



**FOR SALE
LAND
\$99,000**

0.44 ACRES ON CHATTAHOOCHEE RIVER

318 JOWERS ROAD, GORDON, AL 36343



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



SALE PRICE

\$99,000

PROPERTY OVERVIEW

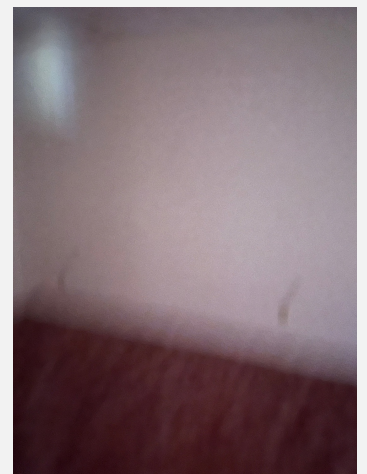
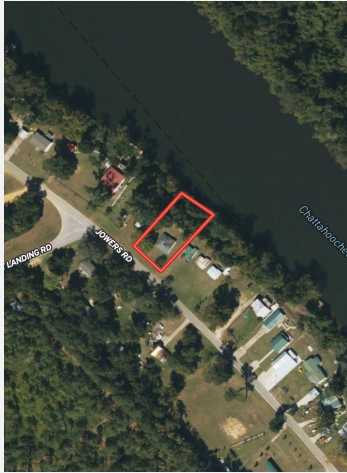
1640 SqFt 2 Bed 1 Bath Home on the Chattahoochee River near Gordon Alabama. Great fishing & public boat ramp.

OFFERING SUMMARY

Listing Price	\$99,000
Acres	0.44 Acres
Price Per Acre	\$225,000
County	Houston
Zoning	Residential
Utilities	Private well & septic, electric.
Coordinates	31.1453228, -85.0676457
Real Estate	350.00
Taxes	

Additional Photos

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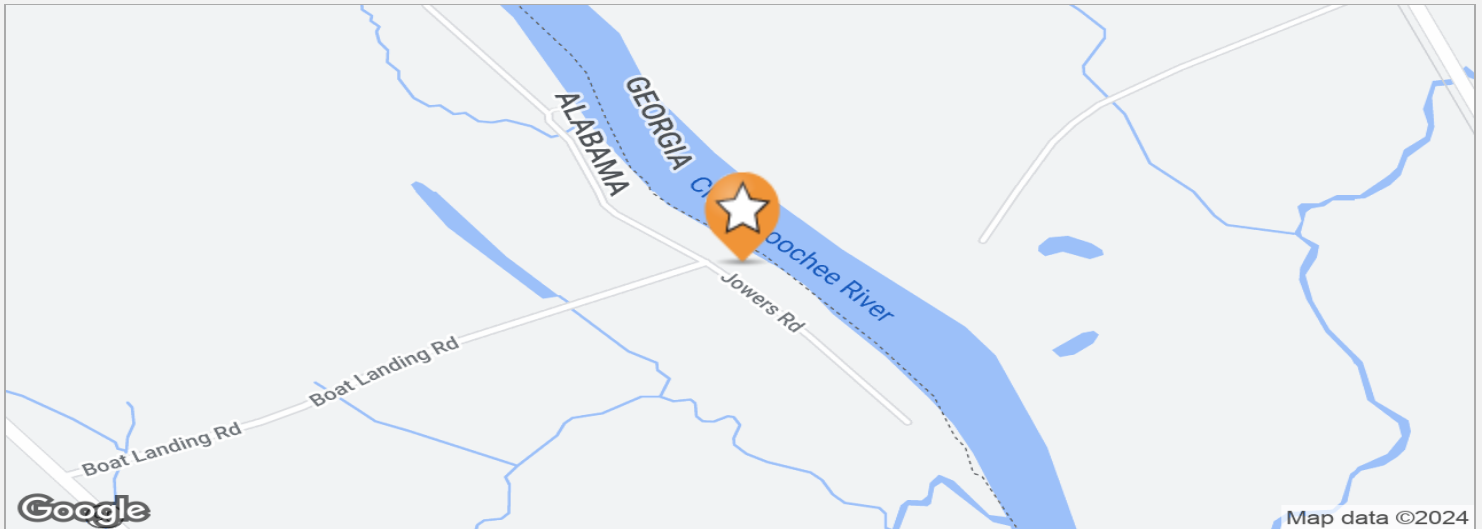


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Location Maps 2

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DRIVE TIMES

From Dothan, AL. 20 minutes.

