



MEDLIN-CLARK RANCH FOR SALE

298 ACRES

\$1,700,000

298 ACRES IN FOUNTAIN, FL | HIGH-FENCED HUNTING RANCH WITH POND & INVESTMENT POTENTIAL

00 FOSTER ROAD , FOUNTAIN, FL 32438



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CORPORATE OFFICE
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Executive Summary



SALE PRICE **\$1,700,000**

OFFERING SUMMARY

Listing Price	\$1,700,000
Acres	298 Acres
Price Per Acre	\$5,705
County	Bay
Zoning	AG
Utilities	Well
Parcel IDs	Parcel's 02350-000-000, 02352-000-000, 02380-000-000, 02479-000-000, 02481-000-000
Coordinates	30.4667165, -85.4156507
Real Estate Taxes	\$6,365.00

PROPERTY OVERVIEW

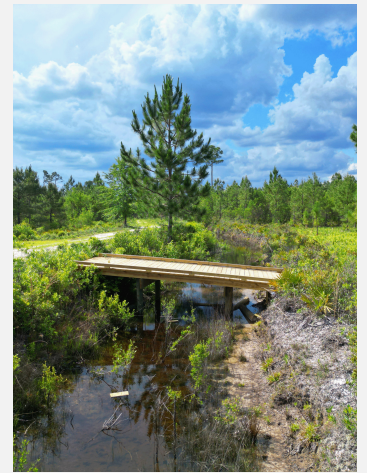
Medlin-Clark Ranch, LLC presents a rare land investment opportunity in Fountain, Florida, delivering a clean slate for strategic development. This tract offers investors a Timber/Recreational/ Hunting setting. The property is currently being high fenced for deer. There's a small lake been dug on the property for private fishing.

The property appeals to those seeking a private yet connected parcel with strong potential for future appreciation. Thoughtfully positioned for efficient site work, this offering supports a variety of land use possibilities tailored to long-term portfolio growth. Investors can capitalize on the location's undeveloped nature to design a project that meets specific objectives while leveraging the surrounding region's steady demand for thoughtfully planned land.

PROPERTY HIGHLIGHTS

- Good deer, turkey & dove hunting
- Being high fenced for deer with Premium Whitetail deer 5 bred does & 4 yearling does
- 12 acres of Perennial Peanut fields
- Custom built fishpond
- Expansive tract ideal for custom land development plans

Additional Photos



Location Maps 2



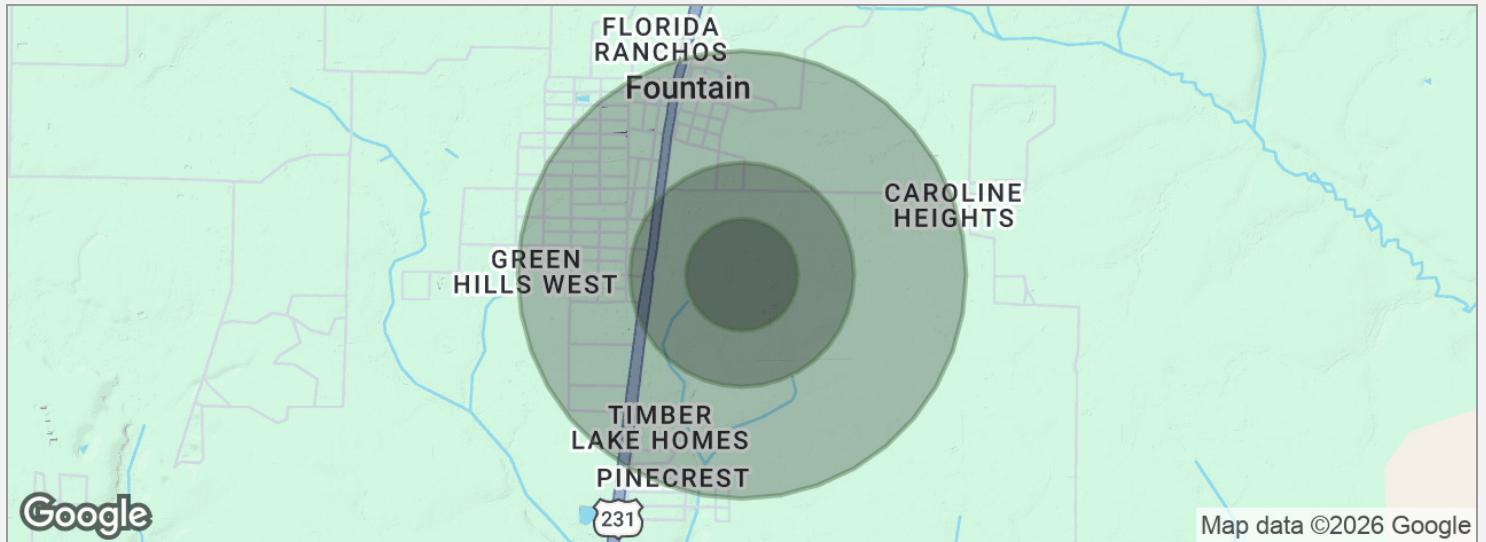
DRIVE TIMES

20 minutes to Panama City
1.5 hours to Tallahassee
30 minutes to Marianna
1 jour to Dothan, AL.

DRIVING DIRECTIONS

From Panama City, go north on Hwy 231 to Fountain, right on Webber Road, right on Foster Road, go .6 miles and property is on the left.

Demographics Map



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	8	32	130
Median age	35.3	35.3	35.1
Median age (male)	34.3	34.3	34.1
Median age (Female)	40.3	40.3	40.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	3	15	60
# of persons per HH	2.7	2.1	2.2
Average HH income	\$66,905	\$53,524	\$53,965
Average house value	\$0	\$0	\$2,733

* Demographic data derived from 2020 ACS - US Census



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00 Foster Road , Fountain, FL 32438

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

