

North Central Florida Panhandle Mini-Farms & Wooded Estates

Just north of Panama City Beach!

SCROLL DOWN for ACREAGE TRACTS
BUILDING LOTS, MOBILE HOME LOTS
AND RV TRAILER CAMPING LOTS

IN NORTH CENTRAL FLORIDA

SCROLL DOWN FOR
1 to 10 ACRE TRACTS

\$0 Down, Seller-Financing

From \$169 per month / per acre!

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

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 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 Central Florida University 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*

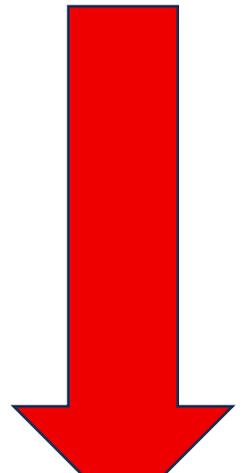
“It is incredible! You can invest in Florida real estate with no money down & no credit check. No qualifying requirement of any kind” *David Shepard, Denver, CO*

“. . . 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, rural acreage parcels and mini-farms all over the state of Florida” *Marco Rodriguez, Boynton Bch, Florida*

SCROLL DOWN TO SEE PROPERTIES

100% Owner-Financing



NO DOWNPAYMENT REQUIRED

Call (305) 333-7551 with any questions!

NOW YOU CAN BUY FLORIDA LOTS & ACREAGE DIRECTLY FROM THE OWNERS!

100% Owner-Financing!

Deal directly with the seller!

No down payment required!

NO BROKERS, NO AGENTS, NO MIDDLEMEN,

NO REALTORS NO COMMISSIONS, NO KIDDING!

AND YOU GET 3 YEARS TO CHANGE YOUR MIND!

Ask about our three-year Buyer Property Exchange

Guarantee Questions? Call (305) 333-7551

KEEP SCROLLING DOWN TO SEE PROPERTIES



The only Florida real estate company offering ...
***Property Exchange Privilege**

Welcome to **FLORIDA**
The Realty Connection[®]

Lots & Acreage Available!

CELEBRATING *Since* **40 YEARS** ANNIVERSARY *1980*

The Best Deal on Earth is Florida Earth!

For Sale By Owner

Don't worry about your property selection!
Our "Buyers' Property Exchange Privilege" guarantees the right for buyers to exchange properties for any other in our inventory for a period of 3 years!
Signed Martin I. Price CEO

You have 3 years to change your mind & exchange your property for any other on our website!

Licensed by the State of Florida since 1980



RON SCOTT, GOVERNOR

JONATHAN ZACHER, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

PRICE, MARTIN I
2101 DISCOVERY CIRCLE WEST
DEERFIELD BEACH FL 33442

LICENSE NUMBER: SL331963
EXPIRATION DATE: MARCH 31, 2021
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

PRICE, JOSEPH ANTHONY
1930 WILDWOOD LANE NORTH
DEERFIELD BEACH FL 33442

LICENSE NUMBER: SL3649868
EXPIRATION DATE: SEPTEMBER 30, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/03/2026

Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

*The Realty
Connexion*

Since 1980
Over
40
years
of Service to 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.

SCROLL DOWN FOR PROPERTY INFORMATION

NO DOWN PAYMENT REQUIRED!

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!



Enjoy 4 Florida seasons!



950 Acre Lake Compass



Located in the "rolling hills"

