



**FOR SALE  
LAND  
\$215,550**

OZARK TRACT

**DEAN CHURCH RD, OZARK, AL 36360**



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



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

## Executive Summary



**SALE PRICE** **\$215,550**

### OFFERING SUMMARY

<b>Listing Price</b>	\$215,550
<b>Acres</b>	47.9 Acres
<b>Price Per Acre</b>	\$4,500
<b>County</b>	Dale
<b>Zoning</b>	Ag
<b>Income</b>	-
<b>Irrigation</b>	-
<b>Utilities</b>	Needs Private Water & Private Septic Tank
<b>Soils</b>	-
<b>Taxes</b>	-
<b>Parcel IDs</b>	1105210001005011 & 1105210001005000
<b>Coordinates</b>	31.4004428, -85.6529291

### PROPERTY OVERVIEW

Introducing a prime investment opportunity in Ozark, AL! This expansive property located at Dean Church Rd, is perfectly suited for land and other investors. Boasting an AG zoning designation, this strategically positioned plot of land offers endless potential. Situated in the Ozark area, it presents an exceptional opportunity for those seeking to make a lucrative acquisition. With its enviable location and versatile zoning, this property is an ideal choice for investors looking to capitalize on the growing demand in this thriving region. Don't miss out on the chance to own a piece of this promising market. Excellent deer & turkey hunting with a small year round creek.

### PROPERTY HIGHLIGHTS

- On paved road.
- Near Ft Rucker & Ozark.
- Good deer & turkey hunting.
- Small year round creek.



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Retailer Map

Clay Patrick  
Broker Associate  
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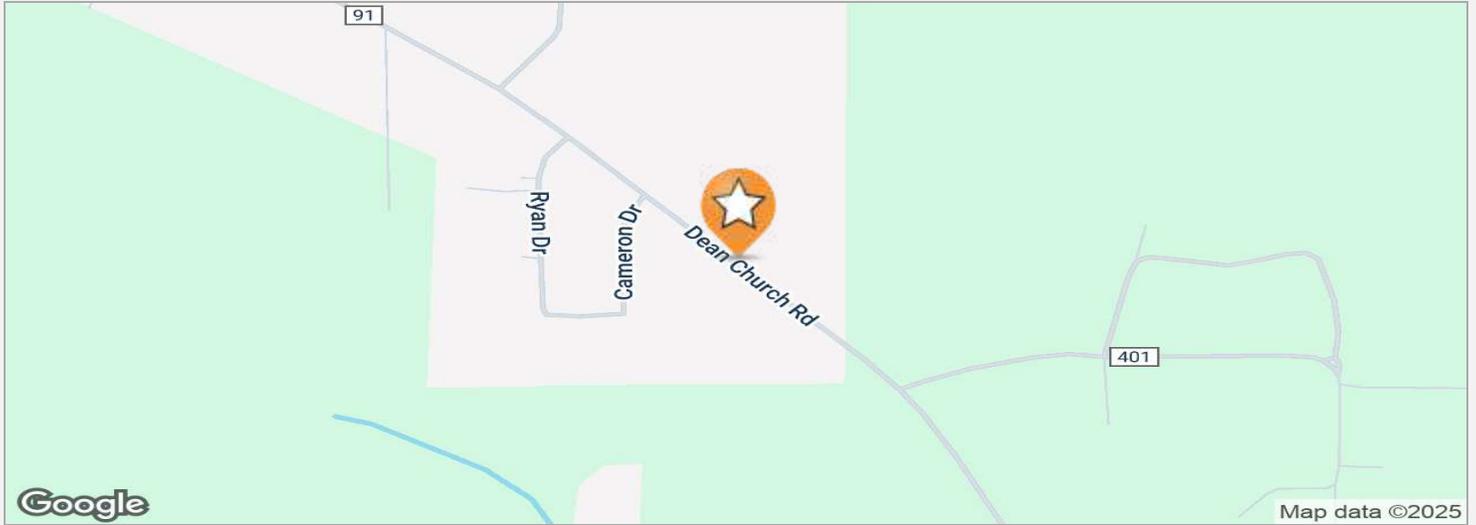


