

North Central Florida Panhandle

MINI-FARMS

Just north of Panama City Beach!

SCROLL DOWN for ACREAGE TRACTS,

BLDG LOTS, MOBILE HOME LOTS

& RV / TRAILER CAMPING LOTS

IN NORTH CENTRAL FLORIDA

AND SCROLL DOWN FOR
1 to 5 ACRE MINI-FARMS

\$0 Down, Seller-Financing

From \$149 per month / per acre!

**Scroll all the way down for Acreage Lots,
Homesteads & Mini-Farms**



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

Martin Price, is the current CEO of The Realty Connexion. His maternal grandfather, 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 The University of Central Florida in Orlando.

For info on our CEO, go to www.MartinPrice.info

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."

Nicole 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, acreage parcels and mini-farms all over the state of Florida"

Marco Rodriguez, Boynton Beach, Florida

SCROLL ALL THE WAY DOWN FOR MINI-FARMS



JACKSON COUNTY, FLORIDA

Compass Lake in-the-Hills

**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 boasts a Country Club ambiance (Swimming Pool, Bath House, Tennis Courts, Restaurant, etc - with voluntary club membership at 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.

950 ACRE COMPASS LAKE for Fishing, Boating, Swimming



Call us at (305) 333-7551



JC 2216

GRAND MESA AVE

Sale pending - Joseph

Located on Grand Mesa Ave this 1.123 Acre parcel (157 x 297 ft) is diagonally across from Crotan Drive, nicely wooded and convenient to 950-acre Compass Lake. **\$14,900, \$0.00 Down, \$189 mo**

Or Call (561) 372-9603

**FOR ASSISTANCE IN LOCATING
THE FOLLOWING PROPERTIES
ON GOOGLE MAPS,
GOOGLE EARTH
OR YOUR GPS!**



2133

NW CORNER KULM CT & ANDERSON DR

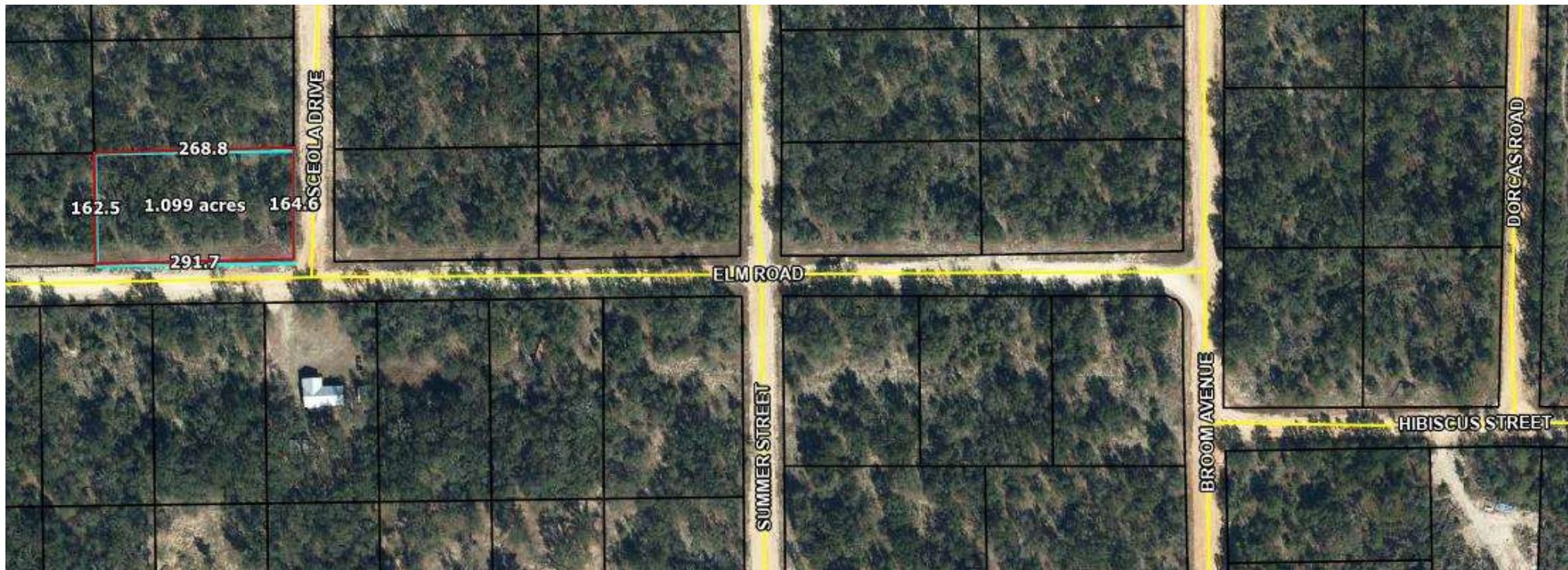
This 1.1-acre parcel with 297 ft on Anderson Dr and 165 ft on Kulm Ct cul-de-sac is perfect for a secluded get-a-way, RV camping, a summer home or a permanent residence!