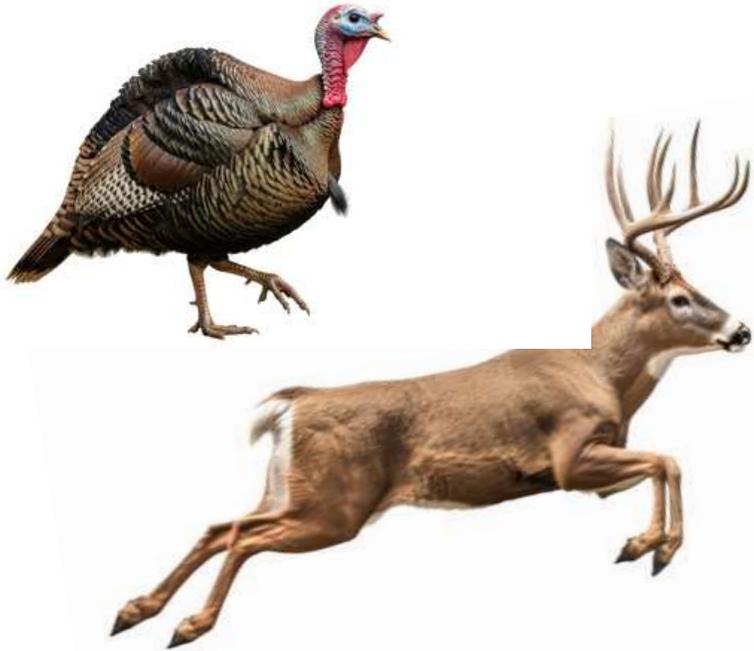


**100% Seller-Financing!
No Down Payment
Required**



The community already has approximately 485 homes established and boasts a Country Club

**Joins
Thousands of acres
of great hunting!**



**SCROLL
DOWN
For PROPERTIES**



ambiance (Swimming Pool, Bath House, Tennis Courts, Restaurants, 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 on to <https://compasslake.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 an hour west of Tallahassee & 45 min north of Panama City Beach on the Gulf of Mexico).

Call us at (305) 333-7551

Call us at (561) 372-9603

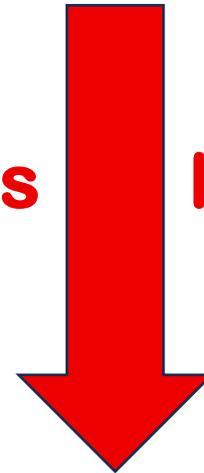
**FOR ASSISTANCE IN LOCATING THE
FOLLOWING PROPERTIES**

ON GOOGLE MAPS,

GOOGLE EARTH OR YOUR GPS!



Whew! Finally we get to the properties below



JC 2126 -- Jackson County does not assign a mailing address until you file for a bldg permit!

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

| | | | | | | | |
|------------|---------------|---------------|--|---|-------------|-------------|-----------------------------|
| JC 2126 | Gambier Drive | 1.33 Acres | For ultimate seclusion, build way back in the rear of lot at --365 ft back from road! Elec avail now! | \$19,800 ONLY \$14,900 PerAcre | \$0 Down | \$249 Mo | Unit 6 Blk 221 Lot 42 |
|------------|---------------|---------------|--|---|-------------|-------------|-----------------------------|

Property located 140 ft south of residence at 859 Anderson Drive
½ way between the 950 Acre Compass Lake and 150 acre McCormick Lake
Take your kid or Grand Child fishing!

The lakes are only 5 minutes from this 1.33 Acre Building Site in the woods!

See picture of property below (next page)

