CROSBY
& ASSOCIATES, INC.
AGRICULTURE & COMMERCIAL REAL ESTATE

MEDLIN-CLARK RANCH FOR SALE
305 ACRES
$1,495,000

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

00 FOSTER ROAD , FOUNTAIN, FL 32438



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

305 ACRES IN FOUNTAIN, FL

00 Foster Road , Fountain, FL 32438



SALE PRICE	$1,495,000

OFFERING SUMMARY

Listing Price	$1,495,000
Acres	305 Acres
Price Per Acre	$4,902
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

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Additional Photos







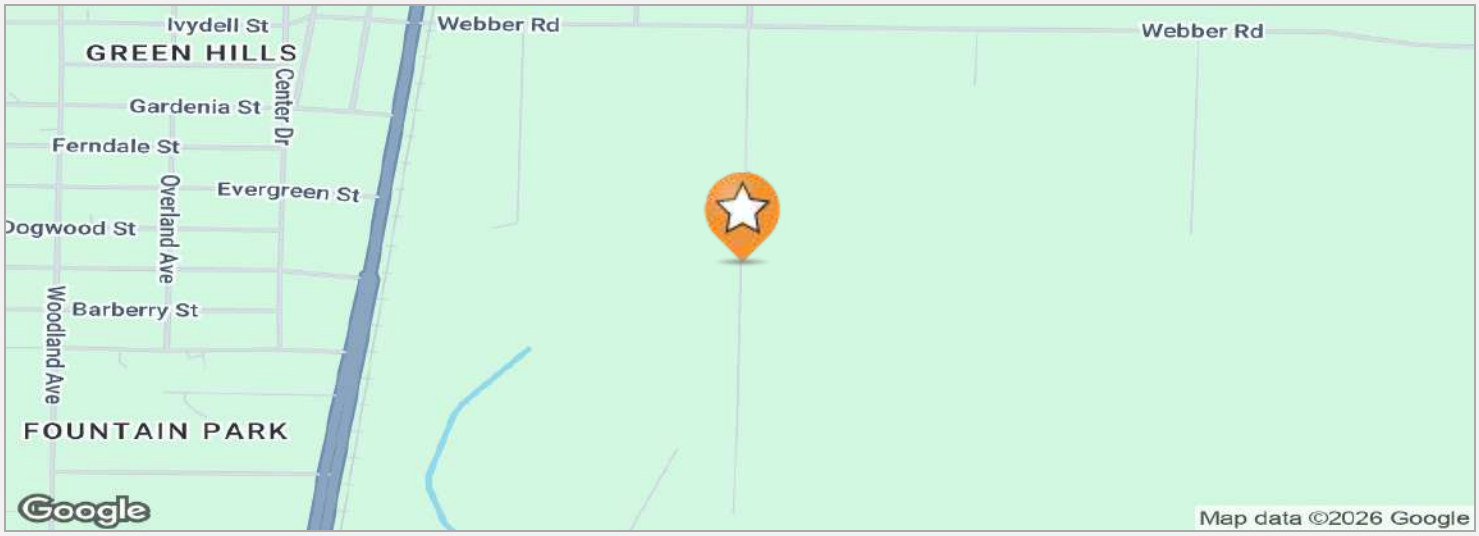







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DRIVE TIMES

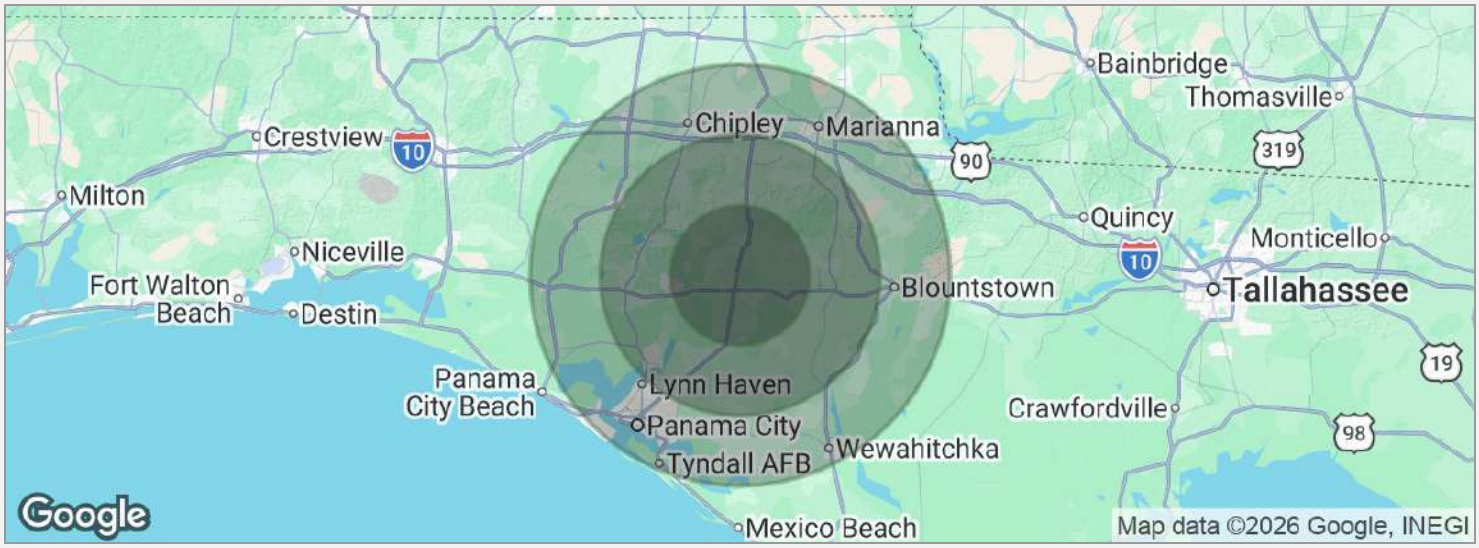
20 minutes to Panama City
1.5 hours to Tallahassee
30 minutes to Marianna
1 jour to Dothan, AL.

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.

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POPULATION	10 MILES	20 MILES	30 MILES
Total population	11,116	57,031	233,897
Median age	40.3	41.5	40.8
Median age (male)	38.6	40.8	39.0
Median age (Female)	42.5	43.7	42.9

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	4,347	20,528	91,508
# of persons per HH	2.6	2.8	2.6
Average HH income	$64,168	$78,664	$82,040
Average house value	$139,972	$196,070	$236,502

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

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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 and agricultural farms, large hunting tracts, and commercial properties. Clay is licensed in Alabama, Florida, and Georgia.

He strives to provide his clients and customers with the utmost honesty and integrity. Clay leverages his extensive industry knowledge to advise and educate his clients throughout the real estate process.

Clay studied Business at Chipola College and Forestry at Pensacola State College. He earned his commercial pilot's license at the age of 21. Clay is an Accredited Land Consultant (ALC) and a member of the REALTORS® Land Institute (RLI).

Clay also had a 21-year career in site-work construction, where he helped develop airports, highways, and subdivisions. This experience provided him with additional knowledge and expertise in land development and real estate.

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 2025
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