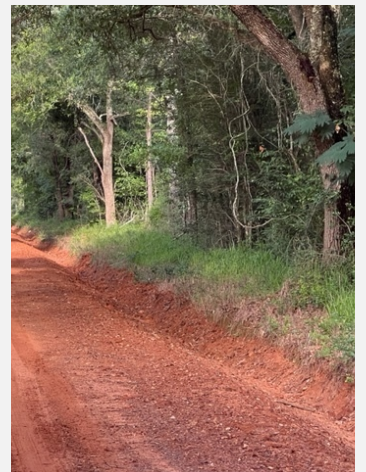
Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



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



ID#: 1212730



ID#: 1212730

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



crosbydirt.com

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



ID#: 1212730

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



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



ID#: 1212730

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



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



ID#: 1212730

Code	Description	Acres	%	CPI	NCCPI	CAP	?
33	Greenville fine sandy loam, 2 to 5 percent slopes	46.99	95.22%	-	75	2e	?
34	Greenville fine sandy loam, 5 to 8 percent slopes	1.98	4.01%	-	74	3e	?
37	Iuka loam	0.24	0.49%	-	81	2w	?
54	Red Bay fine sandy loam, 2 to 5 percent slopes	0.11	0.22%	-	61	2e	?
63	Wicksburg-Esto complex, 2 to 5 percent slopes	0.02	0.04%	-	61	2s	?



ID#: 1212730

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



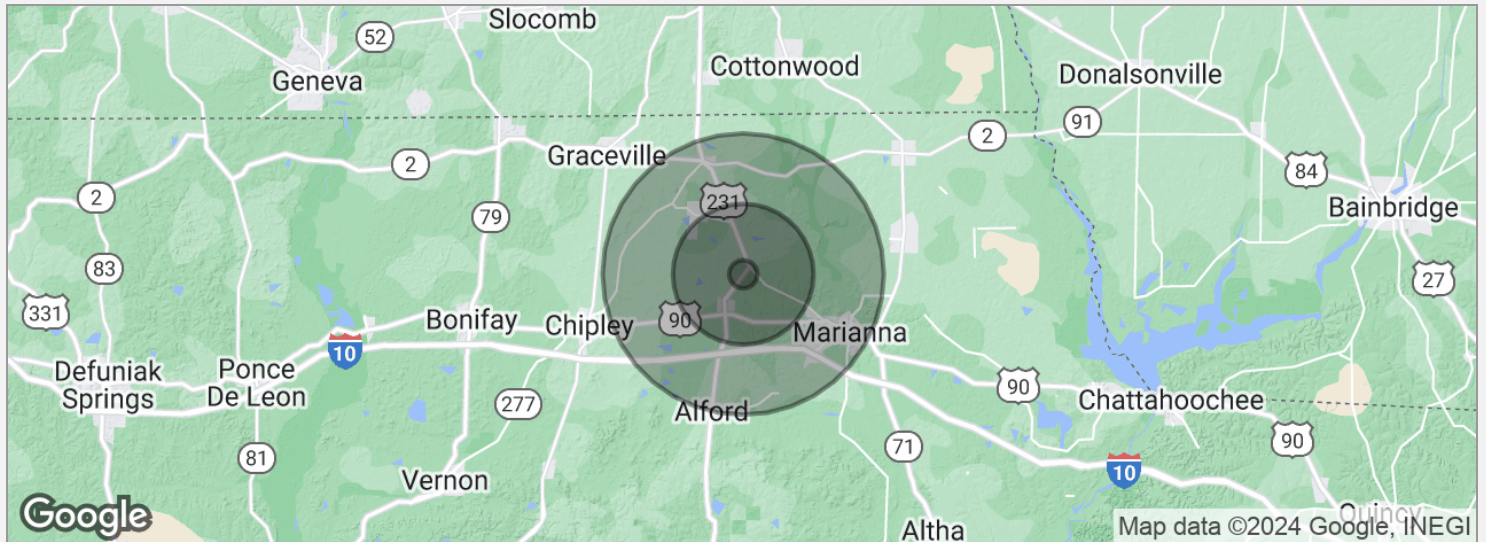
crosbydirt.com
Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881

50 ACRE TIMBER TRACT & FUTURE HOMESITE

Acorn Rd, Cottondale, FL 32431

Demographics Map

9



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	70	2,084	19,419
Median age	55.6	44.5	41.2
Median age (male)	49.5	41.4	39.2
Median age (Female)	55.8	48.7	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	56	1,152	9,043
# of persons per HH	1.3	1.8	2.1
Average HH income	\$39,951	\$48,815	\$46,614
Average house value	\$112,833	\$110,101	\$110,283

* Demographic data derived from 2020 ACS - US Census

ID#: 1212730

Clay Patrick
Broker Associate
clay@crosbydirt.com
850.693.6610



crosbydirt.com

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

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#: 1212730