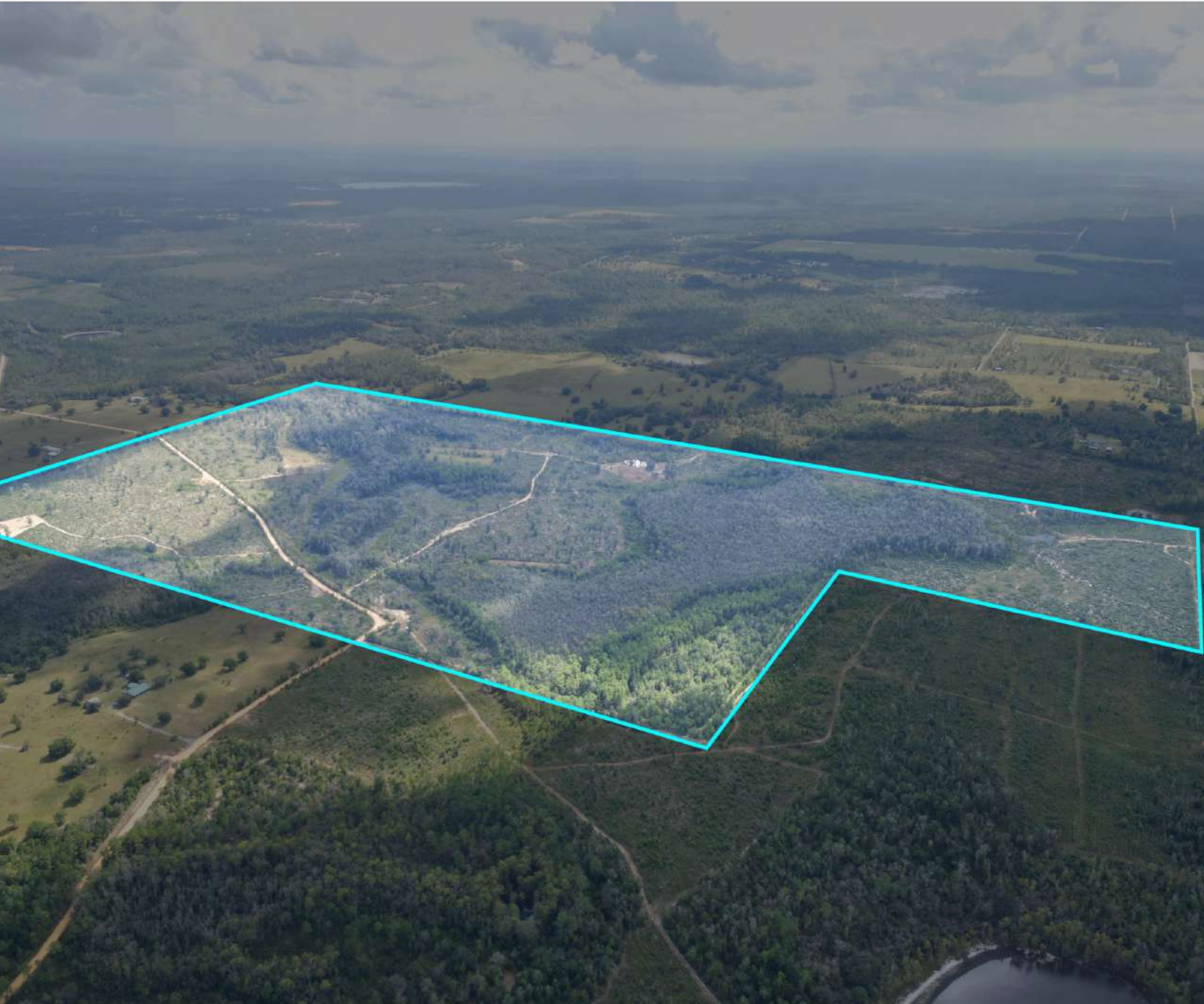




**FOR SALE
LAND
\$896,000**

JEWEL ROAD TRACT

0 JEWEL ROAD , ALFORD, FL 32420



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



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



SALE PRICE

\$896,000

OFFERING SUMMARY

Listing Price	\$896,000
Acres	280 Acres
Price Per Acre	\$3,200
County	Washington
Zoning	AG

Irrigation

Utilities Electric at the road.

