

Florida's North Central Panhandle

JACKSON COUNTY, FLORIDA
1 hour west of Tallahassee via
I-10, less than 1 hour north of
Panama City Beach on the
Gulf of Mexico.

GRACEVILLE
CHIPLEY

1+ ACRE FOR MOBILE HOME
This 210x210 ft estate at the
northwest corner of Pelham
Avenue and Garner Street backs
onto hundreds of Acres of
wooded Florida Wilderness in
Graceville (home of the Baptist
University of Florida). \$13,900
\$0 down only \$179 per month!

ATLANTA, GA

MARIANNA
TALLAHASSEE

**ACREAGE
& LOTS
AT 4 LOCATIONS**

MARIANNA, GRACEVILLE
ALFORD & COTTONDALE

**2 TO 20 ACRE
MINI-FARMS
FROM \$69⁰⁰ MO / per Acre
NO MONEY DOWN
SELLER-FINANCING
(SCROLL DOWN FOR DETAILS)**

INTERSTATE 10

EXIT 130
OF I-10

RT 280, CORBIN RD

SEAY ROAD

US RT 231

ALFORD

LAKEPOINT RD

45 MINS

US RT 231

DESTIN

55 MILES

PANAMA CITY
BEACH

APALACHACOLA

Marianna Florida
County seat of
Jackson County,
Florida at the
intersection of I-10
and Rt 276
(Kynesville Rd) City
lot (100 x 260 ft)
approved for 3
double wides (city
water and sewer).

950 ACRE COMPASS LAKE
10 Minutes south of I-10 and 45 minutes
north of Panama City Beach. 1 acre
parcels Surrounded by thousands of
Acres of Florida wilderness lands.

Approved for RV camping, mfg modular
home placement, vacation cabin or
primary residence.

All properties served with excellent
County Roads with access to the 950 acre
Compass Lake Beach for swimming,
boating, fishing, water skiing and jet
skiing.

On-site swimming pool and bath house,
tennis court and Ollie's Restaurant.
Hunting, hiking, 4-wheeling, or dune
buggy-ing miles of backwoods trails!

**SCROLL DOWN
FOR
PRICES**

**GULF OF
MEXICO**

Scroll way down for the
2 to 20 Acre Mini-Farms
at \$69 per mo, per acre!



JACKSON COUNTY, FLORIDA
Compass Lake in-the-Hills

GROUND FLOOR OPPORTUNITY TO ACQUIRE 1 or 2 ACRES at 950 ACRE LAKE!

Just north of Panama City Beach

Hidden in the rolling hills of the North-Central Florida Panhandle, near Marianna, FL and exactly 45 miles north of Panama City Beach on the Gulf of Mexico, & 55 miles via I-10 to Tallahassee, lies COMPASS LAKE.

ACREAGE IS NOW AVAILABLE AT UNBELIEVABLY LOW PRICES AND TERMS.

Call with any questions (561) 372=9603



Enjoy 4 seasons!



950 Acre Lake Compass



Located in the hills



No Down Payment 100% Seller-Financing!

The community already has approximately 425 homes established and boasts a Country Club ambiance (Swimming Pool, Bath House, Tennis Courts, Restaurant, etc - with **voluntary club membership at only \$135.00 per year!** Real Estate Taxes are less than \$100 per year! County access roads to all properties are well-maintained by Jackson County!

Escape the hustle-bustle of city life and come down to sunny Jackson County, Florida, where autumn leaves and mild winters await you. Nestled among rolling hills (45 minutes north of Panama City Beach and 1 hour west of Tallahassee) you'll find huge, pristine lakes, 150 to 900 acres each - perfect for fishing, swimming, sailing, and water-skiing.



With boat docks, tennis courts, and a country lodge serving up scrumptious lunches and dinners, there's something for everyone here at Compass Lake. Build your dream home, a cozy cabin, or a modular masterpiece - or opt for no construction at all and just camp out or rent a cabin for a weekend getaway. This rural community, near Marianna, Florida, is spread over 10,000-acres and offers residents fresh lakefront recreation with free resident access.

Compass Lake is an all-sports lake with an average depth of 35-40 feet, with a few deep springs reaching up to 70 feet. You can also explore the many natural wonders and unique geological treasures that surround the community, such as underwater caves, the Florida Caverns, and the Chipola River.