Sale Pending - Ross





JC 2126
1.33 Acres

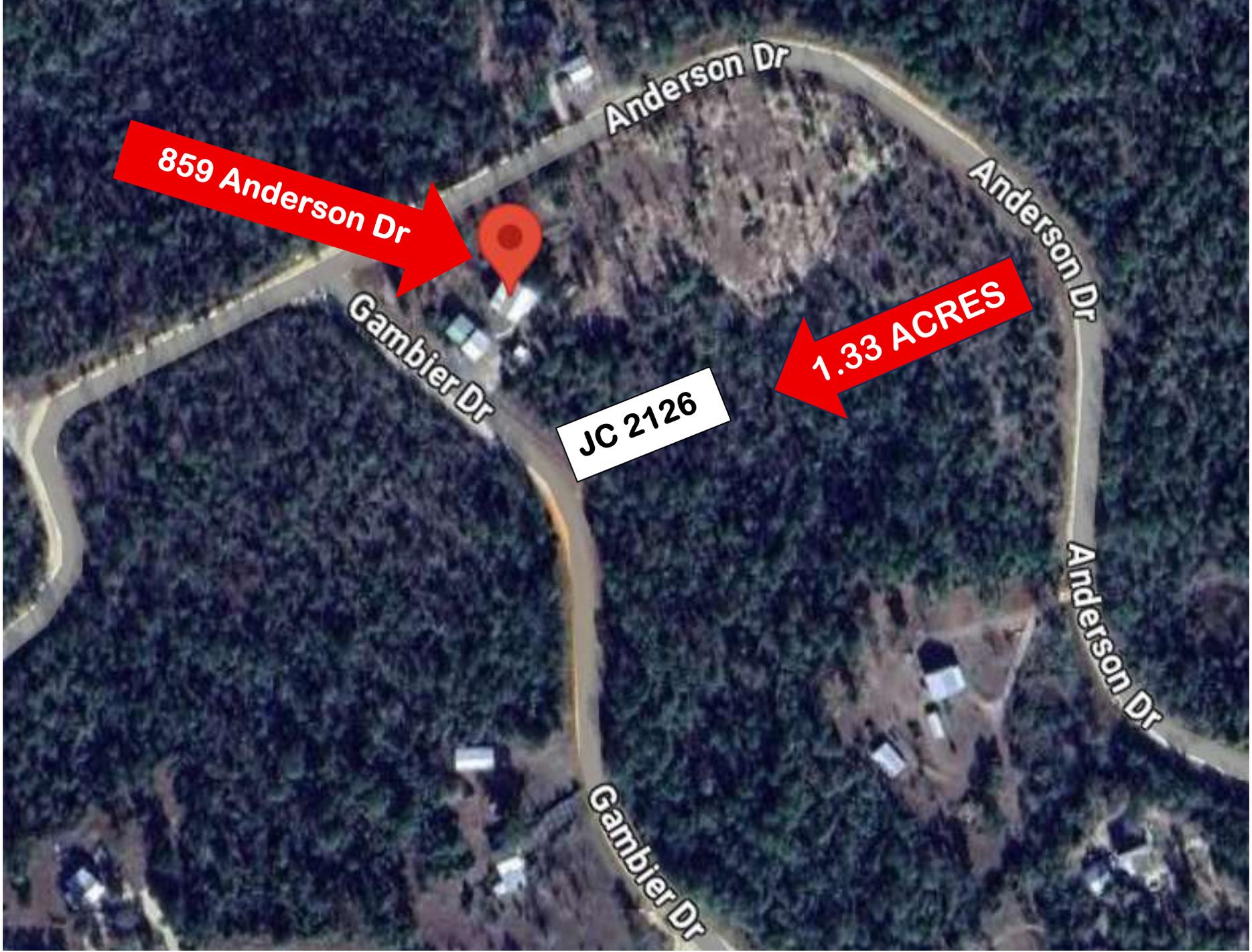
Excellent
Road Frontage

See Location of 1.33 acres JC 2126 below (next page)



Compass Lake

 **EXPLORE COMPASS LAKE IN THE HILLS**



859 Anderson Dr

JC 2126

1.33 ACRES

Anderson Dr

Anderson Dr

Anderson Dr

Gambier Dr

Gambier Dr

1

JC 2114A - View Drive, Compass Lake, Alford FL 32420

1.2 Acre building site on newly paved road, across the street from 125 Acre McCormick Lake!



Your future home (across the street from the residence at 960 View Dr) could be yours for only \$23,900, \$0.00 Down, and only \$269 Mo



JC 2511 - Highlands Circle, Compass Lake, Alford FL
This 1+ Acre building site only 3 min from the 950 Acre
Compass Lake (across the street from the residence at 10660
Highlands Circle, Alford FL 32420) and situated on a paved
road can be yours for as little as \$24,500, \$0.00 Down, \$279
Mo