Parcel IDs 00000000-00-0093-0000

Coordinates 30.663479, -85.4423059

PROPERTY OVERVIEW

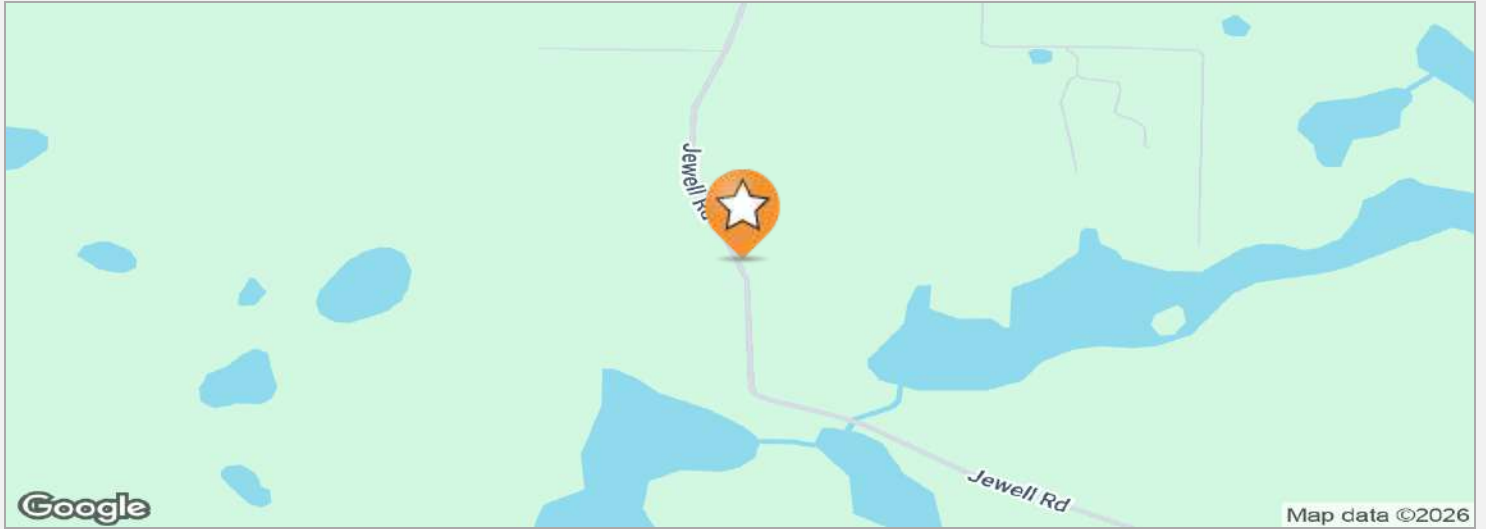
This 280 acre tract in SE Washington County is an excellent investment opportunity. With a site index of 75, its good timber growing ground. The deer, turkey and dove hunting is excellent.

PROPERTY HIGHLIGHTS

- Road frontage on two sides of Jewel Road.
- Good timber growing soil.
- Good hunting for the Outdoorsman.
- 45 minutes to beautiful Panama City Beach, FL.
- Good multiple home sites.

Additional Photos



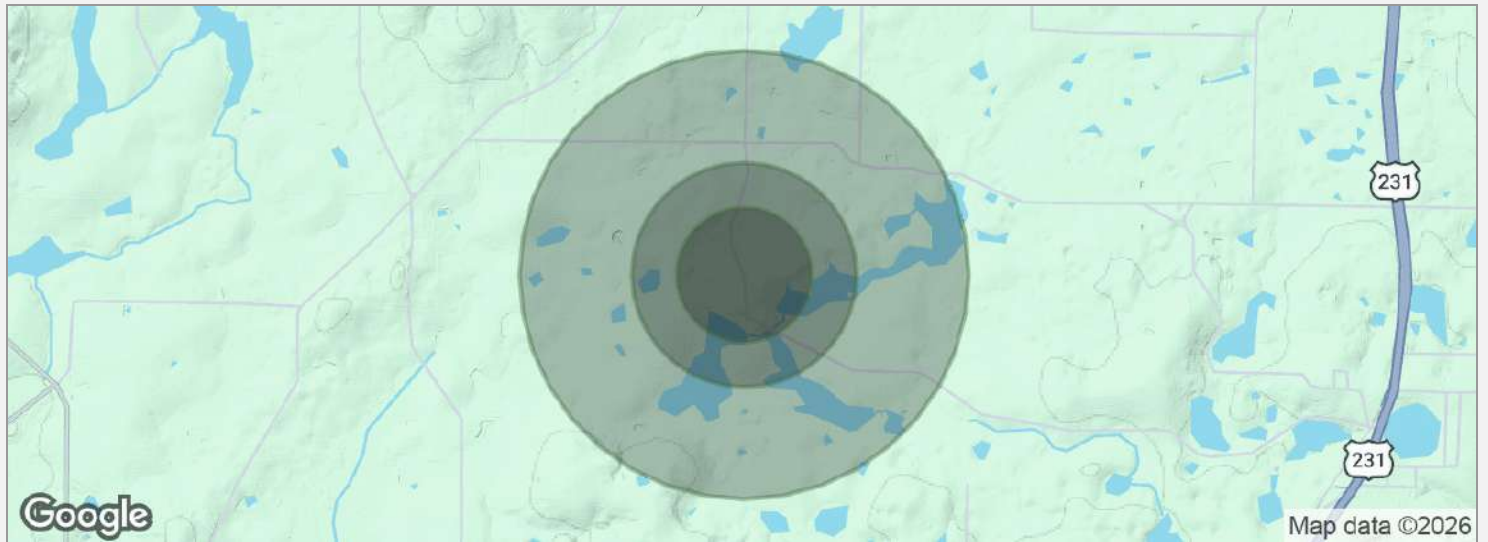


DRIVE TIMES

- 30 minutes to Marianna, FL.
- 45 minutes to Panama City, FL.
- 45 minutes to Dothan, AL.
- 1 hour to Tallahassee, FL.

DRIVING DIRECTIONS

From Cottondale, go south on Hwy 231, turn right on Park Ave, left on Gilberts Mill Road, left on Jewel Drive, see property on right & left.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	5	20	77
Median age	42	42	43
Median age (male)	43	43	43
Median age (Female)	42	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	2	8	31
# of persons per HH	2.5	2.5	2.5
Average HH income	\$69,566	\$69,449	\$67,514
Average house value	\$209,182	\$209,074	\$207,221

** Demographic data derived from 2020 ACS - US Census*

CLAY PATRICK

Broker Associate

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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