



PANSEY TRACT FOR SALE
15 ACRES
\$112,500

15 ACRES IN PANSEY, AL | PLANTED PINES & PRIVACY

SHERMAN BRUNSON ROAD, PANSEY, AL 36370



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

Executive Summary



SALE PRICE

\$112,500

OFFERING SUMMARY

Listing Price	\$112,500
Acres	15 Acres
Price Per Acre	\$7,500
County	Houston
Utilities	Private well & septic tank need
Parcel IDs	2103060000004000
Coordinates	31.0845488, -85.1727546
Real Estate Taxes	\$300.00

PROPERTY OVERVIEW

This land offering along Sherman Brunson Road presents a good opportunity for development in Pansey, Alabama. The parcel's dimensions allow for flexible planning, whether envisioned as agricultural, recreational, or speculative investment. It's easy accessible from the road, minimizing initial site work. The land is ready for a survey and planning, allowing swift progression towards your dream home. A quiet setting gives privacy.

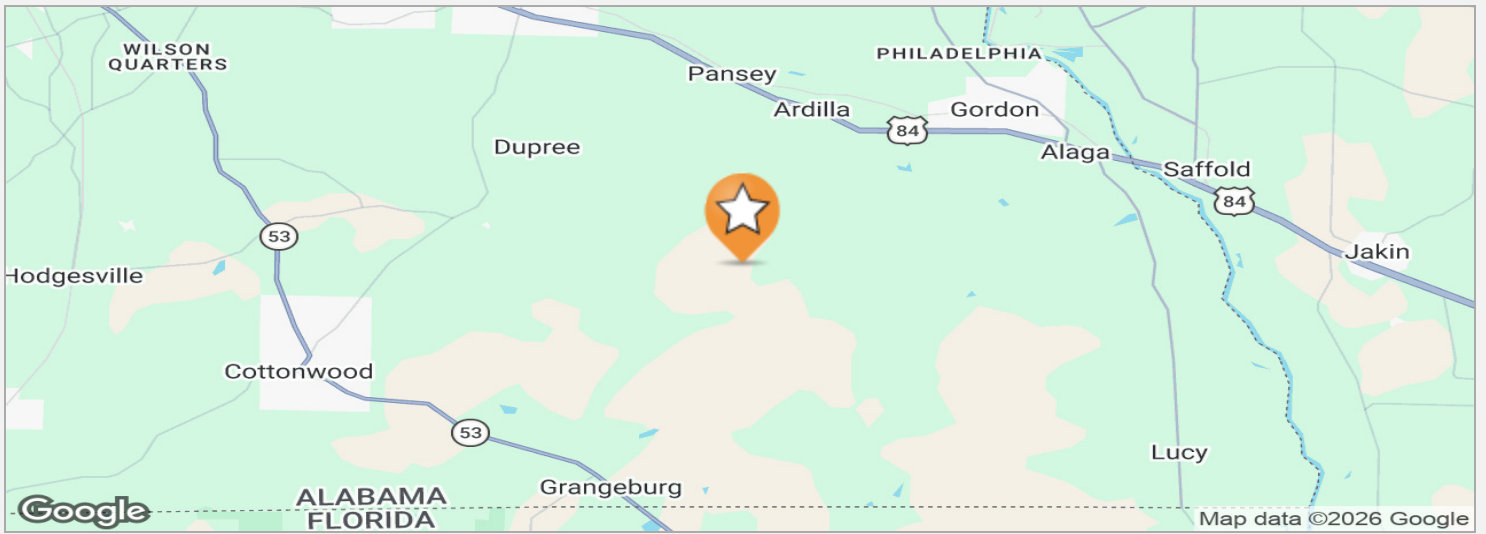
PROPERTY HIGHLIGHTS

- Acreage with flexible planning
- Frontage along Sherman Brunson Road ensures good access
- Property is plantation planted pines
- Ideal for agricultural, recreational, or speculative development
- Unrestricted land ready for survey and your dream home
- Quiet Pansey setting gives you privacy
- Great investment

Additional Photos



Location Maps 2



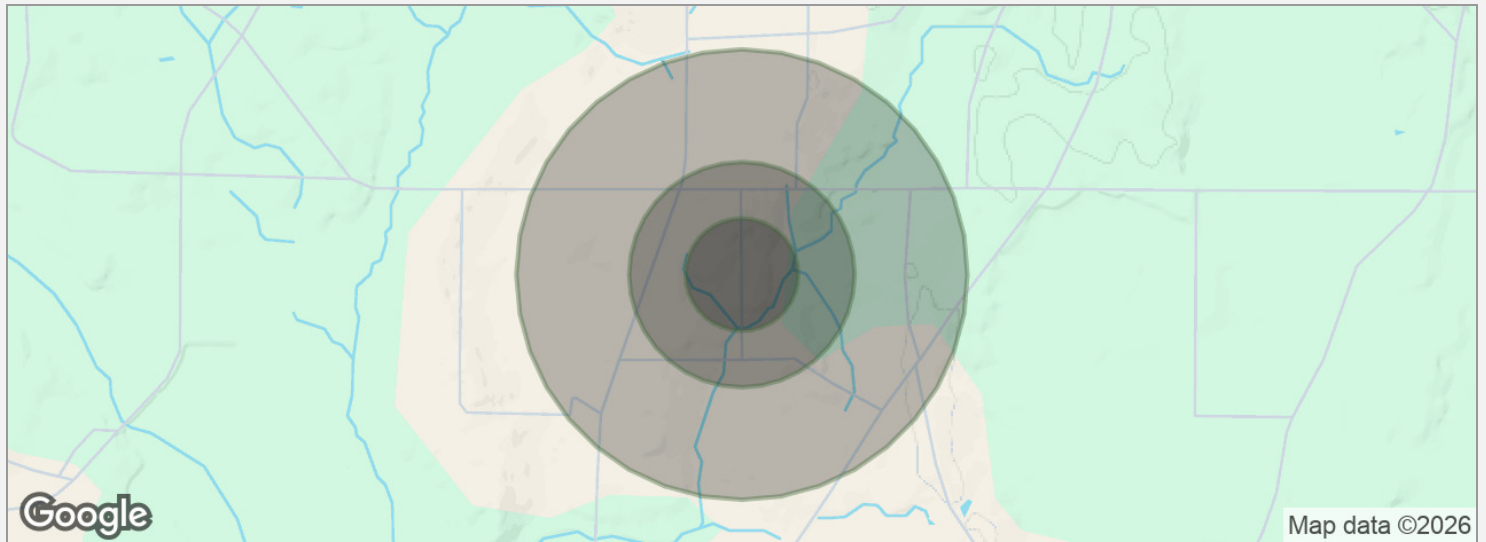
DRIVE TIMES

- 30 minutes to Dothan, AL.
- 1 hour to Marianna, FL.
- 1 hour to Troy, AL.
- 2.5 hours to Montgomery, AL.

DRIVING DIRECTIONS

From CR 95. go west on CR 8, turn left on Sherman Brunson Road, See sign on left.

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	2	8	51
Median age	47.8	55.1	48.7
Median age (male)	45.0	52.3	47.0
Median age (Female)	49.7	57.0	50.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	0	3	19
# of persons per HH		2.7	2.7
Average HH income		\$73,665	\$68,360
Average house value		\$279,181	\$161,087

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



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Sherman Brunson Road, Pansey, AL 36370

Advisor Bio & Contact 1

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 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

