



**FOR SALE
LAND
\$142,000**

**21.97 ACRES OF VERSATILE LAND NEAR FLORIDA &
GEORGIA - IDEAL FOR HOMES, RECREATION, AND
INVESTMENT**

0 NORTH JERUSALEM ROAD, GORDON, AL 36343



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



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



OFFERING SUMMARY

Listing Price	\$142,000
Acres	21.97 Acres
Price Per Acre	\$6,463
County	Houston
Zoning	Agriculture
Utilities	Electric at the road. Needs private well & private septic tank.
Parcel IDs	2203080000007000
Coordinates	31.0630332, -85.0579627

PROPERTY OVERVIEW

This beautiful, level 21.97 acre parcel of land is located within a few miles from Florida & Georgia in the southeast corner of Houston County, Alabama. This property would offer several homesite opportunities as it fronts two public roads, a great recreational tract for hunting as the area is known for an abundance of deer & turkey, a quiet get-a-way or just an investment property. The location is ideal for the fisherman as the Chattahoochee River & Lake Seminole are very close to the property. Also the property is conveniently to the Farley Nuclear Plant, Georgia Pacific Paper Mill, Marianna, FL, Donalsonville, GA, and Bainbridge, GA. & only 20 minutes to Dothan, AL. Dothan is the home George Wallace College, Troy State University, and Alabama College of Osteopathic Medicine. Dothan has two major hospitals. Dothan also offers lots of shopping & entertainment. The property is currently being used for row crop land. These size parcels are very desirable and don't come along everyday!



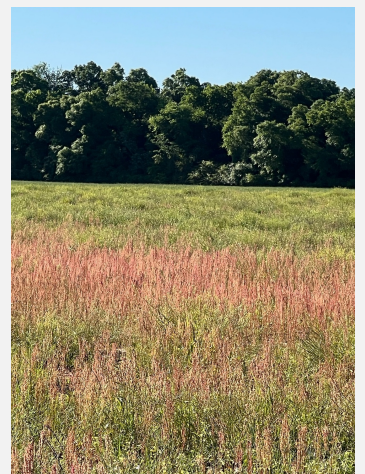
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Additional Photos

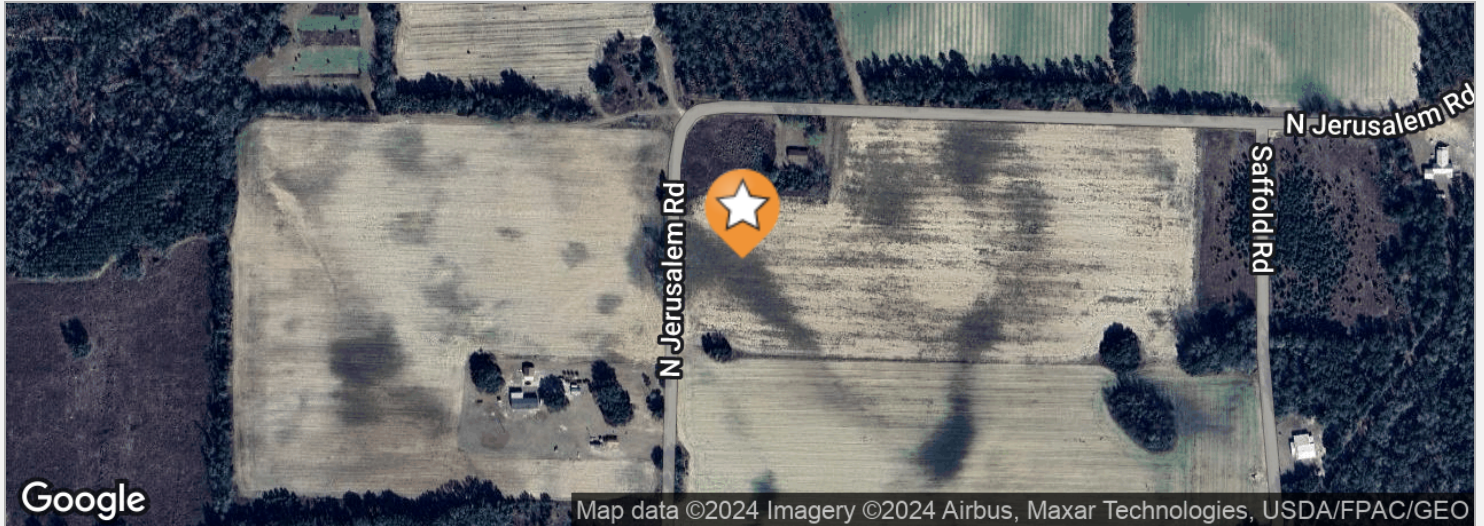
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DRIVE TIMES