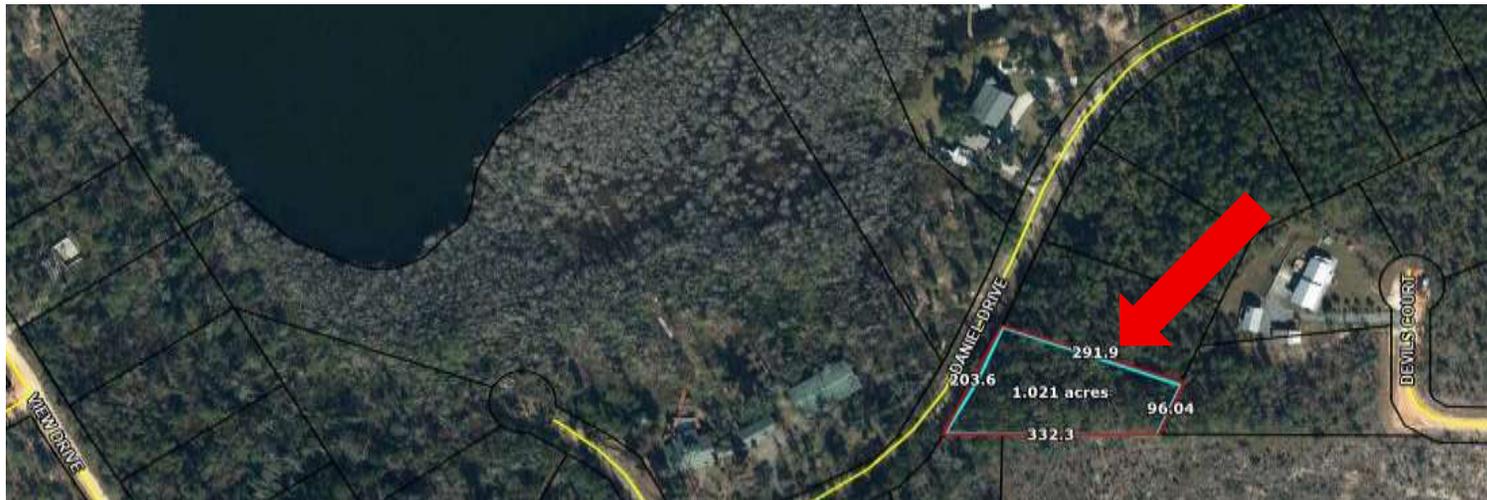
JC 2416

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! **\$24,900, \$0.00 Down, \$289 mo**



SEE PICTURES BELOW



JC 2416
Daniel Drive
Across from lake



House next door

JC 2037 -- Mayflower Drive, Compass Lake in the Hills, Marianna, FL

1.6 acres with 160 of county maintained road frontage and 350 feet backline backing onto 38 acres of florida wilderness. Oversized tract is situated 618 ft north of Hillside Drive & 556 ft SE of Cinnamon Drive, lying on the east side of Mayflower Drive.

Based on \$14,900 per acre yours for only **\$23,900. \$0.00 down, and \$269 per month.** **Sale Pending - Townsley**



JC 2037



Just 5 minutes to 950 Acre

Compass Lake!

Power boating, fishing, swimming!

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!

\$17,900, \$0.00 Down, \$239 mo. (Only \$14,900 per acre)



HOUSE NEXT DOOR AT 880 ANDERSON DRIVE



JC 2420

2933 Milton Ave, Marianna, FL

(Paved City Road with city water & Sewer).

Great Investment!

