



**FOR SALE  
LAND  
\$1,320,000**

SECLUDED 240-ACRE CATTLE FARM IN NE HOLMES  
COUNTY, FL WITH CREEK, HUNTING OPPORTUNITIES &  
NEARBY AMENITIES

**1404 BEAVER DAM RD, BONIFAY, FL 32425**



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141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881





VIDEO

**SALE PRICE** **\$1,320,000**

**OFFERING SUMMARY**

<b>Listing Price</b>	\$1,320,000
<b>Acres</b>	240 Acres
<b>Price Per Acre</b>	\$5,500
<b>County</b>	Holmes
<b>Utilities</b>	Private well & septic
<b>Parcel IDs</b>	0407.00-000-000-005.000
<b>Coordinates</b>	30.9359419, -85.6755519
<b>Real Estate Taxes</b>	\$701.00

**PROPERTY OVERVIEW**

Home on 240 acres in northeast Holmes County, FL. Currently setup as a cattle farm, and is fenced and cross fenced. Ten Mile Creek runs through the west side of the property. Good deer & dove hunting. Very secluded. Bring your family, pet's, horse's & cows. Dothan, AL. is about 40 minutes to the north & Panama City Beach is less than an hour to the south. Graceville, FL. is a short drive for groceries, restaurants & gas.

**DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Households	73	1,686	6,477
Total Population	172	3,760	13,802
Average HH Income	\$47,709	\$43,277	\$42,859