JC 2237 OSCEOLA DRIVE

This Acre tract with 455 ft of road frontage lies at the convenient NW corner of Osceola Dr and Elm Rd - only a four-minute drive to either the 150 Acre McCormick Lake for fishing, or the 950 Acre Compass Lake for water skiing, jet skiing, and all other water sports. A “no brainer” for the active, outdoor activity - loving family.

\$16,900, \$0.00 Down, \$189 mo Sale pending -- Paxton



JC 2416

DANIEL DR (220' SOUTH OF DRIVEWAY FOR 915 DANIEL DRIVE)

This 1 Acre tract on Daniel Dr across the street from the 150 Acre Lake McCormick is accessible via paved road!

\$21,900, \$0.00 Down, \$239 mo



JC-2120

GRAND QUIVIERA CIR

This 1.3 Acre parcel lies south of and adjacent to 3108 Grand Quiviera Cir and is already served with electricity.

\$21,900, \$0.00 Down, \$239 mo



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 lays level and is immediately available for residential construction!

\$23,900, \$0.00 Down, \$269 per mo



JC 2238

Battleground Ave

Relatively level, nicely wooded 1 acre building site on Battleground Ave. Our property appraiser states that this is the nicest, “Park-Like” wooded acre with landscaped appearance. 150 x 300 ft and located 575 ft from roads end at the very west end of Battleground Ave (where a private driveway enters into a 40 acre estate!)

\$18,500 , \$0.00 down, \$219 per month



JC 2127 Hood Avenue

Unit 5, Blk 137, Lot 4 **1 FULL ACRE**

\$23,900 \$0 Down \$249 per mo

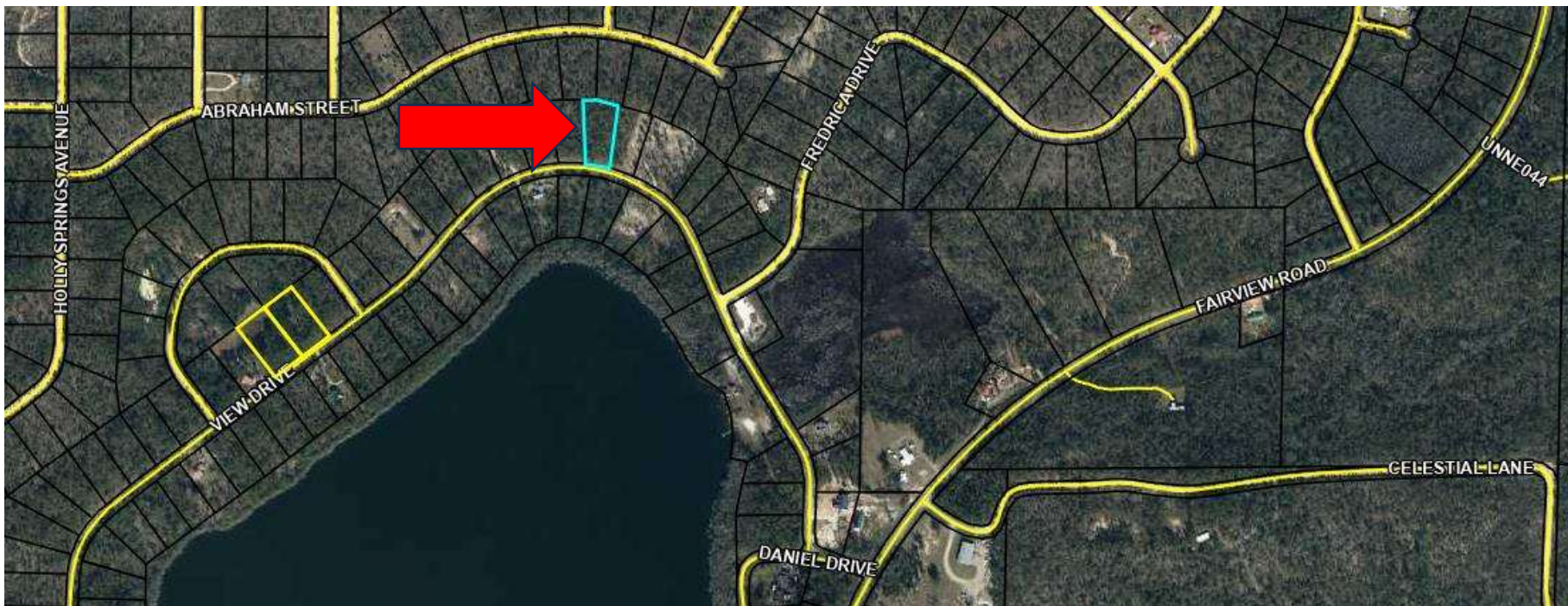
Acre square parcel (with 200 ft road frontage) with paved road leading down to 150 acre lake (only 500 feet away).

