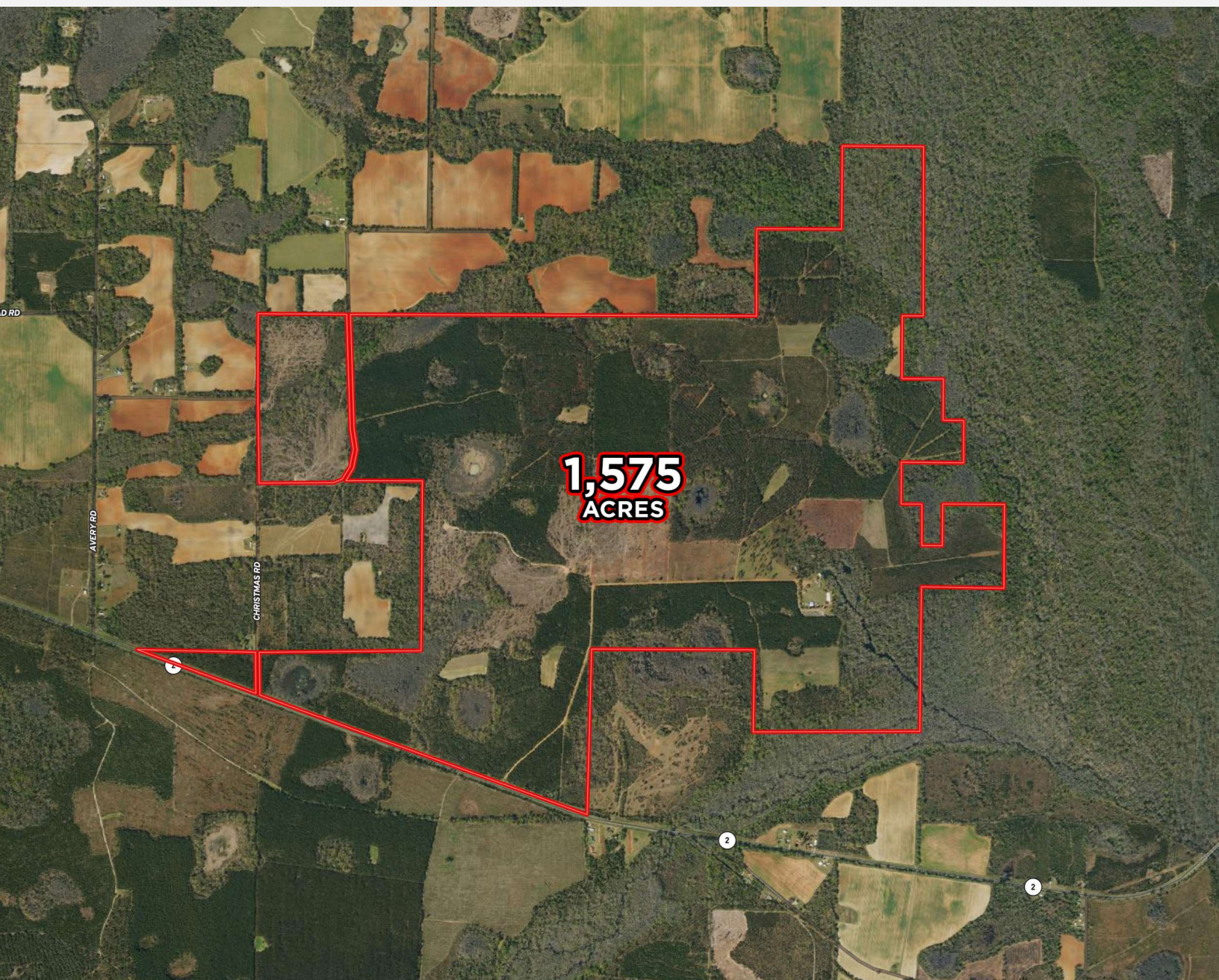




**FOR SALE
LAND
\$8,850,000**

LILY PAD RANCH

3150 HIGHWAY 2, 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 **\$8,850,000**

OFFERING SUMMARY

Listing Price	\$8,850,000
Acres	1,472 Acres
Price Per Acre	\$6,012
County	Jackson
Zoning	Ag
Utilities	Electric, private well & septic
Parcel IDs	03-6N-11-0000-0010-0000
Coordinates	30.939272, -85.3326475
Real Estate Taxes	6,036.00

