



FOR SALE
PASTURE,CROP
\$978,600

111 ACRES WITH 3,200 FEET OF CHIPOLA RIVER
FRONTAGE IN MARIANNA, FL

FILLMORE DRIVE, MARIANNA, FL 32448



Property Summary

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PROPERTY DESCRIPTION

Discover the breathtaking beauty of 111 acres with over 3,200 feet of Lake frontage, on Chipola River. nestled along the tranquil and picturesque Chipola River in Marianna, FL. This rare and exceptional property offers endless opportunities for farming, ranching, and investment, all within an hour's reach of the stunning emerald beaches of the Florida Gulf Coast.

OFFERING SUMMARY

| | |
|-------------|--------------|
| Sale Price: | \$978,600 |
| Lot Size: | 111.84 Acres |

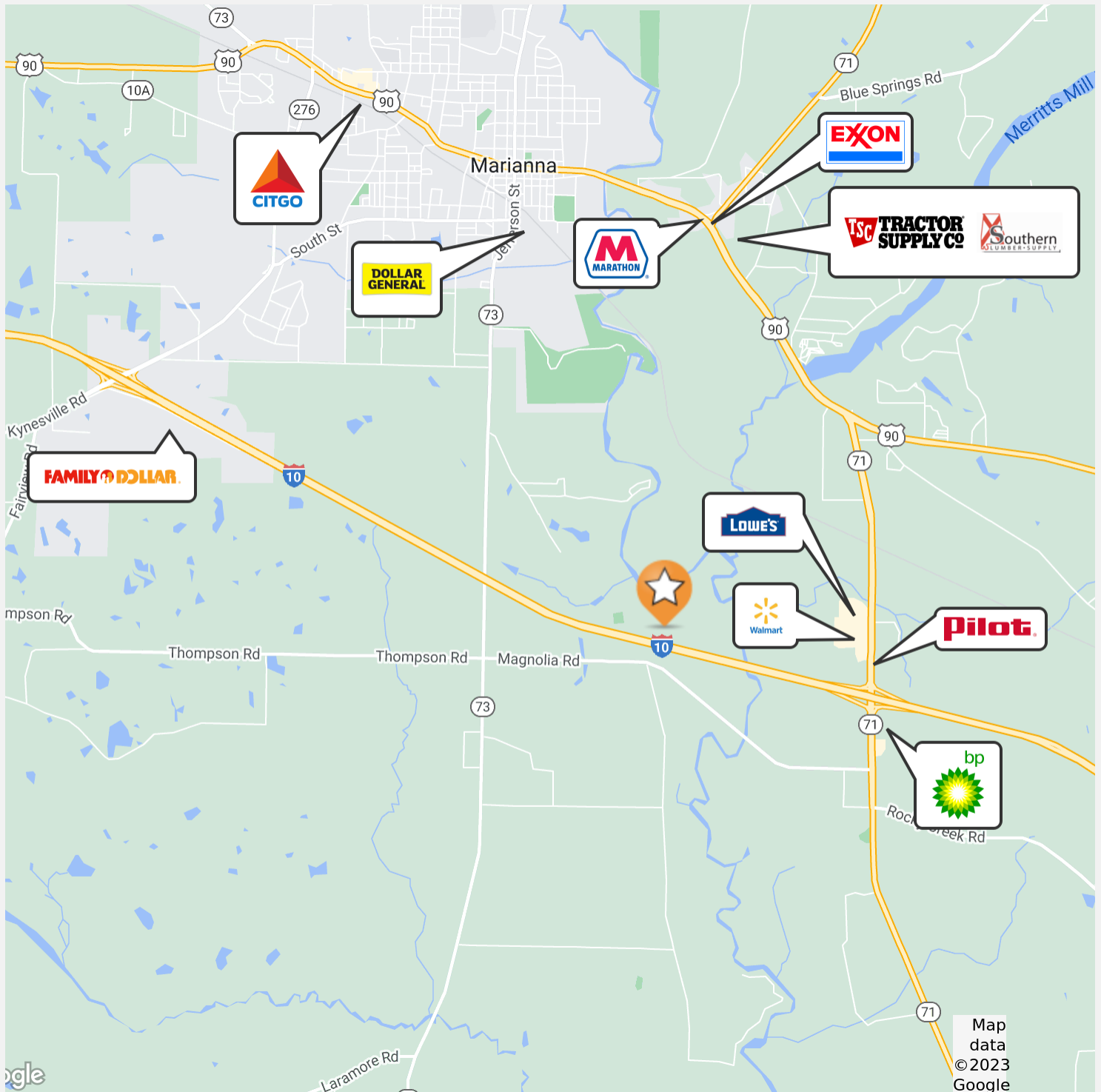
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 170 | 1,355 | 5,157 |
| Total Population | 344 | 2,600 | 9,645 |
| Average HH Income | \$59,726 | \$50,950 | \$44,753 |

