

## Brought to you by the Price family which has been in the land development business for 5 generations!

Martin Price, is the current CEO of The Realty Connexion. His maternal grand-father, Jacob Kallenberg, managed farms as far back as 1924 in Dade County, FL (in what is now known as Hialeah). His paternal grandfather, Samuel Price, was developing building lots in Willimantic, CT in 1927. His father, Jack Price, was building motels and other commercial properties in Spartanburg, SC in the 50's and 60's. His Son, Peter, is Senior VP of The Realty Connexion at the company headquarters in Deerfield Beach, FL. And his grandson, Joseph, is interning with the company part-time, while attending Central Florida University in Orlando.

## For info on our CEO, go to <a href="https://www.MartinPrice.info">www.MartinPrice.info</a>

here is what they are saying about The Realty Connexion: "

What I like best about The Realty Connexion is that they give you the original survey plat map and all the info before you purchase, and then you can do your due diligence and get 3 years to change your mind & swap to another property." Micole Spriggs, Ocala, Florida

"It is incredible! You can invest in Florida real estate with no money down & no credit check. No qualifying requirement of any kind" David Shepard, Denver, CO

". . . when you call them, you get a real live person on the phone who is knowledgeable and answers all your questions." Lauren Summer, Providence, RI

"They have an inventory of over 100 city lots, rural acreage parcels and mini-farms all over the state of Florida" Marco Rodriguez, Boynton Bch, Florida

#### SCROLL DOWN FOR PROPERTIES



1.5 to 10 Acre Mini-Farms and 1 to 2 Acre Wooded Country Estates all with

100% Seller-Financing

CALL (305) 333-7551 for details.

## NO DOWN PAYMENT REQUIRED!

# JACKSON COUNTY, FLORIDA Compass Lake in-the-Hills GROUND ELOOR OPPORTUNITY TO ACQUIRE ACREAGE

**GROUND FLOOR OPPORTUNITY TO ACQUIRE ACREAGE** at 950 ACRE LAKE Just north of Panama City Beach

#### The North-Central Florida, near Marianna, FL

and exactly 45 miles north of Panama City Beach on the Gulf of Mexico, and only 55 miles via I-10 to Tallahassee, lies COMPASS LAKE. LOCATION, LOCATION, LOCATION. Just a few minutes East of US 231. Near the Compass Lakeside Restaurant "The Cove". And the German Restaurant "Olie's".

Less than 10 minutes to the Compass Lake boat ramp. Great fishing only 5 minutes from McCormick Lake-only non-motorized boats allowed. 12 miles from the North Florida Motorplex race track. 11 miles from the MP County Line Motocross race track. Apalachicola and Chipola River boat ramps 30-45 minutes away. Less than 1 hour to Panama City's beautiful white sand beaches and the NW FL Beaches International Airport. 1 hour to Mexico Beach and Port St. Joe Just over an hour to St. George Island, Cape San Blas, Tallahassee FL and the Tallahassee International Airport, or due north to Dothan AL.

#### ACREAGE IS NOW AVAILABLE, SELLER-FINANCING & NO MONEY DOWN AT UNBELIEVABLY LOW PRICES!









# 100% Seller-Financing! No Down Payments Required

The community already has approximately 485 homes established and boasts a Country Club ambiance (Swimming Pool,

Bath House, Tennis Courts, Restaurant, etc - with voluntary membership only \$125.00 per year!

Real Estate Taxes are less than \$175 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 950 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.







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

#### JC 2515 -- NW corner of Blue Jay Ave & Tipaquan St (Unit 3, Blk 43, Lot 7)

This 1.13 Acre parcel at Compass Lake in the Hills has 475 ft of road frontage (300 ft x 175 ft) and is located in a very secluded area of Compass Lake on a cul-de-sac and backing onto hundreds of acres of Florida wilderness! To help locate it - it is 420 ft north of Myakka St & just south of 810 Blue Jay Ave. As you can see from the flood map below, approx 1/3<sup>rd</sup> of the lot is subject to occasional flooding, so we have reduced this gem of a property down to

## \$12,900, \$0.00 Down and only \$149 per month

While the blue areas below may flood occasionally, the upper edges of the blue areas (like the 1/3<sup>rd</sup> acre at the front corner of this lot) are much less likely to be affected.