From Donalsonville, GA 15 minutes.

DRIVING DIRECTIONS

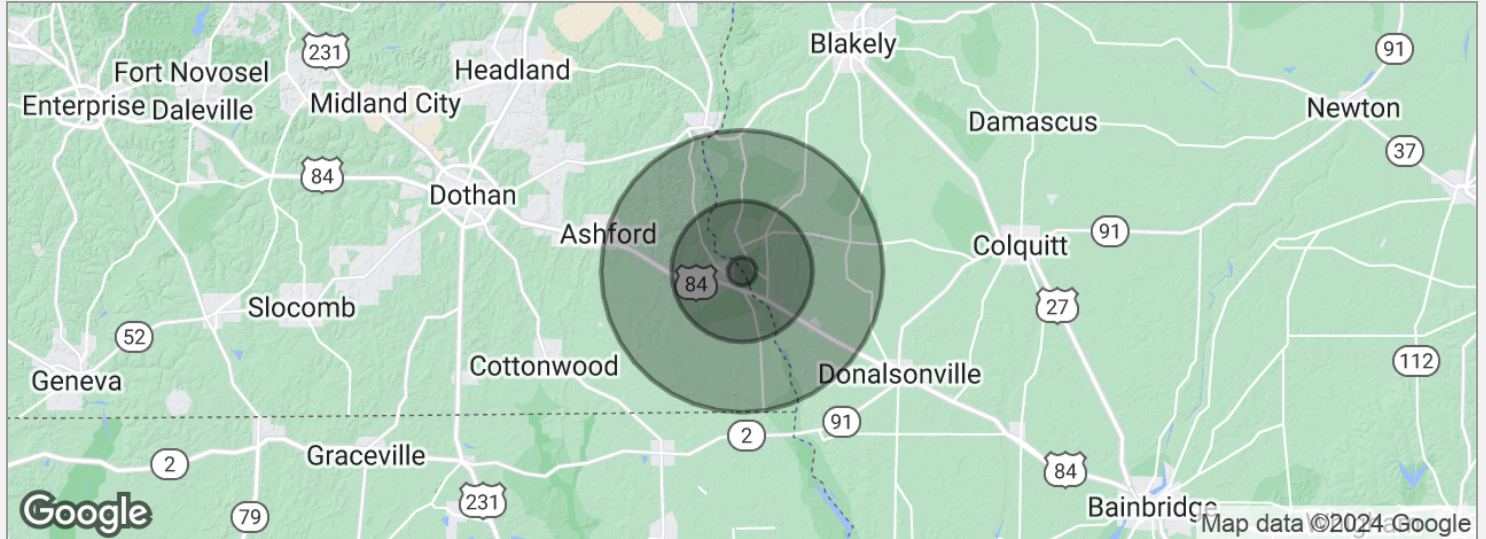
From Hwy 84 in Gordon, AL go north on CR 95, turn right on Boat Landing Road to dead-end, right on Jowers Road, see sign at house on left.

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Demographics Map

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	57	1,350	5,929
Median age	52.5	49.7	46.2
Median age (male)	53.7	51.7	47.1
Median age (Female)	52.1	48.8	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	31	741	3,154
# of persons per HH	1.8	1.8	1.9
Average HH income	\$38,317	\$37,734	\$44,936
Average house value	\$90,542	\$97,360	\$106,065

* 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