\$22,900, \$0.00 Down, \$259 month

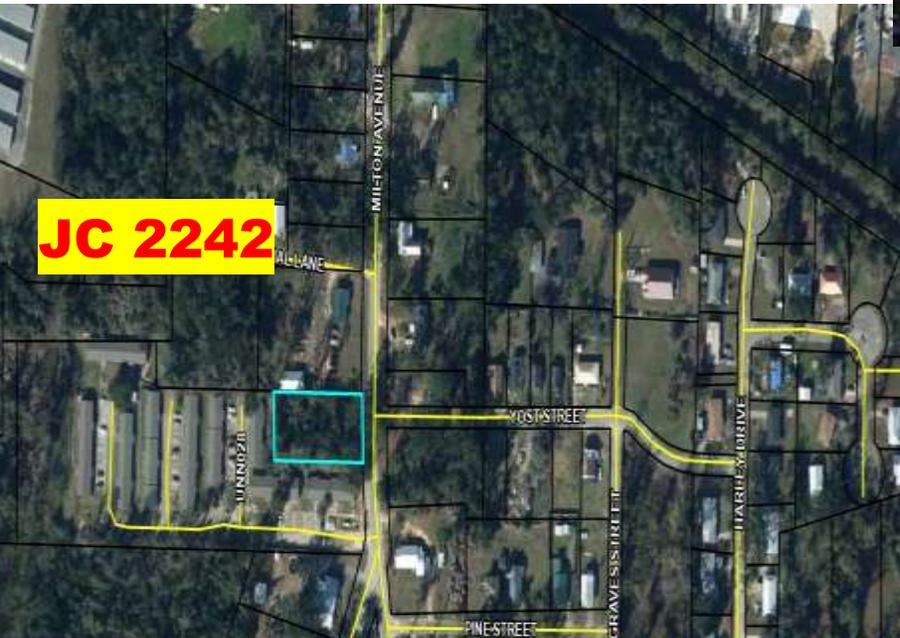
.423 ACRES IN CITY

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**



Matties Lane, Marianna, FL

**Great Investment
opportunity.**

**APPROVED FOR
3 DOUBLE-WIDES**

.6 ACRE

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 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 mo. (233 feet of -paved road frontage with a depth of 213 Feet) and is located on the west side of Edison Avenue, 400 feet south of Custis Street.

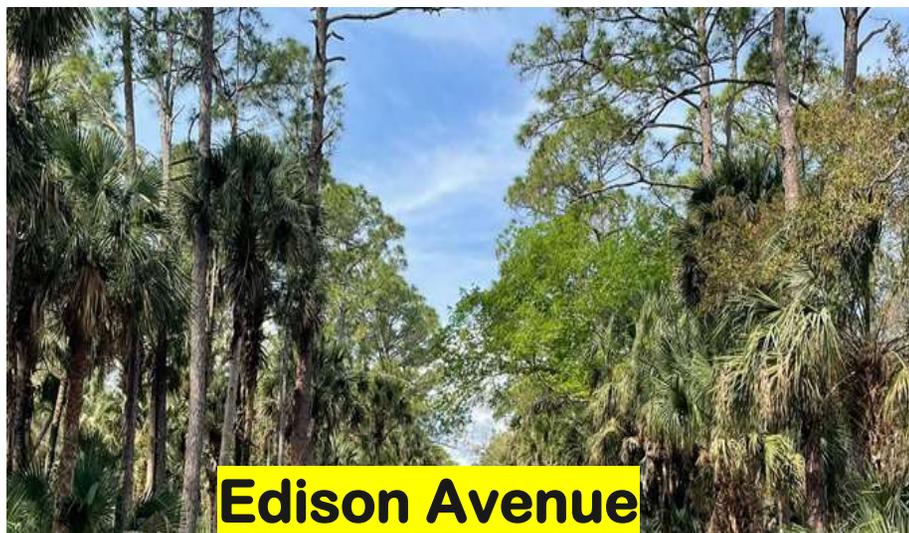


Scroll down to next page for more pictures

JC 2510



JC 2510



Edison Avenue



(Graceville) (White Avenue)



950 Acre Compass Lake



EXPLORE COMPASS LAKE IN THE HILLS

Conveniently located less than an hour from Tallahassee via Interstate 10 on the East and 45 minutes from Panama City Beach on the