Over .75 Acres is High & Dry - septic approval guaranteed!

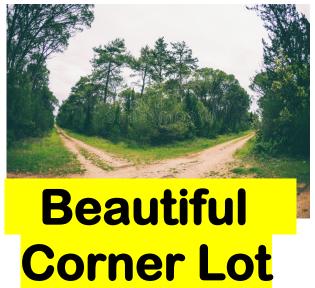


THIS TURNS OUT TO BE A REALLY GOOD DEAL!

#### JC 2133 NW CORNER KULM CT & ANDERSON DR

This 1.1-acre parcel with 297 ft on Anderson Dr and 165 ft on Kulm Ct cul-de-sac is perfect for a secluded get-a-way, RV camping, a summer home or a permanent residence!





JC 2514 Military Court 1.6 Acres This parcel is VERY SECLUDED AT END OF CUL-DE-SAC. IT BOASTS OF 450 ft to rear! (Unit 5, Blk 171, Lot 8)

at \$19,500 it is only \$12,000 per acre! No Down Payment and only \$249 per month!



This 1.6 Acre property is on east side of Military Ct, (near end of road) and 300 ft south Of Arkansas St. It is around the corner from the residence at 1078 Battleground Ave, Alford, FL 32420



#### JC-2244 COCONINO CIR

1.43 Acres lying adjacent to and north of the residence at 773 Coconino Cir. Electricity immediately available at this oversized property with 280 ft of road frontage by 225 ft deep. Property is High & Dry, well drained and level. \$24,900, \$0.00 Down, \$269 per (only \$17,500 per acre)



See pictures of JC 2244 (1.43 acres) on next page below





## JC 2511 Highlands Circle

Unit 6, Blk 267, Lot 33

Located diagonally across the street from residence at 1060 Highlands Circle,
Alfred, FL. (as shown on map below) 1.06 Acres
8 blocks up Lakepoint Road from the 950 Acre Compass Lake.

252 feet of Paved Road frontage x 328 feet deep to rear, with electric on site!

\$21,500, \$0.00 Down, & only \$239 Month

Highlands Circle (paved)

106



#### JC 2309 Block 150 ,Lot 26

#### **Alene Drive**

Located on west side of Alene Drive – at bend in road, just 533 feet north of Clark Street. The 1.5 acres is mostly level and slopes up slightly from road!

1.5 ACRES 463' x 295 ft, \$23,900, \$0.00 Down, \$269 month Incredible "hi & dry" lot with 463 ft of road frontage x 295 ft deep to rear on quiet street.





See picture of this 1.5 acre lot on next page below



DEALENDRIVE

## Ocala Drive -- 1.3(+-) ACRES

#### **LEVEL LOT at TOP OF THE HILL**

with driveway roughed in! 1.3 Acres (330 ft & 250 ft across rear).

On excellent County maintained road! Unit 4, Blk 115, Lot 12

Property lies on north side of Ocala Drive, 300 ft west of Anderson Drive. **Elec at lot!** West side of lot borders cleared utility R.O.W. for 330 ft deep to rear.









NAVAJO STREET

JC 2222 -- 1.314 Acres Castle Cir, Compass Lake in the Hills, Alford FL (Unit 5, Blk 134, Lot 25). Located on east side of Castle Cir, 450 ft north of Capitol St. Ideally located near 250 acre McCormick Lake and only minutes to the 950 acre Compass Lake for fishing, and all water sports. Property is high & dry at the top of the hill and slopes up from the road!





