



**FOR SALE
LAND
\$349,500**

8.5 ACRES WITH HOME MALONE, FL

5114 6TH AVE, MALONE, FL 32445





PROPERTY DESCRIPTION

Beautiful, expansive 4-bedroom, 2-bathroom home in Malone, FL, nestled on 8.5 acres of land. This property boasts an in-ground pool and two additional small apartments available to rent out. The premises are enclosed by a chain link fence and include city water, septic, a private well, and a durable metal roof. Conveniently located, just a 30-minute drive to Dothan, AL, and a mere 20 minutes to Marianna, FL.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

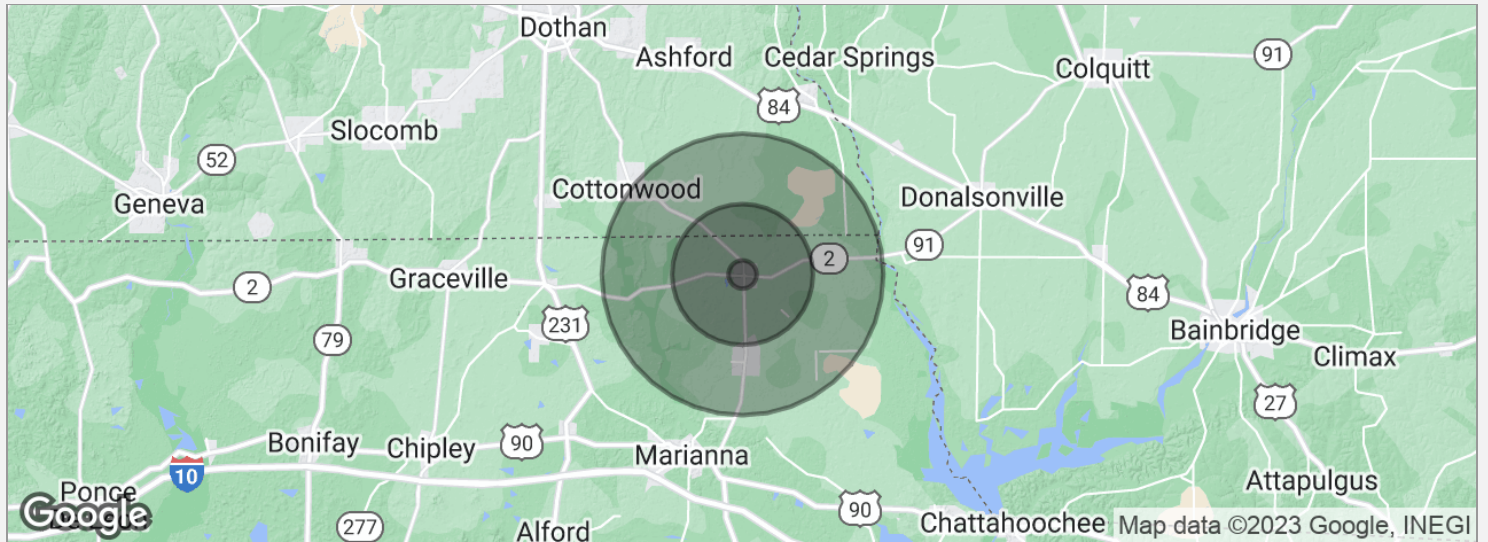
Sale Price:	\$349,500
Number of Units:	1
Lot Size:	8.5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	44	970	4,327
Total Population	138	2,688	10,683
Average HH Income	\$40,259	\$42,324	\$45,750

ID#: 1279233



ID#: 1279233



POPULATION	1 MILE	5 MILES	10 MILES
Total population	138	2,688	10,683
Median age	42.6	44.8	44.2
Median age (male)	41.0	43.9	41.8
Median age (Female)	42.8	44.9	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	44	970	4,327
# of persons per HH	3.1	2.8	2.5
Average HH income	\$40,259	\$42,324	\$45,750
Average house value	\$88,085	\$121,810	\$136,189

* Demographic data derived from 2020 ACS - US Census

ID#: 1279233



8.5 ACRES WITH HOME MALONE, FL

5114 6th Ave, Malone, FL 32445

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 son Tyler who is a senior at Malone High School.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
Member, Central Panhandle Association of Realtors
Member, Southeast Alabama 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#: 1279233