Purchase now before prices rise and enjoy access to all the amenities, including several lakes, two clubhouses, RV park, cabin and boat rentals, tennis courts, and more. With mild winters, private boating and fishing lakes, and 4 seasons of adventure and relaxation, Compass Lake in the Hills is the perfect place to call home. ...

Log onto www.LakeCompass.org for more info on the amenities

Jackson County lots shown below are within Compass Lake in the Hills, near Alford and Marianna, Florida (just off I-10, only 45 minutes west of Tallahassee & 45 min north of Panama City Beach on the Gulf of Mexico). . All property owners have free access to 950 acre Lake Compass for boating, fishing, swimming,

JC 2035

**Manor
Street**

**1.11 acres
165 x 300 ft**

**\$13,900
\$0 down
\$169 per mo**

**Located 475 ft east of
Cinnamon Drive**
Around the corner
from the residence at
546 Cinnamon Dr.

**ONLY 3
MINUTES
TO 950
ACRE
LAKE
COMPASS**



Call us at (305) 333-7551 or (561) 372-9603 FOR ASSISTANCE IN LOCATING THESE PROPERTIES ON GOOGLE MAPS, GOOGLE EARTH OR YOUR GPS!

JC 2245

Fairview Road

State Road S167 –

Highway frontage

\$21,500 \$0 Down \$249 Mo

Unit 3, Blk 77, Lot 11

Located on west side of Fairview Road, 283 ft south of Adams Drive

**Beautiful 1¼ Acre
with paved road frontage!**
1.26 Acres (205 x 281 ft)



JC 2128

Cane Street

215 ft frontage by 1.3 acres.
Located north side of Cane St, 300 ft east of Broom Avenue

\$16,900
\$0 down
\$219 monthly

Unit 3
Block 56
Lot 5

JC 2235

HIGHLANDS CIRCLE

188 X 272 FT
1.1 ACRE

188 FT PAVED RD FRONTAGE. WITH ELEC AVAILABLE!


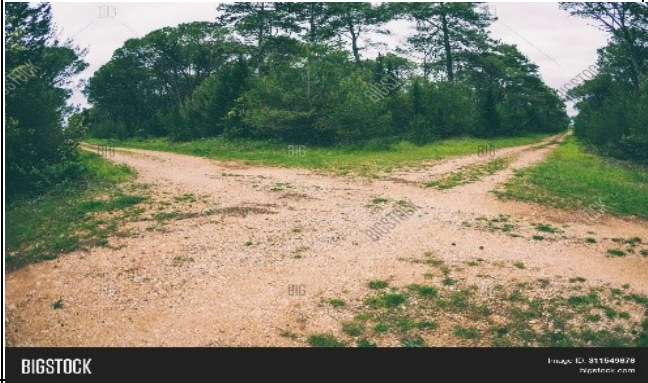

ACROSS THE STREET FROM 1102 HIGHLANDS CIR,


\$19,900

\$0 Down

\$269 PER MO

UNIT 6
BLK 267
LOT 24

JC 2226 JC 2238 2 beautiful, level park-like lots across the street from each other!	BATTLEGROUND AVENUE 2.2 Acres!	1.1 acres each UNIT 5 BLK 170 LOT 8 & 5/171/17	160X 300 FT LOT LAYING VERY NICELY LEVEL WITH ELECTRIC!	LOT LOCATED EXACTLY 600 FEET BEFORE WEST END AT ROADS END!	\$18,900 ea \$0 Down \$219 per mo each		
JC 2404	Sycamore Street NW corner of Sycamore Street & Richland Street	Corner lot with 208 ft on Sycamore Street & 326 ft on Richland St.	1.2 ACRES BEAUTIFUL Corner Lot! ELECTRIC AT PROPERTY			Located 300 ft from 2 acre fishing pond!	Unit2 Blk 232 Lot 30 \$19,500 \$0 Down \$239 Mo
JC 2120	Grand Quiviera Cir	Adjacent on the south of 3108 of Grand Quiviera Cir	\$18,900 \$0 down \$219 mo	1.29 acres	Property lies nicely with elec immediately avail	Unit 5 Block 156 Lot 10	
JC 2206	Southern Blvd	363 x 341 ft (triangular shaped) 1.118 acres					\$13,900 \$0 down \$169 Mo Unit 5 Block 263 Lot 3
Located on north side of Southern Blvd exactly 1,000 ft south of Laurel Drive							