JC 2102 -- Pika Circle, Compass Lake-in-the-Woods, Alford, FL (Unit 3, Blk 46, Lot 6) Located south side of Pika Cir, 471 ft west of Raven Ave

1.33 ACRES with 285 ft road frontage x 275 ft deep! Oversized and secluded, but with good road access & frontage! Afford TIPAQUAN STREET MYAK Across the road from acres of Florida wilderness \$21,900, \$0.00 Down, \$239 Mo see picture of property below:



#### JC 2502 Fairview Road \$23,500, \$0.00 Down, \$259 Month

This 1 Acre lot on paved Fairview Road (County Rd Hwy 167) is located across the street from the residence at 556 Fairview Rd, Marianna, FL and is ideal for a cabin or mobile home! It is also across the street from 230 acres of Florida Wilderness (which, for access, comes right up to the road). Great for hunting!





JC 2504 1.73 ACRES ON DIXIE DRIVE (135 FT OF ROAD FRONT ON DIXIE DRIVE BY 460 FT DEEP TO REAR. PARTIALLY CLEARED AND LOCATED ON EAST SIDE OF DIXIE DRIVE, 267 FEET SOUTH OF WOODLA ROAD. IN THE WITNESS PROTECTION PROGRAM? GET AWAY FROM IT ALL AND CAMP OR BUILD SO FAR BACK INTO THE WOODS THAT YOU WILL NEVER, EVER BE SEEN! \$25,900, \$0.00 Down, \$299 month (What a deal -- less than \$15,000 per acre!



## JC 2503 1.39 Acres on Hibiscus Street (169 x 369 ft)

This 1.4 acre tract of land is located on the south side of Hibiscus Street, 260 ft west of Cinnamon Drive (across the street from an undeveloped private hunting area of some 350 acres of wilderness). That means NO NEIGHBORS!

\$21,900, \$0.00 Down, \$ 239 month.

(only \$15,755.00 per acre).



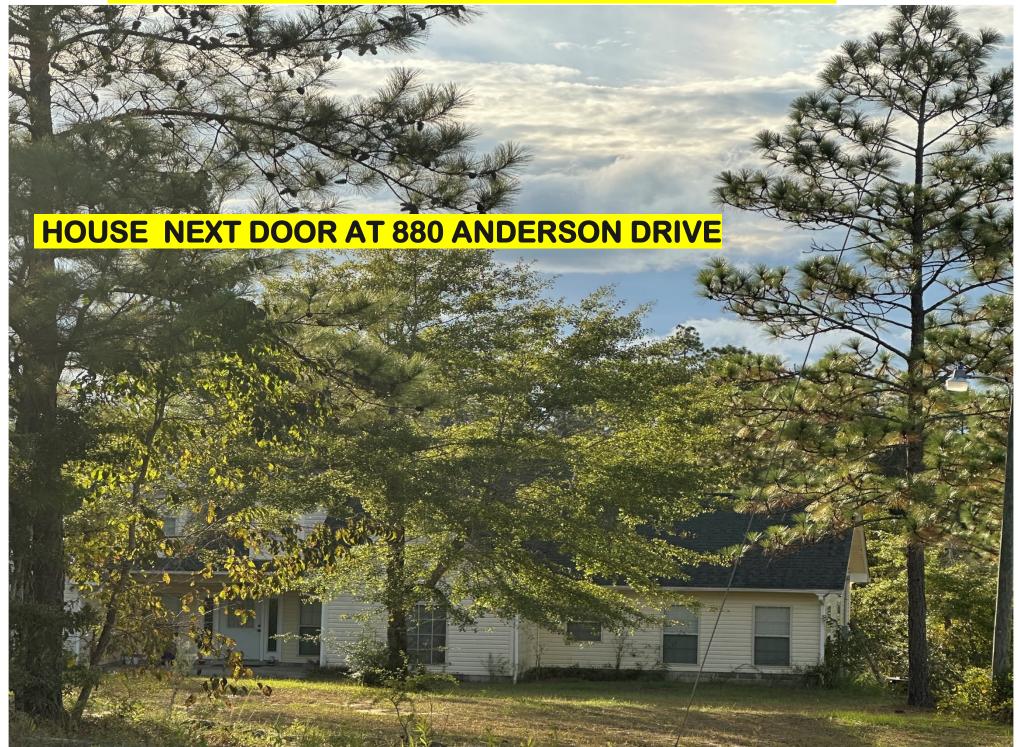
#### JC 2501 Anderson Drive (Unit 6, Blk 226, Lot 18) Compass Lake in the Hills