"Up-slope" lot – High & Dry! Located on west side of Hood Avenue 125 ft south of the center of Daniel Drive.

**Only 500 ft to
the 150 Acre
McCormick Lake**



JC 2114B View Drive
Across the street from 250-acre
McCormick Lake & 6 minutes to the 950
acre Compass Lake!
Unit 5, Blk 135, Lot 37
120 ft front x 308 ft deep to rear (over 1 acre)
Located on North side of View Drive, 130 ft
east of residence at 1008 View Drive.
\$25,900 \$0.00 Down \$289 mo



JC 2309

Alene Drive

Located on west side of Alene Drive – at bend in road, just 533 feet north of Clark Street.

1.5 ACRES

463' x 295 ft

Block 150, Lot 26

\$23,900, \$0.00 Down, \$259 month

Incredible “hi & dry” lot with 463 ft of road frontage x 295 ft deep to rear on quiet street with electric nearby & very accessible!



JC 2137

\$17,900, \$0.00 Down, \$219 Mo

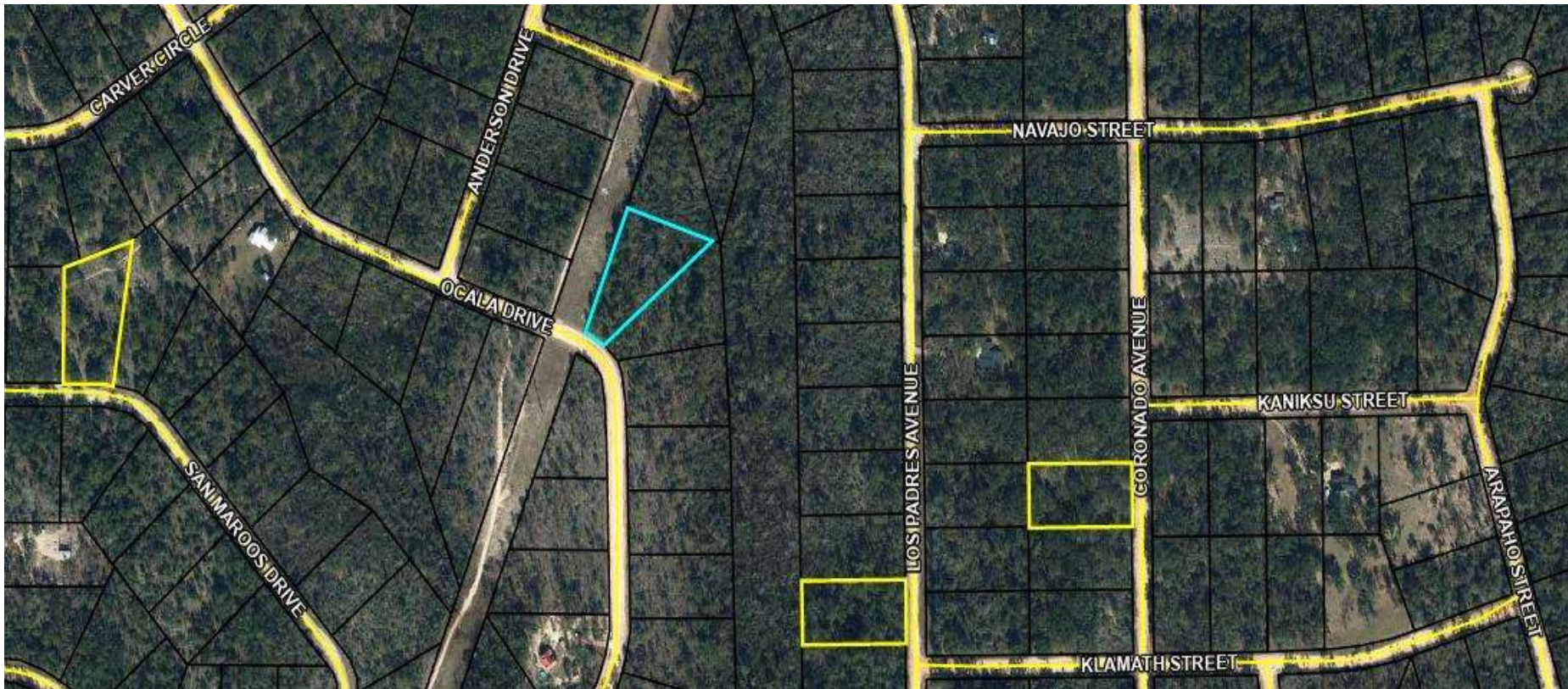
Ocala Drive

LEVEL LOT with old driveway roughed in!

**1.3 Acres (400 ft deep, 69 ft front
along road x 250 ft across rear)**

Unit 4, Blk 115, Lot 12

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



JC 2217 -- Nebraska Cir, Compass Lake in the Hills, Alford, FL
1.38 Acres (130 x 320 ft) Unit 4, Blk 89, Lot 17, bordering
230 acres of Florida wilderness for horseback riding,
hunting, *etc...*

Location of property very secluded at
southside of Nebraska Cir, 720 ft west
Of Fairview Road.

\$19,500, \$0.00 Down, \$219 Month



**JC 2035 -- Manor St, Compass
Lake in the Hills, (Unit 3, Blk 70, Lot 8). 1.14
Acres, Located on south side of
Manor Street beginning 475 ft east of
Cinnamon Dr.**



JC 2134 -- Putnam Ave, Compass Lake in the Hills, 131 x 364 ft, **1.3 acres** (Just north of the 950-acre Compass Lake and just east of US 231 at Alford FL.) (Unit 6, Blk 234, Lot 8). Property lies on east side of Putnam Ave 440 ft north of Wells St and 220 ft north of the residence located at the corner of Putnam Ave and Wells St (896 Putnam Ave).

