



**FOR SALE
LAND
\$235,000**

65 ACRES NEAR LAKE SEMINOLE - HUNTING AND
RECREATION LAND

NEEL ROAD, GRAND RIDGE, FL 32442



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



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



SALE PRICE

\$235,000

OFFERING SUMMARY

Listing Price	\$235,000
Acres	65 Acres
Price Per Acre	\$3,615
County	Jackson
Zoning	AG
Utilities	Electricity at the road. Needs private well & private septic.
Parcel IDs	02-4N-08-0000-0080-0000
Coordinates	30.7913944, -85.0057837
Real Estate Taxes	\$225.00

PROPERTY OVERVIEW

Love hunting & the quiet country life? This tract is for you. Good deer & duck hunting. Enjoy riding your ATV on your own property. Located close to beautiful Lake Seminole with excellent fishing, and the Apalachee Wildlife Management Area with more good hunting.

PROPERTY HIGHLIGHTS

- Quiet & peaceful.
- Good deer & duck hunting.
- Minutes from Lake Seminole with world class freshwater fishing.
- Minutes from the Apalachee Wildlife Management Area with more good hunting.



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Retailer Map

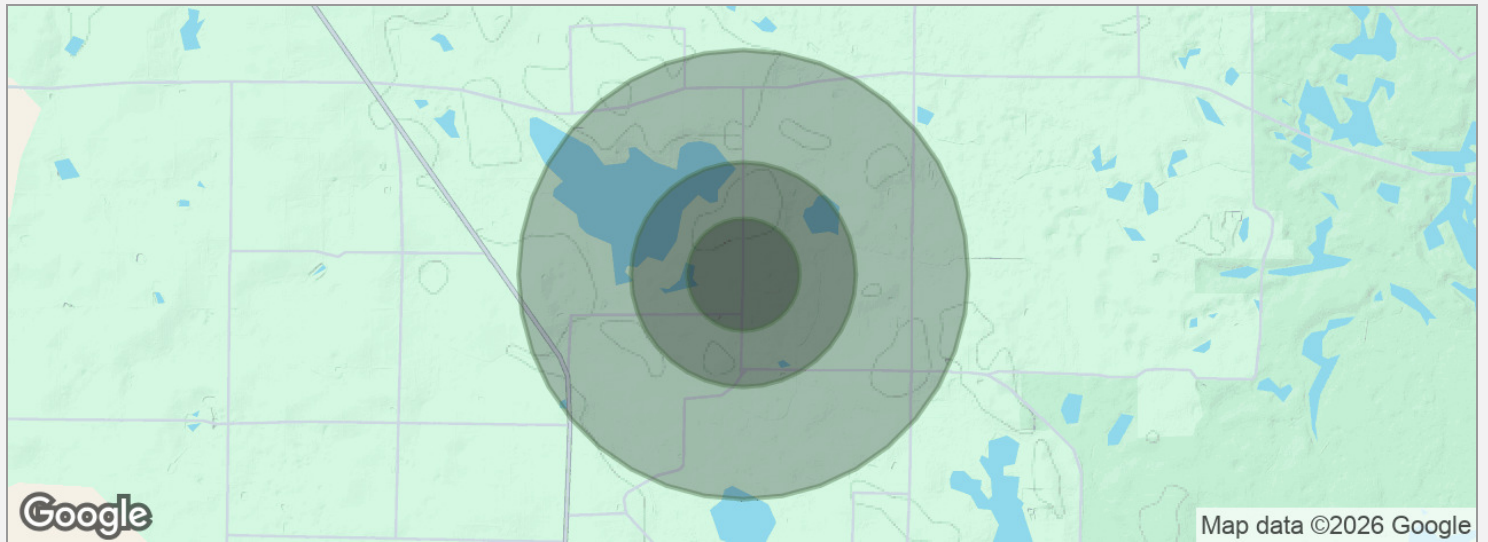
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Broker Associate
clay@crosbydirt.com
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	13	54	209
Median age	39.1	37.7	37.7
Median age (male)	37.9	36.5	36.6
Median age (Female)	39.2	37.8	37.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5	21	83
# of persons per HH	2.6	2.6	2.5
Average HH income	\$55,951	\$53,286	\$51,922
Average house value	\$126,146	\$126,146	\$124,050

* Demographic data derived from 2020 ACS - US Census

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 2023
APEX Award 2022
Member, Central Panhandle Association of Realtors
Served 6 years on the Jackson County, FL Planning Commission
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