PROPERTY OVERVIEW

Great location & large enough tract for a quail hunting plantation in northwest Florida near the Alabama line. One of the only large tracts for sale in northwest Florida. Exciting Opportunity to continue developing a Lodge, RV campground, natural springs, canoeing, hunting and fishing area in growing Northwest Florida near the Alabama and Georgia borders. This 1,472 acre timber tract is a beautiful setting to expand the income possibilities. Existing amenities are: caretakers home, docks to launch canoes and kayaks, young kids playground, volleyball and basketball area, open field for group games, 4 cabins, 8 RV sites, springs, existing food plots, tree stands, hunting blinds, existing well and septic system.

PROPERTY HIGHLIGHTS

- Can be made into a quail hunting plantation.
- Timber Info available upon request.
- Multi use income property for weekend and year round enjoyment.
- Conveniently located to I-10, US 231 and the major cities in SE AL, SW GA and NW FL.
- In total, there are 7 known springs included in the Daniel Springs Group. Collectively, the average discharge of all the springs is 13.34 cfs, which makes them a second magnitude spring group.



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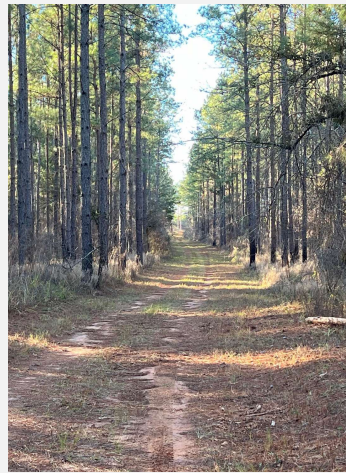
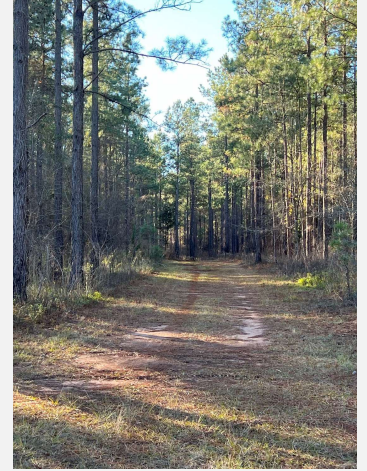


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Additional Photos

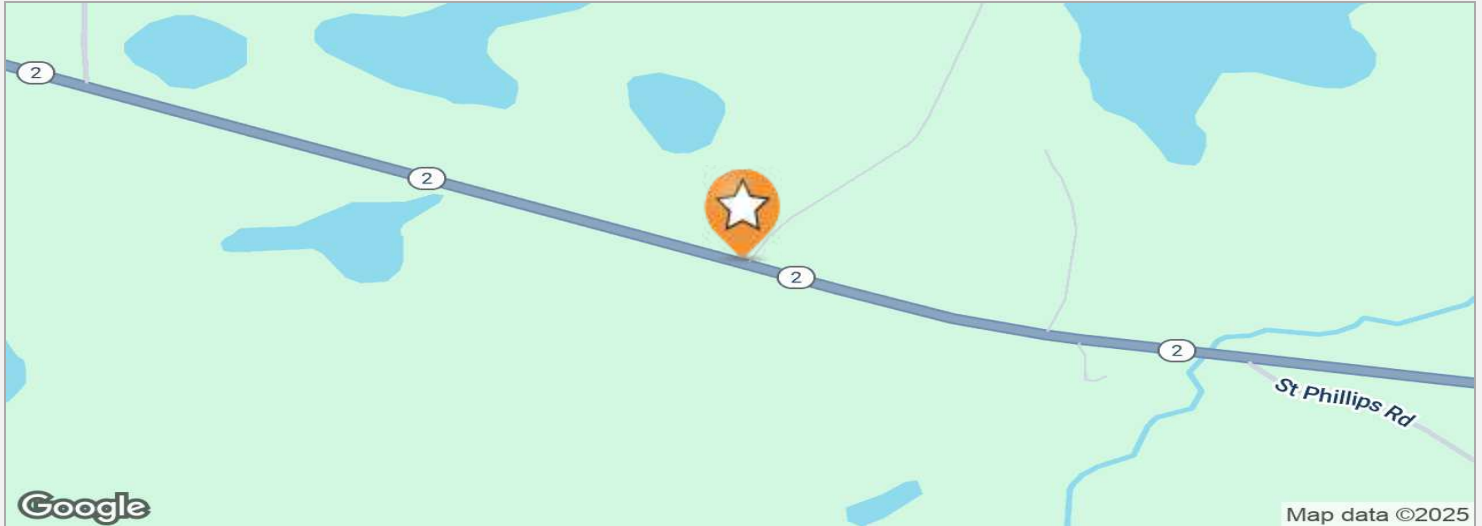
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DRIVE TIMES