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Winter Haven, FL 33881

Additional Photos



## Location Maps 2



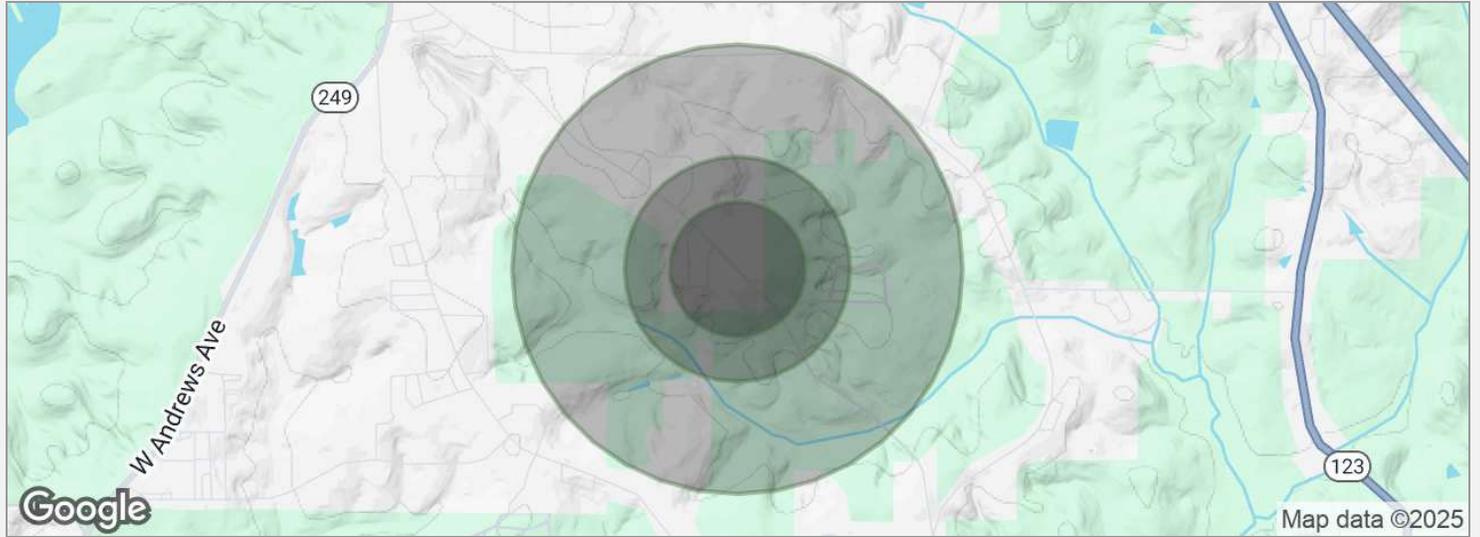
### DRIVE TIMES

- 10 minutes From Hwy 84 in Ozark.
- 15 minutes to Ft. Rucker, AL.
- 20 minutes to Dothan, AL.
- 1 hour 45 minutes to Montgomery, AL.

### DRIVING DIRECTIONS

From Hwy 231 in Ozark, go south on Hwy 249, turn left on Campground Road, turn right on Dean Church Road, go about 2 miles and property is on the right at the Power Line.

## Demographics Map



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total population	69	153	569
Median age	43	43	43
Median age (male)	41	41	41
Median age (Female)	45	45	45

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total households	29	63	236
# of persons per HH	2.4	2.4	2.4
Average HH income	\$69,193	\$69,193	\$69,307
Average house value	\$185,580	\$185,580	\$185,975

\* Demographic data derived from 2020 ACS - US Census



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## Advisor Bio & Contact 1

### 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

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