JC 2207	Pershing Drive	1.1 acres 180 x 300 ft	VERY SECLUDED WITH NO TRAFFIC AT ROAD'S END!	Located at very north end of Pershing Road, last 180 ft on (northside.)		Unit 5 Block 149 Lot 10	\$15,900 \$0 down \$219 Mo
JC 2222	CASTLE CIRCLE	1.3 ACRES 130' X 320 FT	Only 3 short blocks to beautiful 160 acre fishing lake! (McCormick Lake)		Located on east side of Castle Circle, 475 ft north of Capitol Street.	UNIT 5 BLK 134 LOT 25	\$21,900 \$0 Down \$279 Mo
JC 2301	LOS PADRES AVENUE	1.146 ACRES 165 X 300 FT	Electric service immediate available.	Lot backs onto 100's of acres of Florida Wilderness	LOCATED ON WEST SIDE OF LOS PADRES, AT VERY WESTERN TERMINUS OF BLACK HILLS STREET	UNIT 4 BLK 113 LOT 40	\$16,500 \$0 Down \$229 Mo
JC 2134	PUTNAM AVENUE	1.35 ACRES 136' X 366 FT			Centrally located between the lakes and on the east side of Putnam Avenue, 400 ft south of Genesso Avenue.	UNIT 6 BLK 244 LOT 8	\$21,900 \$0 Down \$279 Mo
JC 2209	TAMARAC ROAD	1.1 ACRE WITH LONG ROAD FRONT OF 265 FT	265' X 280 FT DEEP TO REAR (TRIANGLE SHAPED)	LOCATED ON EAST SIDE OF TAMARAC ROAD, EXACTLY 345 FT SW OF PAVED NORTEK BLVD	EXCELLENT LOCATION ONLY 4 MINUTES FROM 950 ACRE COMPASS LAKE VIA NORTEK BLVD DIRECT, AND JUST ONE MILE NORTH OF 225 ACRE SILVER LAKE.	UNIT 1 BLK T LOT 158	\$18,900 \$0 DOWN \$219 MO