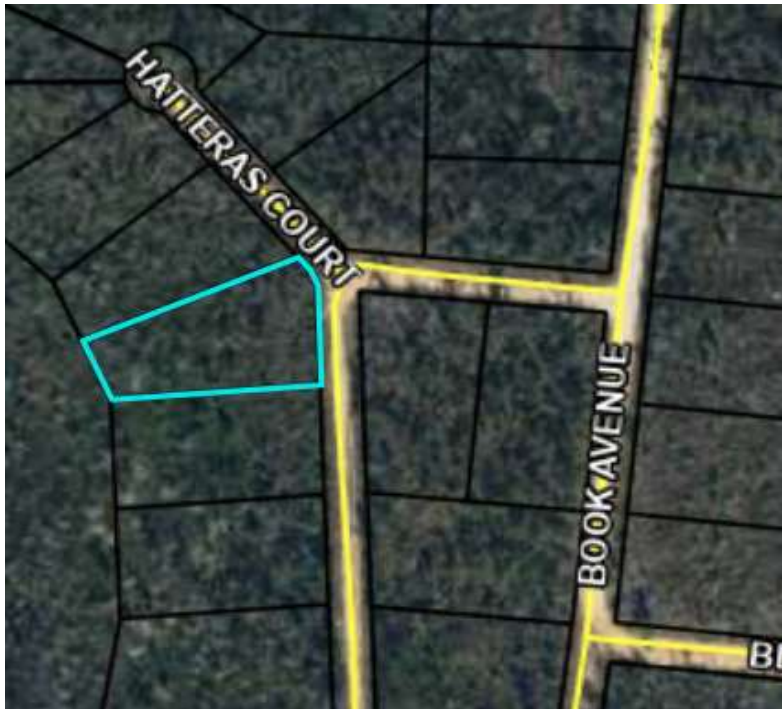


JC 2222 -- 1.314 Acres Castle Cir,
Compass Lake in the Hills, Alford FL
(Unit 5, Blk 134, Lot 25). Located on
east side of Castle Cir, 450 ft north of
Capitol St. Ideally located near 250
acre McCormick Lake and only
minutes to the 950 acre Compass
Lake for fishing, and all water sports.



JC 2304 Sale pending - Ortiz
Hatteras Court (Unit 5, Blk 162, Lot 44)

205 ft of road frontage x 310 ft deep to rear on this 1.1 acre parcel of prime land which backs up onto several thousand acres of Florida wilderness for hiking, fishing, horseback riding, 4-wheeling, hunting, whatever! Excellent road access on county maintained roads to this secluded property on quiet cul-de-sac off Book Ave at Compass Lake in the Hills! **\$23,500, \$0.00 Down, \$269 Month.**



JC 25XXX Anderson Court

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!