This conveniently located 1.21 acre parcel (160 ft x 330 ft lot) on north side of Anderson Drive at Compass Lake is located 120 ft east of residence at 880 Anderson Drive and 165 ft west of Gambier Road! This lot is ready to go: Good county maintained road with electricity ready for hook-up!

\$21,900, \$0.00 Down, \$219 mo.



## SEE HOUSE NEXT DOOR -- NEXT PAGE - BELOW



#### JC 2125 Pershing Drive, Alford, FL Unit 5, Blk 152, Lot 4

This Hi & Dry acre (227' x 286 ft) is located on the west side of Pershing Drive, 125 feet south of Smith Street (aka Smith Court), Compass Lake in the Hills, Alford, FL.

Ideally located on a quiet cul-de-sac and backing up onto 100(+-) acres of Florida wilderness (lands for hunting, hiking, bird-watching, etc.)



JC 2125 is only minutes from 950 Acre Compass Lake for swimming, fishing, water-skiing and all water sports!



#### **JC 2420**

## 2933 Milton Ave, Marianna, FL

(Paved City Road with city water & Sewer).

Great Investment!

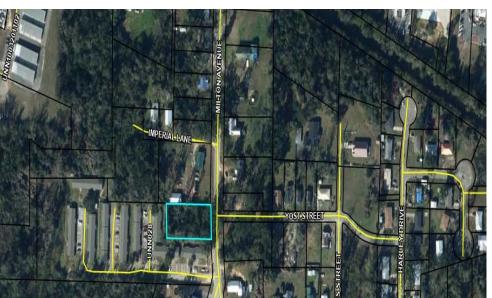
\$22,900, \$0.00 Down, \$259 month
.423 ACRES IN CITY

OF MARIANNA, FL Approved for
2 double-wides!

95 ft on Milton Avenue x 200 ft deep!

Property lies south of and adjacent to
2945 Milton Avenue, Marianna, FL







#### **JC 2242**

Matties Lane, Marianna, FL

Great Investment

opportunity.

APPROVED FOR 3

DOUBLE-WIDES

<mark>.6 ACRE</mark> 100 x 258 feet

Call (305) 333-7551 for 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 Lane, go east on Matties Lane to very end. **GREAT INVESTMENT!** 

\$27,900, \$0.00, DOWN, \$359 PER MONTH

JC 2406 Grand Quiviera Cir Unit 5, Blk 152, Lot 55

## 160' x 290 ft, -- 1.156 ACRE LOT

Across the street from 35 acres of Florida wilderness!



The property is located 1,635 ft east of the intersection of Grand Quiviera Cir and

The property is located 1,635 ft east of the intersection of Grand Quiviera Cir and Chatahoochee Ave, as shown above at the red arrow.

JC 2510 Edison Avenue Blk 130, Lot 4

This Compass Lake location in Alford, Florida is perfect!

PAVED ROAD, ELECTRICITY AVAILABLE and ONLY A FEW STEPS

TO THE 150 ACRE McCORMICK LAKE - FOR SWIMMING AND

FISHING!

**1.19 acres** \$22,900, \$0.00 down, \$249 M/O. (233 feet of road frontage with a depth of 213 Feet) and is located on the west side of Edison Avenue, 400 feet south of Custis Street.









Scroll down to next page for lot dimensions



#### JC 2410 Kynesville Road, Cottondale, FL Sale pending CAGE

3.93 Acre parcel on paved road is located just north of I-10 at the point where the north end of Wilimar Road ends (as shown).