MINI-FARMS

AND ACREAGE HOMESTEADS

2 TO 20 ACRE HOMESTEADS

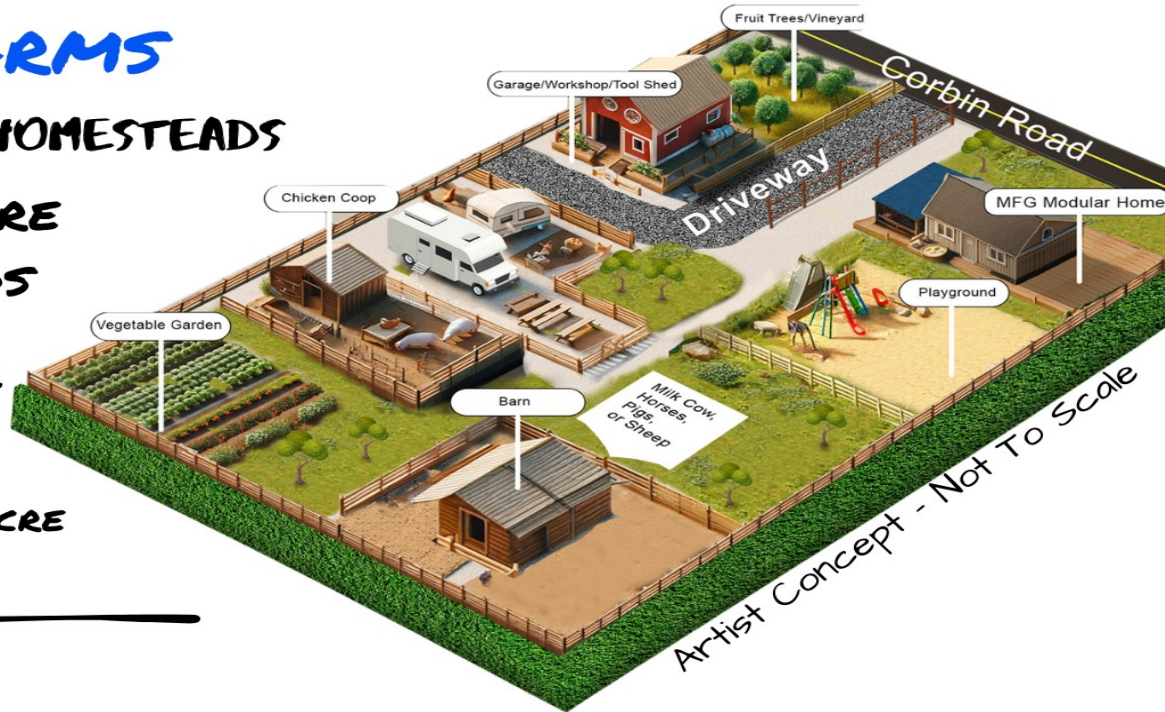
from

\$ 6,995 PER ACRE.

NO MONEY DOWN !

only.

\$ 69⁰⁰ PER MO PER ACRE



2 TO 5 ACRE MINI-FARMS

from

\$ 8,995 PER ACRE.

\$89.⁰⁰ PER MO, PER ACRE

NO MONEY DOWN

Near Panama City Beach!

OWN FLORIDA ACREAGE

FROM \$69⁰⁰

PER MO PER ACRE

NO MONEY DOWN

SELLER FINANCING

CENTRAL FLORIDA

PANHANDLE

LESS THAN 1 HOUR TO PANAMA CITY BEACH ON THE GULF OF MEXICO, THE MINI-FARMS ARE LOCATED AT THE SW CORNER OF CORBIN ROAD (COUNTY RT 280) + SEAY RD NEAR COTTONDALE, FLORIDA. LOCATED 10 MINUTES NORTH OF THE 950 ACRE LAKE COMPASS (SWIMMING, FISHING, BOATING, WATER SKIING AND JET SKIING) AND ONLY 15 MINUTES WEST OF MARIANNA (THE COUNTY SEAT) WITH THE JACKSON COUNTY HOSPITAL. YOU CAN SHOP AT WALMART + MARSHALLS AND DINE AT EXCELLENT ITALIAN, CHINESE AND BARBECUE RESTAURANTS AS WELL AS RUBY TUESDAY, WAFFLE HOUSE AND CHICK-FIL-A ETC.

Call (561) 372 9603

FOR MORE DETAILS

600 ft	320 ft	320 ft	320 ft	240 ft	150 ft 2.2 ACRES LOT 10	150 ft 2.2 ACRES LOT 9	150 ft 2.2 ACRES LOT 8	150 ft 2.2 ACRES LOT 7	300 ft 2.2 ACRES LOT 6
17.5 ACRES	9.3 ACRES	9.3 ACRES	9.3 ACRES	7.3 ACRES					2.2 ACRES LOT 5
LOT A	LOT B	LOT C	LOT D	LOT E	3.3 ACRES LOT 4				
					3.3 ACRES LOT 3				
					3.3 ACRES LOT 2				
					3.3 ACRES LOT 1				

2- 20 acre Mini-Farms less than 1 hour north of Panama City Beach and 1 hour west of Tallahassee via I-10. From only \$6,995 per acre, \$0 down and from only from \$69 per month/per acre! Select your Mini-Farm now! A \$500 deposit will hold it in your name until Jackson County approves this subdivision for survey and recordation, at which time a Warranty Deed Agreement in your name will be entered into, and monthly payments, as indicated above, will commence. Alternatively you may elect a 15% cash discount to close for cash. Scroll down for pricing:

SCROLL DOWN FOR MINI-FARM ACREAGE PRICING!




Location of mini farms at SW corner of Corbin Road (ON LEFT), Route 280 and Seay Road, Cottendale, Florida, (Jackson County)