From Dothan, AL 20 minutes.

From Donalsonville, GA 15 minutes.

DRIVING DIRECTIONS

From Hwy 84 in Gordon, AL. go south on CR 95, go about 3 miles & turn right on Jerusalem Road, go about 2 miles and property is on the left. See sign.



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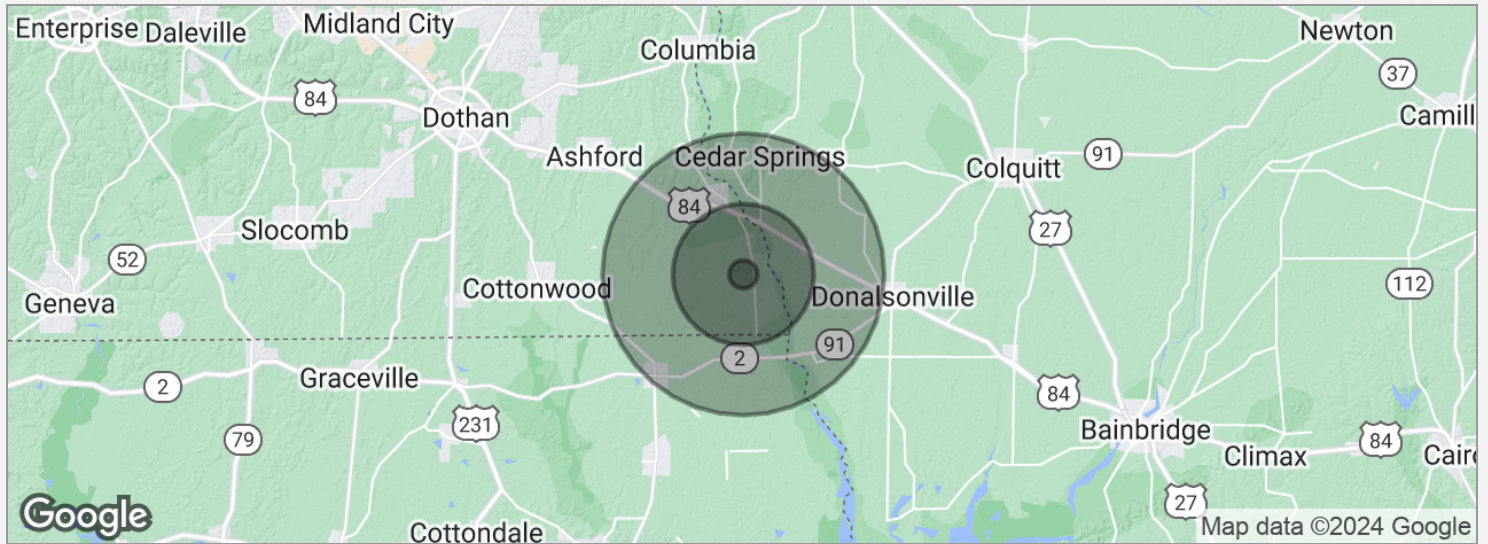


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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	29	1,122	6,694
Median age	51.7	49.6	47.7
Median age (male)	52.8	53.1	49.5
Median age (Female)	50.4	47.3	47.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	16	615	3,518
# of persons per HH	1.8	1.8	1.9
Average HH income	\$49,630	\$50,215	\$47,453
Average house value	\$199,892	\$141,204	\$113,032

* Demographic data derived from 2020 ACS - US Census



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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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