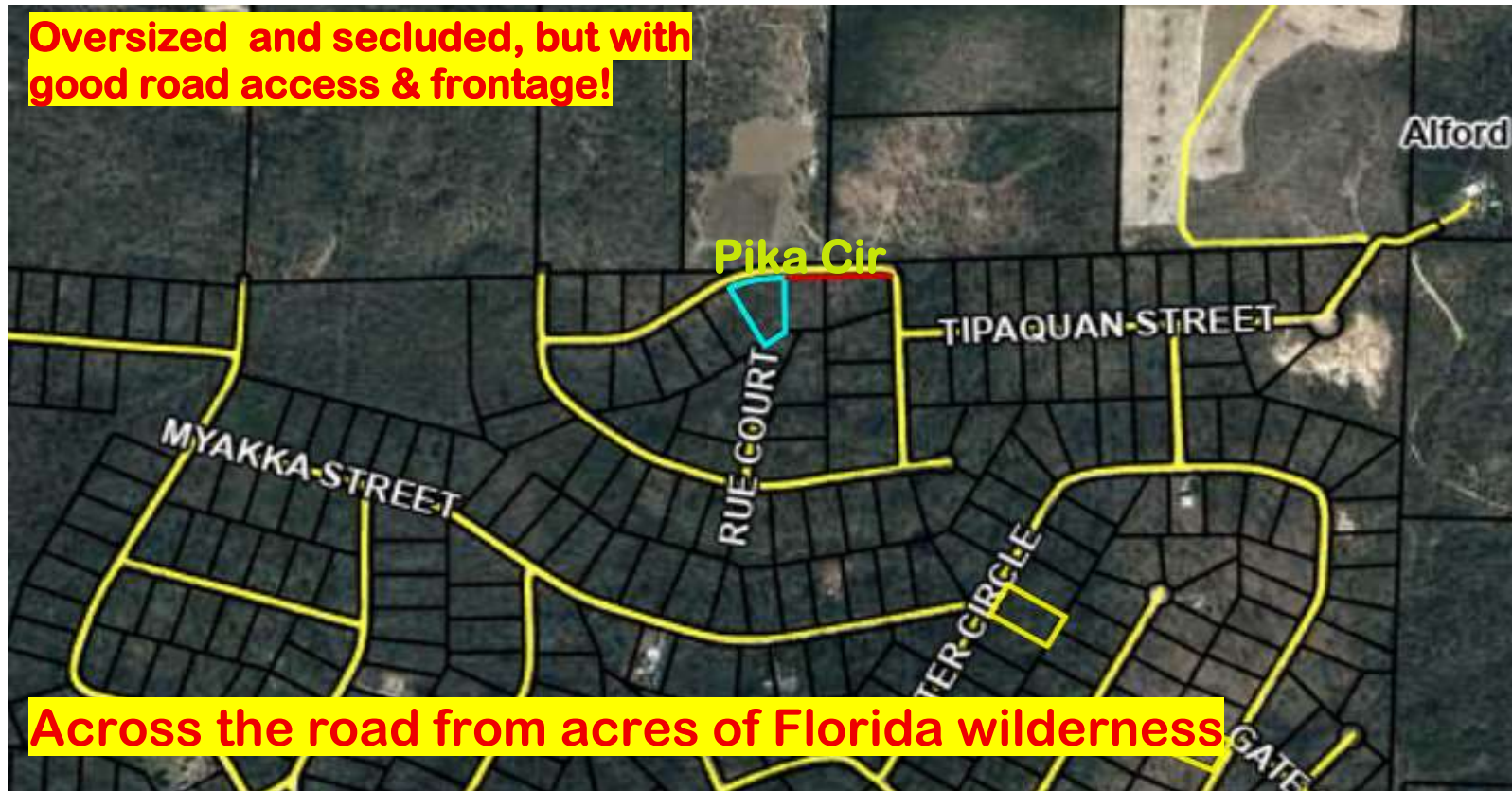


\$19,500, \$0.00 Down, \$219 mo.

JC 2102 -- Pika Circle, Compass Lake-in-the-Woods, Alford, Florida