LOT #	ACREAGE & DIMENSIONS	\$ PER ACRE PRICE	TOTAL PRICE	APR	DOWN PAYMENT	MONTHLY PAYMENT	TERM (# MO)	MISC INFORMATION
1	3.3 ACRES 160 X 900'	\$8,995	29,500	7.39%	\$0.00	\$295	156	Seay Rd front
2	3.3 ACRES 160 X 900'	\$8,995	29,500	7.39%	\$0.00	\$295	156	Seay Rd front
3	3.3 ACRES 160 X 900'	\$8,995	29,500	7.39%	\$0.00	\$295	156	Seay Rd front
4	3.3 ACRES 160 X 900'	\$8,995	29,500	7.39%	\$0.00	\$295	156	Seay Rd front
5	2.2 ACRES 300 X 320'	\$10,900	23,980	7.39%	\$0.00	\$249	146	Seay Rd front
6	2.2 ACRES 300 X 320'	\$12,900	28,380	7.39%	\$0.00	\$279	160	Paved Rd, corner lot Corbin Rd & Seay Rd SALE PENDING - ALBERT
7	2.2 ACRES 150 X 640'	\$8,995	19,789	7.39%	\$0.00	\$198	156	Corbin Rd, Rt 280

8	2.2 ACRES 150 X 640'	\$8,995	19,789	7.39%	\$0.00	\$198	156	Corbin Rd, Rt 280
9	2.2 ACRES 150 X 640'	\$8,995	19,789	7.39%	\$0.00	\$198	156	Corbin Rd, Rt 280
10	2.2 ACRES 150 X 640'	\$8,995	19,789	7.39%	\$0.00	\$198	156	Corbin Rd, Rt 280 SALE PENDING HALEY
E	7.3 ACRES 250 X 1,275	\$7,495	54,700	7.39%	\$0.00	\$499	180	Corbin Rd, Rt 280 SALE PENDING SCOTT
A	17.5 ACRES 600 X 1,267	\$4,995	87,500	7.39%	\$0.00	\$799	180	600 FT OF PAVED ROAD FRONT
B C D	28 ACRES WITH 960 FT PAVED ROAD FRONT	\$6,995	\$64,995FOR EACH 9.3 ACRE TRACT	7.39%	\$0.00	\$ 598 180 320 FT OF PAVED ROAD FRONTAGE FOR EACH 9.3 ACRES! C - SALE PENDING - WILEY, D. SALE PENDING - DeClemente		

Smaller City Parcel investments in Marianna & Graceville!

JC 2241	Pelham Ave, Graceville, FL	1.012 Acre Corner lot. 210 x 210 ft	Land adjoins hundreds of acres of wooded, Florida wilderness on 2 sides!	Located at NW corner of Pelham Avenue and Garner Street, Graceville, FL	\$13,900 \$0 Down \$189 mo	Parcel ID # 34-7N-13-0000-0060 -0090
JC 2242	Matties Lane, Marianna, FL Property is inside the city of Marianna, FL with elec, water & sewer hook-ups readily available! .6 Acres 100 ft x 258 ft.			Investment opportunity. APPROVED FOR 3 DOUBLE-WIDE PADS WHICH WOULD RENT FOR OF OVER \$4,000 PER MONTH lot rent!. For sale now at only \$27,900. Or you can install 3 doublewides and sell them for between \$400,000 & \$600,000. Call (305) 333-7551 for complete details.		Parcel ID 04-4N-10-0283-0000-0030 Very secluded at roads end of Matties Lane. From the corner of Orange Street and Cooper Ln, go east on Matties Lane to very end GREAT INVESTMENT! \$39,900 \$5,000 DOWN \$359 PER MONTH

For Western Florida (Gulf of Mexico) and
Eastern Florida (Atlantic side) Properties, simple close this page.
OTHER FLORIDA COUNTY PROPERTIES SHOWN BELOW

FLORIDA COUNTY	MAP REF #	ADDRESS or Location	PRICE & MISC INFO		
Lake County. Ocala Forest Campsites #2 Lot 19 10,000 Sq Ft	LK 2201	Armadillo Road, Altoona,, FL 100 x 100 ft lot is located At NW corner of Armadillo Rd and Raccoon Road, 3 short blocks north of CR 445 - 1 hour north of Orlando!	\$10,900 \$0 Down \$139 Monthly		
Dixie County	DX 2207	50 x 100 ft mobile home lot in in Swannee Gardens is located on west side of SE 929 th Street, 400 ft north of SE 218 th Avenue	\$6,995 \$0 Down \$119 monthly		
Dixie County	Dx 2104	50 x 100 ft mobile home lot on south side of 478 th Ave, 185 ft west of NE 566 th Street (Blk 9, Lot 15 Skyline Heights)	\$6,995 \$0 Down \$119 monthly		
Dixie County	DX 2102	50 x 100 ft mobile home lot on the south side of 482 nd Ave, 325 ft west of of NE 580 th Street	\$6,995 \$0 Down \$119 monthly		
Marion County MC 2203	SE corner of SE 20 th Place & Levy Hammock Rd (also known as SE 183 rd Avenue Road), Silver Springs, Approved for mobile home and is ½ mile north of North Lake, Halfmoon Lake and Lake Bryant in Ocklawaha and ½ mile west of the 600 sq mile Ocala National Forest. Ocala Nat'l Forest is the home of the 46,000 acre Lake George!		.36 Acres 95 x 163 ft \$18,500 \$0 Down \$239 monthly		
Clay County	Keystone Heights	6321 Wofford Drive, Keystone Heights. Nice Mobil Home lot. 100 x 150 ft. Recent survey included!-	\$7,995 \$0 Down \$129 Month		



