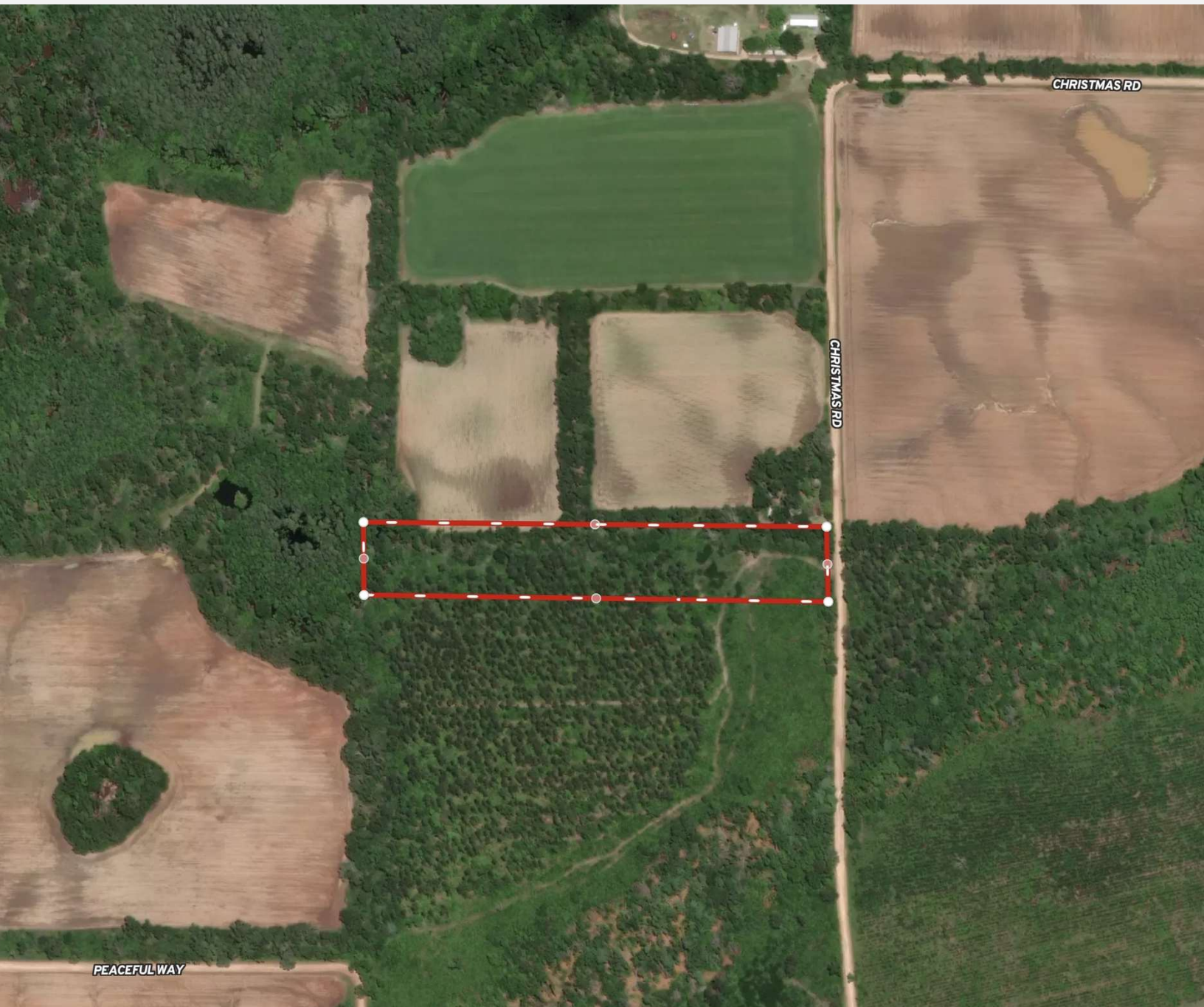




**FOR SALE  
LAND  
\$75,000**

CHRISTMAS ROAD TRACT LOT 9

**CHRISTMAS RD, CAMPBELLTON, FL 32426**



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



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



## SALE PRICE

**\$75,000**

## OFFERING SUMMARY

<b>Listing Price</b>	\$75,000
<b>Acres</b>	7.12 Acres
<b>Price Per Acre</b>	\$10,534
<b>County</b>	Jackson
<b>Zoning</b>	AG2
<b>Utilities</b>	Electric at the road. Needs private well & private septic tank.
<b>Parcel IDs</b>	04-6N-11-0000-0010-0000
<b>Coordinates</b>	30.9592744, -85.3432426
<b>Real Estate Taxes</b>	100.00

## PROPERTY OVERVIEW

Beautiful 10 acre home site in north Jackson County, FL. Wooded with endless possibilities. Country living at its finest. Quiet!