Take 2 Acres (east half) or 2 Acres (west half) for \$26,900, \$0.00 Down, \$299 Mo (Roughed-in driveway separates east ½ from west ½).Or SAVE \$6,000.00 AND TAKE . . . . . . ALL 4 ACRES FOR ONLY \$39,900, \$0.00 DOWN, \$399 MONTH



## JC 2516 -- 4497 Clearwater Lane, Marianna, Florida

This 1.3 Acre building Lot (164' x 362 ft deep to rear), is in a nice neighborhood just east of Hwy 73 & Fillmore Drive, only 2 miles south of the city of Marianna, Florida.

Only \$18,900 (calculated at \$14,500 per acre) \$0.00 Down, \$239 per mo Riverbend Rd Riverbend Rd

### TREELINE ROAD WOODED ESTATES & MINI-FARMS

2 ADJOINING LOTS of 2.47 acres each (TRL 3 & 4), EACH WITH 809 ft of road frontage (including the private cul-de-sac road running front to rear between the lots which are 640 ft deep. The acreage is located at Grand Ridge, Florida just north of Compass Lake in the Hills and 15 min from Marianna (County Seat of Jackson County, FL.)

1 Lot = 2.4 Acres, Both Lots = 4.8 Acres

Only \$18,900 per Acre, NO MONEY DOWN and only \$219.00 per month, per acre





Both properties are <sup>3</sup>/<sub>4</sub> open meadow for farming or ranch and about <sup>1</sup>/<sub>4</sub> wooded for seclusion! Both can utilize the adjoining cul-de-sac for easy access to the rear portion of the property.

**JC-TRL 3 & 4** 

TREELINE ROAD MINI-FARMS FARMS, Jackson County, Florida,

#### Parcel ID 35-3N-08-0000-0070-0000

#### Longitude & Latitude Location: 30°36'30.3"N 85°00'43.1"W

52 miles west of Tallahassee, via Interstate 10 and only 64 miles to (Gulf of Mexico) Panama City Beach, Mexico Beach, Apalachicola. 10 minutes to Grand Ridge, 20 minutes to Marianna, FL (Regional Hospital, Wal\*Mart, shopping centers, restaurants, etc).

**Directions:** Take I-10 west from Tallahassee, cross Apalachicola River and take Exit 158 West on Interstate 10 (5<sup>th</sup> exit west of Tallahassee). Then go south on Rt 286 and turn right (north) onto Treeline Road. The Mini Farms are on the right just 600 feet before the residence at 650 Treeline Road, Grand Ridge, FL 32442



## **Green Road / Hussey Road, 2.5 Acre to 11.5 Acre MINI-FARMS**

Located in Jackson County, FL at SW corner of Green Road & Hussey Road, Greenwood, FL, ¾ mile west of the farming community, lovingly known as "Historic Two-Egg Florida", and just north of the County seat of Marianna, FL with its shopping centers, restaurants and the regional Jackson Hospital.



Conveniently located less than an hour from Tallahassee via Interstate 10 on the East and 45 minutes from Panama City Beach on the southwest and minutes from the Chattahoochee River, Lake Seminole, Apalachee Wildlife Area, Florida Caverns State Park and the 950 acre Lake Compass in Alford (just google "Two Egg Florida"). "Two Egg" is ¾ mile to the west on Green Road