(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!

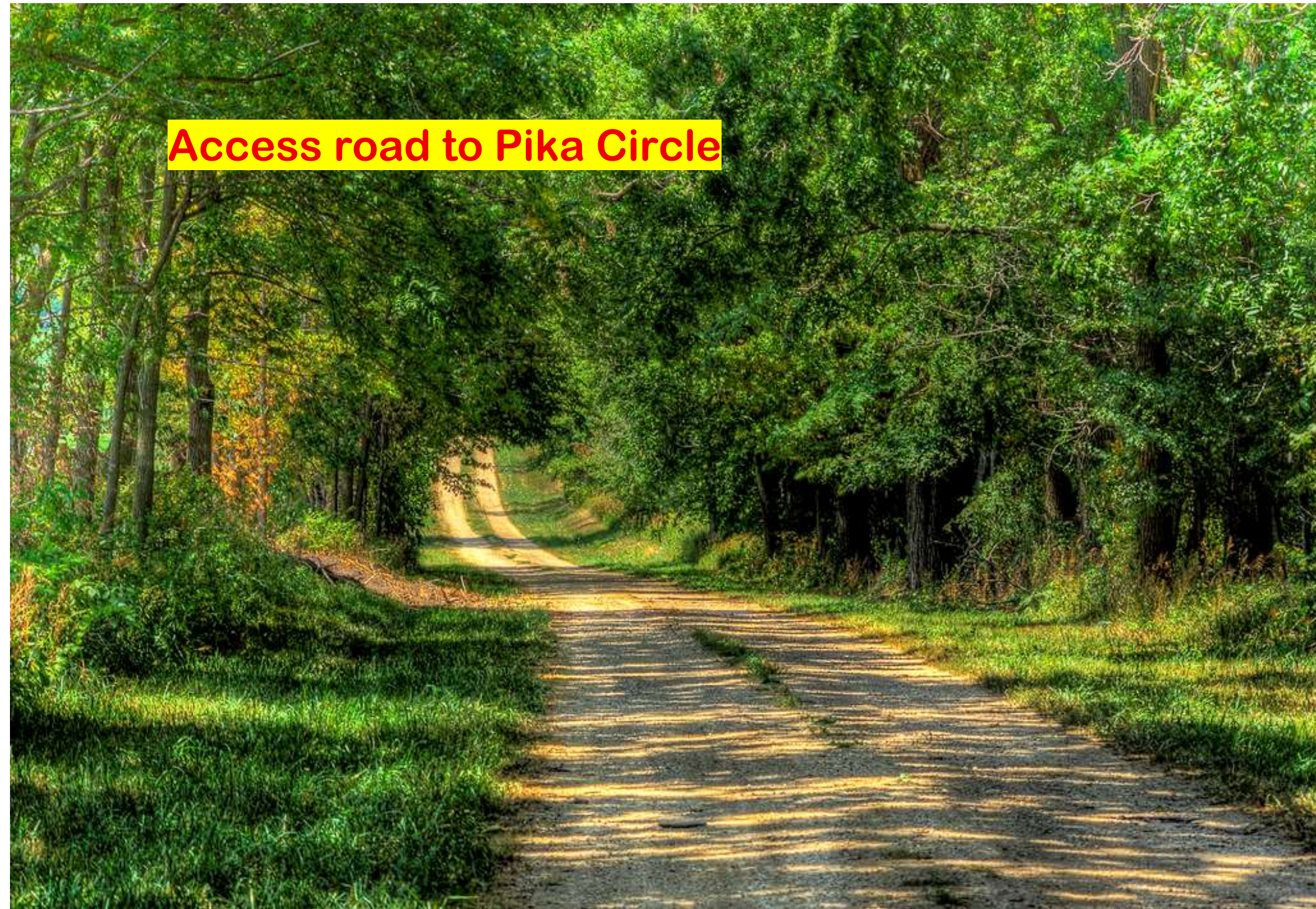
**Oversized and secluded, but with
good road access & frontage!**