NO DOWN PAYMENT - NO CREDIT CHECK - NO QUALIFYING

Since you are probably wondering “how”, we want to share with you 2 easy steps to buying land from us at the Realty Connexion

SCROLL DOWN

Step 1.

Choose your property

Choosing your property is the first step in the buying process. We suggest that you put the address into Google Maps or Google Earth and go down to street level and look around. (If the property in question does not specifically have a street address, please call us so that we can assist you in locating the property by Google Maps and GPS).

Call us to ask any questions, and, if inconvenient to physically inspect the property, or if you live in another state or out of the country DON'T WORRY Our Guarantee* is that you have 3 full years to swap for any other property in our inventory!

Step 2.

Buy now before the property you have selected is gone.

Ask for the “**Buyer’s Package**” (plat map, pictures & **Warranty Deed Agreement**). Until you sign the Agreement and return it with the 1st monthly payment, you are under no obligation to purchase.

There are 3 ways to buy:

1. CASH SALE -- Pay 10% deposit plus \$425 closing costs with your initial contract. We do the paperwork and present you with the **Title Search showing that the property is FREE & CLEAR** (no liens or mortgages and that taxes are paid currently) and we provide you with a copy of your Warranty Deed (title). The balance of the purchase price is then due at closing -- about 10 to 14 days later.

2. DEED & MORTGAGE CLOSING WITH 25% DOWN PAYMENT -- Same procedure as above, except that instead of paying 100% of the purchase price, you pay only 25% and we, as the Sellers, take back a mortgage for 75% of the purchase price. Because there is a mortgage involved (with additional documents and recording costs), the Buyer’s closing costs are \$205.00 more, and are simply added to your mortgage amount. After the closing and recordation of your Warranty Deed, your monthly installment payments are as indicated on our website listing (from \$119.00 up)).

3. 100% SELLER-FINANCING -- Seller-financed properties are paid for in easy monthly installments. There is no credit check and you are automatically approved. For properties under \$20,000, **NO DOWN PAYMENT REQUIRED, just remit the first monthly payment to us with your contract.** For properties priced at \$20,000 and higher, a \$500 or \$1,000 deposit is required (depending on total price).. Your **Warranty Deed Agreement** entitles you to immediate wnership and occupancy of the property. You are entitled to receive your recorded Warranty Deed when you have paid in 50% principal of the purchase price.

Monthly installment payments can be made in any of 6 different ways:

1. By mailing us a personal check or money order (or having the auto-pay program of your bank doing it)..
2. Setting up auto-pay with us using your bank account or credit card.
3. Calling in a credit card payment.
4. Paying by E-check or credit card online at www.MonthlyLandPayment.com and get an instant E-mail receipt.

5. PayPal;

6. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit. But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

QUESTIONS? Call us at (305) 333-7551)

* **Our Guarantee** is that you have 3 full years from the date of purchase to swap for any other property in our inventory –

and here is how it works:

You can swap for any other property, then currently, in our inventory for sale. It matters not whether you are selecting a more expensive property or a less expensive property, whatever principal amount(s) are paid in - you get to trade “dollar-for-dollar” and get credit for the amount paid in. The only things that are required is that you be a timely payer of all amounts specified to be paid, if you are on installment payments, and that your account be current. If you are a cash payer and have already received your deed, you will only pay, again, the specified \$385.00 closing cost.

Martin I. Price, CEO, Florida Lic # SL331963