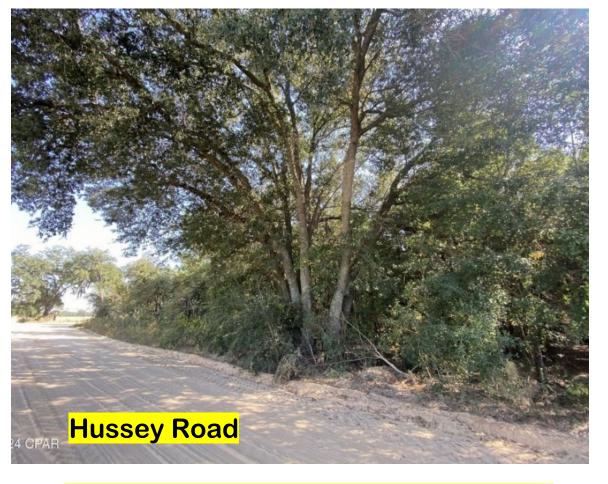


## Depending on the selected lots, your wooded estate or

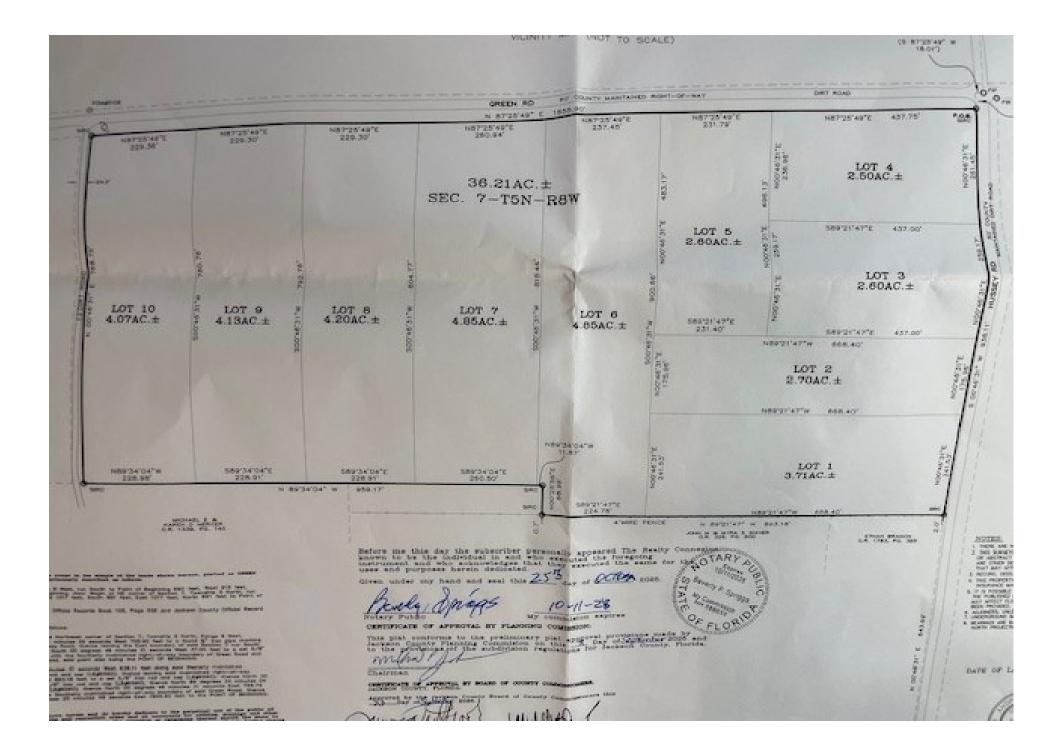
mini- farm can be from 2.5 to 11.5 Acres

2.6 Acres (Lot 3);
6.41 Acres (Lots 1& 2);
9 Acres (Lots 1,2 & 3).
YOU SELECT THE ACREAGE
COMBINATION YOU WANT.
You pick 'em at \$14,900
per acre, \$169 per mo /
per acre.

Lots 8, 9 & 10 (12.4 Acres) are priced at \$16,900



per acre (\$189 per mo / per acre). Lot 10 has a driveway for easy access along its entire western border for 769 ft. Call for more details - (305) 333-7551 See plat map below for lot layout. . .





FOR MORE INFORMATION CALL (305) 333-7551

# For Western Florida (Gulf of Mexico) CLICK HERE and Eastern Florida (Atlantic side) Properties, CLICK HERE

I've been hearing about Two Egg, Florida since I first moved to the state many years ago.

Back then you were not a true Floridian unless you had at least heard of Two Egg.

Two Egg is a little crossroads community in Jackson County way up in Northwest Florida not far from the point

where the Florida, Alabama and Georgia state lines all come together!

This part of Florida is what the late writer Al Burt used to call Florabama, and it's not too far from Florgia either, some even call it Talabama. Neat words for the culture that defines this region. Two Egg is truly on the Florida back roads. It is at the intersection of State Road 69 and State Road 69A.