ID#: 1237576



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Additional Photos

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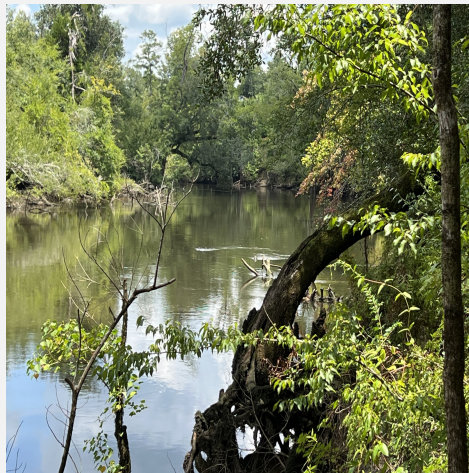


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Additional Photos

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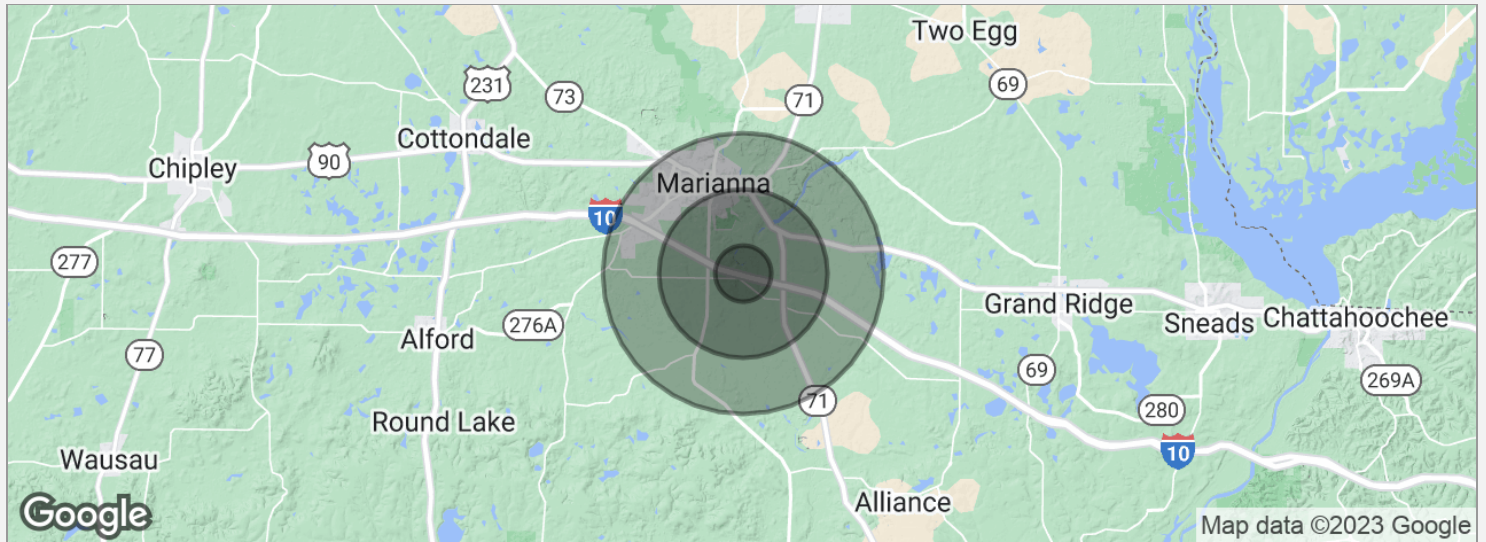
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 344 | 2,600 | 9,645 |
| Median age | 41.5 | 44.0 | 42.9 |
| Median age (male) | 41.8 | 44.0 | 42.4 |
| Median age (Female) | 39.2 | 41.9 | 43.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 170 | 1,355 | 5,157 |
| # of persons per HH | 2.0 | 1.9 | 1.9 |
| Average HH income | \$59,726 | \$50,950 | \$44,753 |
| Average house value | \$110,798 | \$107,102 | \$106,862 |

* Demographic data derived from 2020 ACS - US Census

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CLAY PATRICK

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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 son Tyler who is a senior at Malone High School.

EDUCATION

Accredited Land Consultant designation (ALC)
Chipola College (Studied Business)
Pensacola State College (Studied Forestry)

MEMBERSHIPS & AFFILIATIONS

Member, Realtors Land Institute
Member, Central Panhandle Association of Realtors
Member, Southeast Alabama Association of Realtors
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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