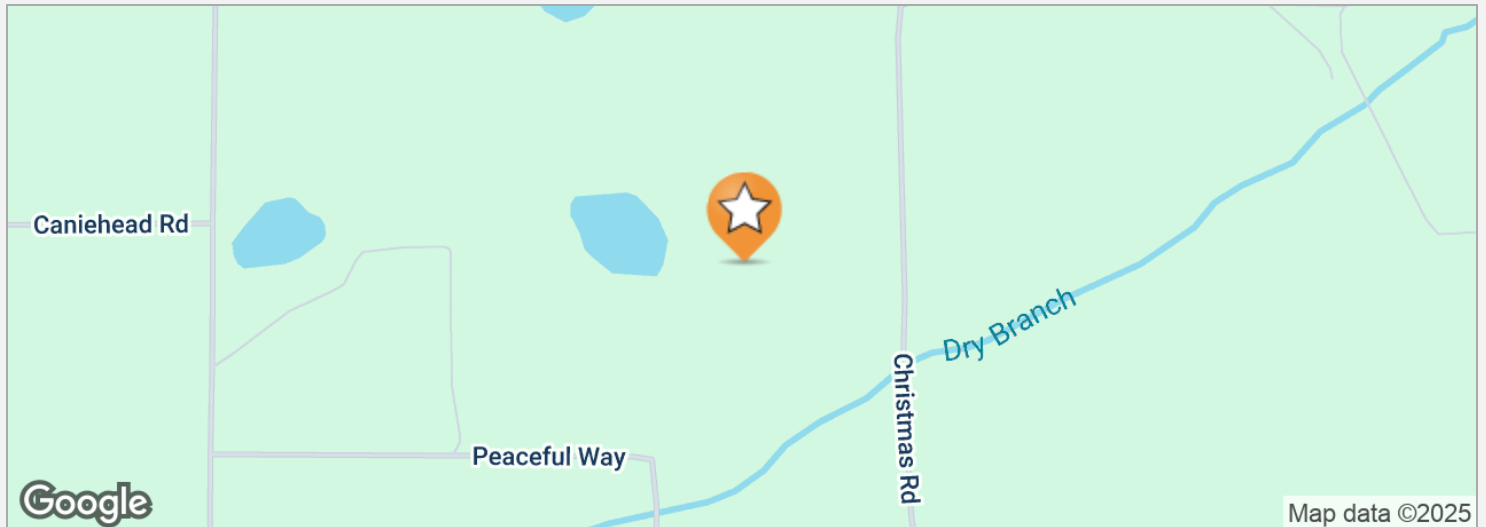
## PROPERTY HIGHLIGHTS

- Quiet country living
- Prime location in Campbellton
- Horses & livestock allowed
- Good hunting & freshwater fishing close by
- Ideal for residential development opportunity









## DRIVE TIMES

20 minutes to Marianna, FL.

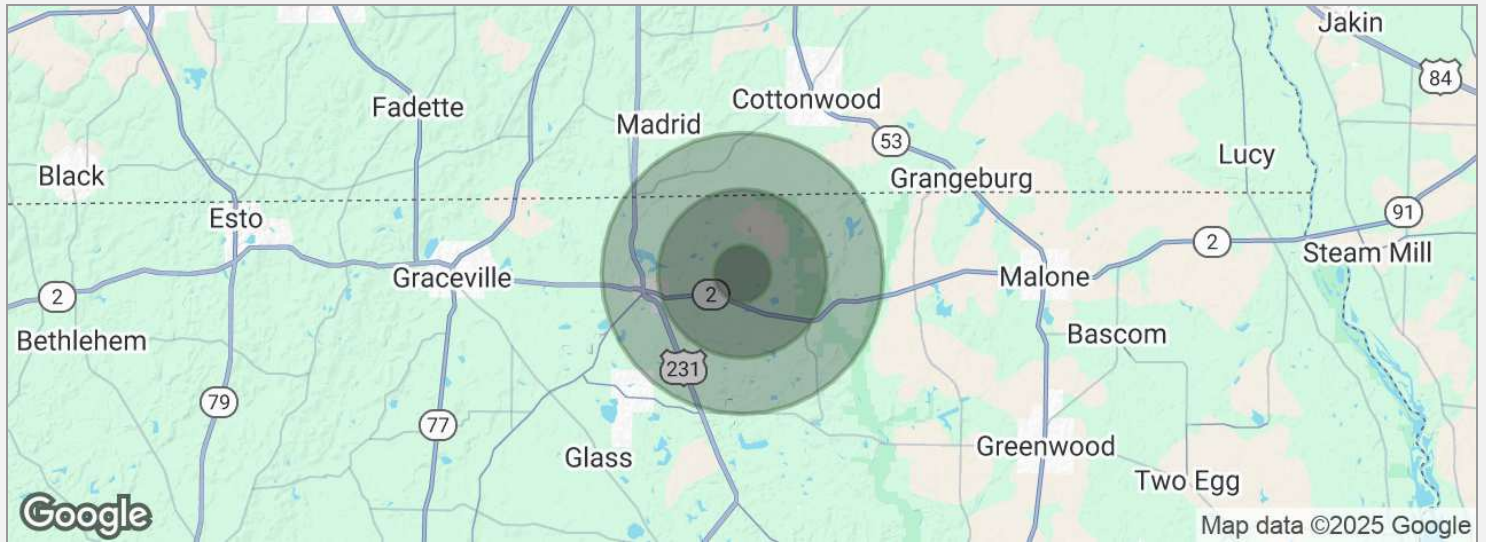
20 minutes to Dothan, AL.

1 hour 15 minutes to Panama City, FL.

1 hour 15 minutes to Tallahassee, FL.

## DRIVING DIRECTIONS

From Hwy 231 in Campbellton, go east on Hwy 2, turn left on Christmas Road, go 1/2 mile and see sign.



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	45	378	1,068
Median age	47	47	46
Median age (male)	45	45	44
Median age (Female)	48	48	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	19	161	447
# of persons per HH	2.4	2.3	2.4
Average HH income	\$63,467	\$62,662	\$63,837
Average house value	\$178,918	\$169,122	\$165,563

\* 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