Across the road from acres of Florida wilderness

see picture below:

Access road to Pika Circle



JC 2420

2933 Milton Ave, Marianna, FL
(Paved City Road with city water & Sewer).

Great Investment!

\$22,900 \$1,000 Down \$229 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
WHICH PADS WOULD RENT FOR
OVER \$4,000 PER MONTH lot rent!.**
Or you can install 3 doublewides
and sell them for between \$400,000
& \$600,000.

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
Ln, go east on Matties Lane to very end

.6 Acres

100 ft x 258 ft

GREAT INVESTMENT!

\$27,900, \$2,500 DOWN, \$359 PER MONTH



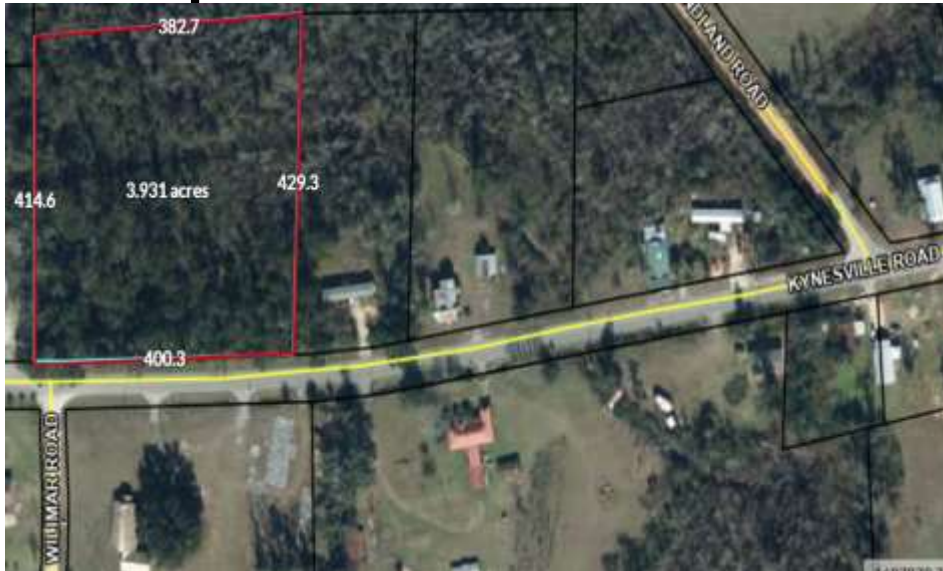
Scroll down for 3-10 acre Mini Farms

JC 2410

Kynesville Road, Cottondale, FL

Sale pending Hoover, T.

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

Or SAVE \$6,000.00 AND TAKE . . .