The nearest big town is Marianna, Florida, about 11 miles away as the crow flies and a bit further by road.

#### **HOW DID "TWO EGG", FLORIDA GET ITS NAME?**

During the depression in the 1930s, cash was very hard to come by. Local folks began to trade farm products for other staples in the store. One story has it that two boys used to come in with two eggs from their

family farm to trade them for sugar. Locals began to jokingly call the place the "two egg store", and the name stuck.

In any event, it is an official name now with a State of Florida highway sign that marks the place.

#### **GHOST AND THE TWO EGG STUMP JUMPER**

There are at least two local legends involving Two Egg, Florida and Jackson County.

One has to do with a female ghost who hangs around nearby Bellamy bridge.

The legend says her bridal gown caught fire on her wedding day and she died from the burns. Her ghost still

wanders the area looking for the husband she almost had.

Another legend involves sightings of a small kind of Bigfoot looking monster.

Several folks claim to have seen this creature walking and running in the swamps and woods on two legs.

The locals call this creature the "Two Egg Stump Jumper".

#### **HOME OF FAYE DUNAWAY**

Academy Award winning actress Faye Dunaway spent her childhood years in a small house just north of

Two Egg in the community of Bascom.

Ms. Dunaway attended both the University of Florida in Gainesville and Florida State University in Tallahassee.

In this state of divided school loyalties, she could probably run for political office and win.

Dale Cox, a local writer and historian is a resident of the area around Two Egg, and is also the author of the definitive book "Two Egg, Florida."

He has also written other books about the town and surrounding area and the legends and history that make the area interesting.

THINGS TO DO NEAR TWO EGG, FLORIDA

Bellamy Bridge Heritage Trail 4057 County Road 162, Marianna, FL 32446 -- (850) 482-8061

Just a short drive from the heart of Two Egg, the Bellamy Bridge Heritage Trail leads to one of Florida's most haunted spots, the historic Bellamy Bridge.

The trail itself is a serene walk-through beautiful Florida nature, but the highlight is the ghost story associated with the bridge. Whether you believe in ghosts or not, the tale of Elizabeth Bellamy adds an intriguing layer to your visit. It's a fascinating mix of natural beauty and local legend that you'll enjoy. Hinson Conservation and Recreation Area, Highway 73, Marianna, FL 32446 | (850) 482-4353

Located on Highway 73 one mile south of Marianna, the Hinson Conservation and Recreation Area offers miles of pristine trails for hiking, bird watching, and enjoying the unspoiled beauty of the Florida Panhandle.

The area is known for its diverse ecosystem and is a peaceful retreat for nature lovers. Bring your binoculars and keep an eye out for the local wildlife. It's a perfect place to reconnect with nature and enjoy the tranquility of Two Egg.

Florida Caverns State Park 3345 Caverns Rd, Marianna, FL 32446 | (850) 482-1228

Visit the only Florida state park with air-filled caves accessible to the public. Enjoy the limestone caverns, hiking trails, picnic areas, and campground.

Dogs are allowed. The cave tours sometimes sell out, so be sure to call the Gift Shop at 850-526-2650 to ask about ticket availability.



## at SW corner of Green Rd & Hussey Rd, Greenwood, FL

Discover prime land in Jackson County. An amazing opportunity to own a substantial piece of property conveniently located within a short drive of the charming towns of Sneads, Grand Ridge, and Marianna. Imagine the comfort of building your dream country home or establishing a mobile home on this private rural retreat, all while enjoying the convenience of nearby necessities in town.

For outdoor enthusiasts, this property's location is a significant bonus. Enjoy the ease of a short drive to multiple boat ramps on the legendary Apalachicola River and the 950-acre Compass Lake and the vast expanse of Lake Seminole, offering endless opportunities for boating, fishing, and all watersports. For the avid hunter, this property is a true whitetail haven. It's loaded with deer and boasts a healthy population of wild quail.