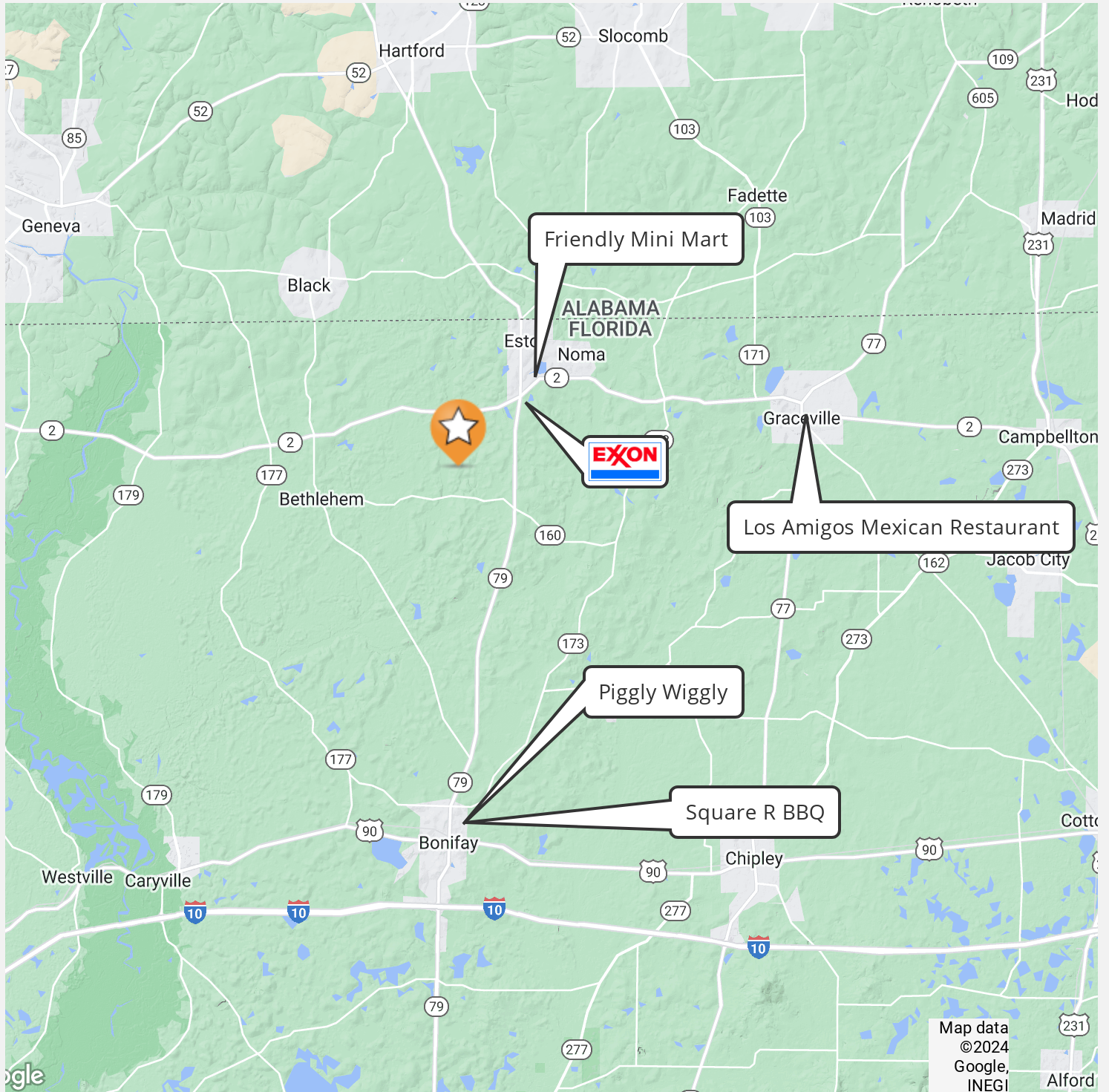


Additional Photos

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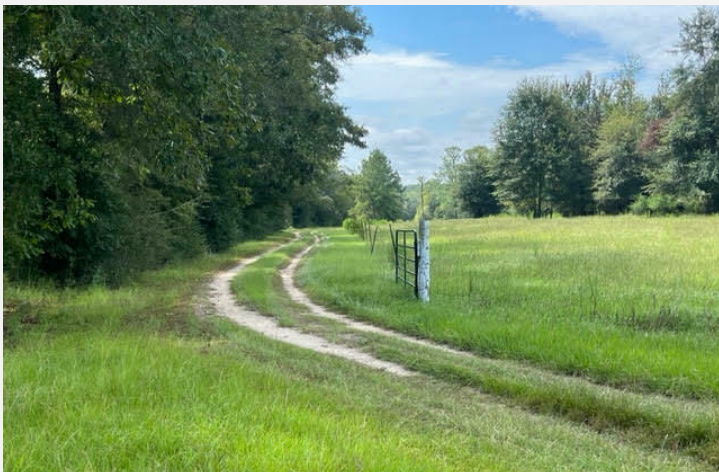
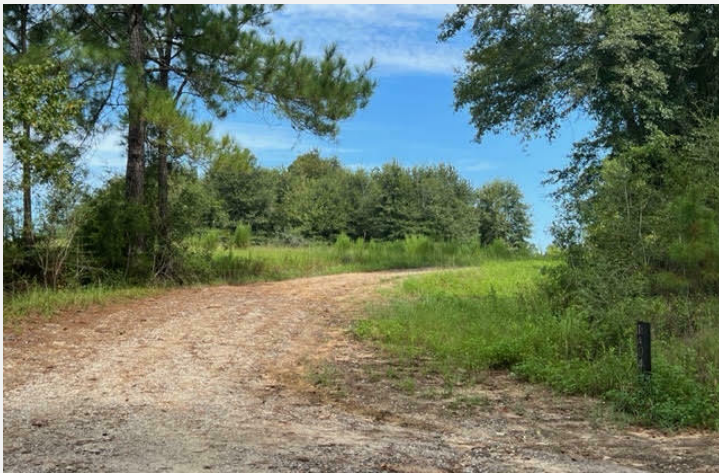






Additional Photos

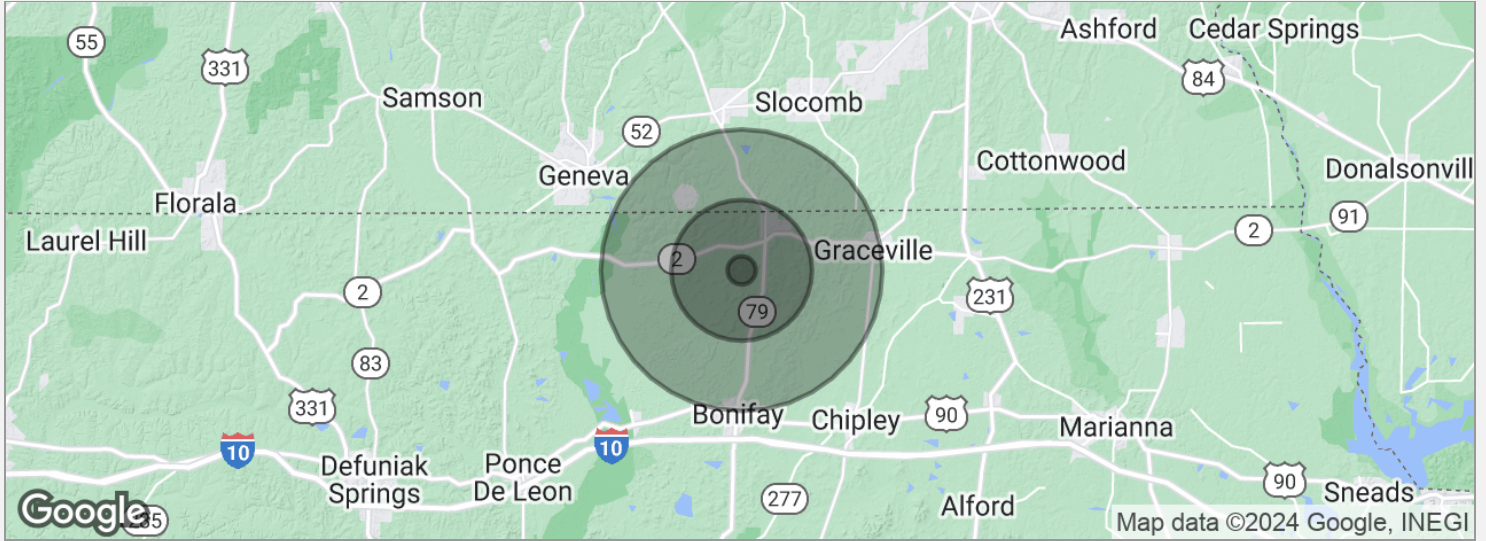
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Demographics Map

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**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	172	3,760	13,802
Median age	44.7	45.4	43.1
Median age (male)	44.2	42.3	40.3
Median age (Female)	45.7	48.8	45.8

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	73	1,686	6,477
# of persons per HH	2.4	2.2	2.1
Average HH income	\$47,709	\$43,277	\$42,859
Average house value	\$91,879	\$94,353	\$116,803

\* Demographic data derived from 2020 ACS - US Census



## 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