**. . . ALL 4 ACRES FOR ONLY
\$47,900, \$0.00 DOWN, \$499 MO**



TREELINE ROAD MINI-FARMS and HOMESTEADS. of 2.47 acres Lot TRL 3, 167 ft of road frontage on Treeline Rd by 640 ft deep. Located at Grand Ridge, Florida, just north of Compass Lake in the Hills and 15 min from Marianna, County Seat of Jackson County, FL
\$39,500 \$0.00 down \$419 per mo



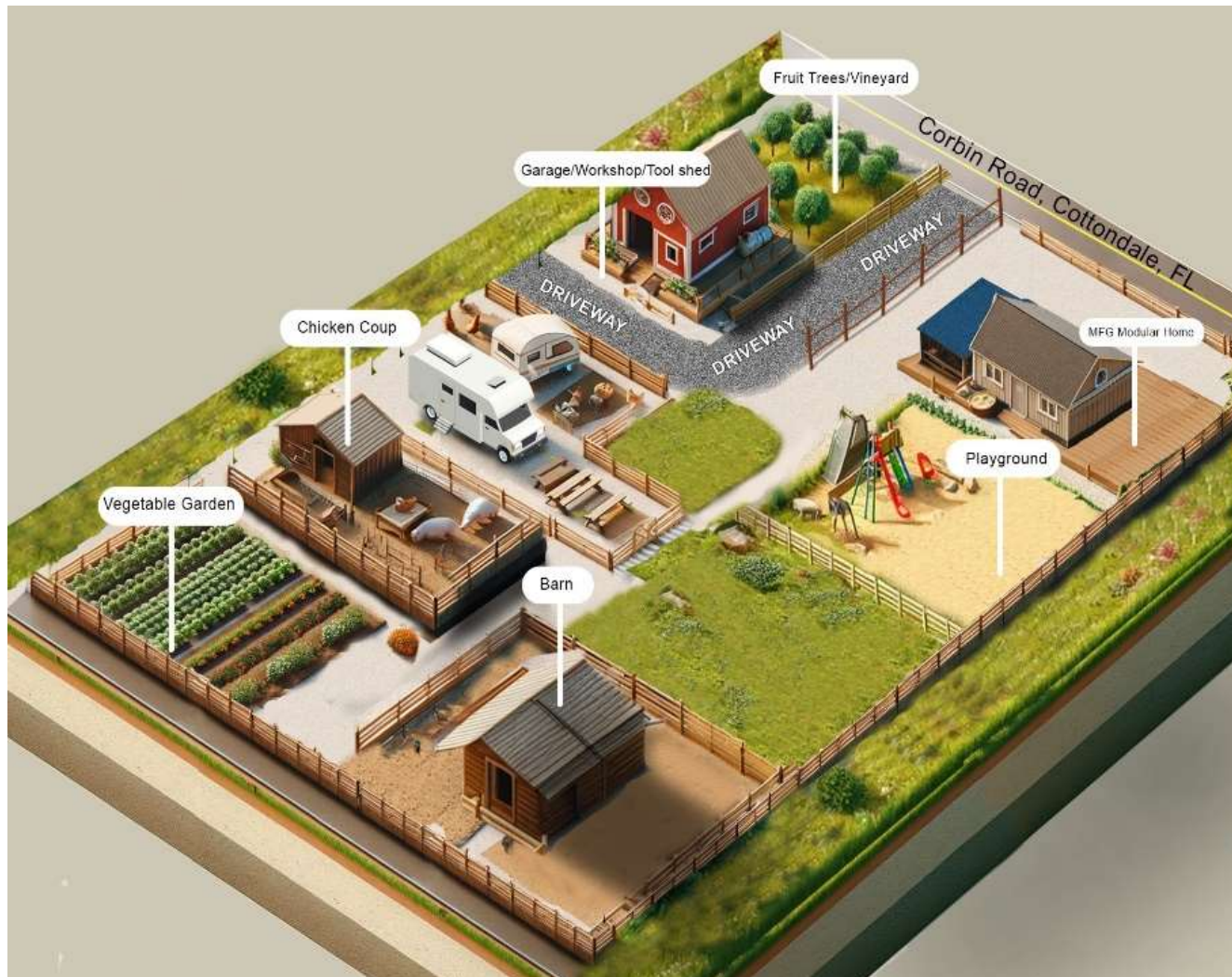
Lot TRL 3

Lot TRL 3 -- (2.47 acres) has 167 ft on Treeline

Scroll down for more pictures & information



This is what you can make it look like!



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 Florida 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.



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.

FOR MORE INFORMATION CALL (305) 333-7551

**For Western Florida (Gulf of Mexico) and
Eastern Florida (Atlantic side) Properties, simply close this page.**