30 minutes to I-10
30 minutes to Dothan, AL
1 hour & 30 minutes to Panama City Beach, FL
1 hour & 15 minutes to Tallahassee, FL
30 minutes to Florida Caverns

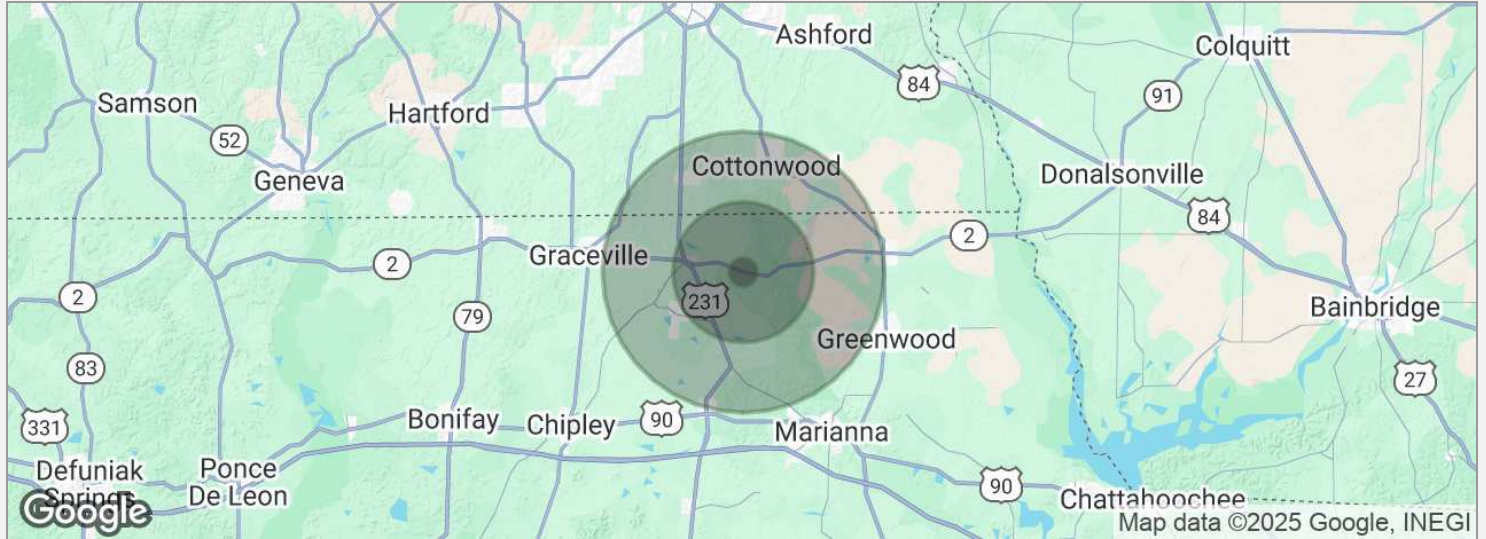
DRIVING DIRECTIONS



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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	26	1,768	13,153
Median age	55.2	45.8	42.1
Median age (male)	42.6	43.8	41.5
Median age (Female)	59.5	45.6	43.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	13	686	4,885
# of persons per HH	2.0	2.6	2.7
Average HH income	\$35,409	\$39,253	\$50,618
Average house value	\$124,729	\$107,686	\$117,427

* Demographic data derived from 2020 ACS - US Census



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Winter Haven, FL 33881

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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