ACREAGE & MINI-FARMS



Jackson County, near Marianna, FL (**with 100% Seller-Financing**)
45 minutes north of Panama City Beach & one hour, 15 min west of Tallahassee

2 adjoining lots of 2.47 Acres each, Grand Ridge, FL

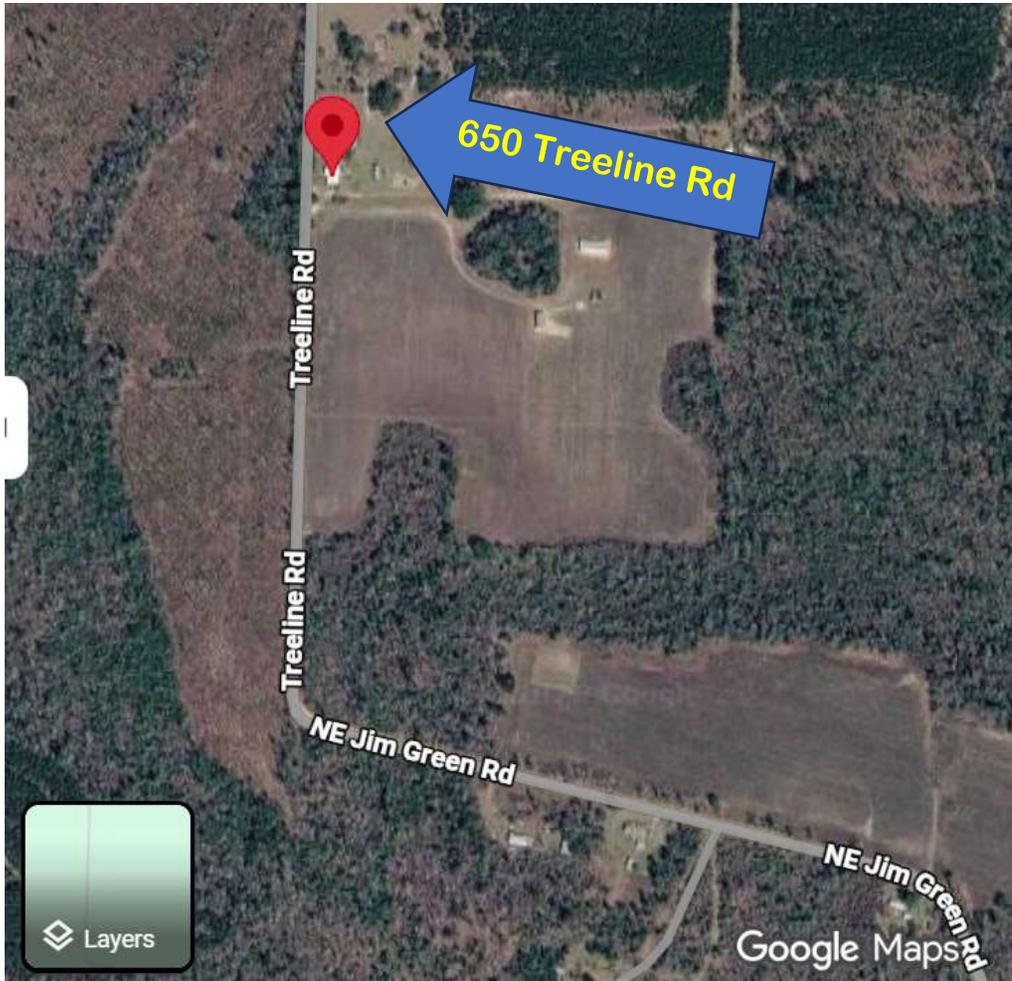
Lot 3 & Lot 4 at Treeline Road Mini-Farms

2.47 acres each on Treeline Road (nicely wooded with 336 ft road frontage x 640 feet deep to rear). 2/3rds open meadow for ranching or agriculture!

Electric at lot. Level, wooded, high & dry on County maintained road! Located in Grand Ridge, Florida, 32442.

DIRECTIONS: Take I-10 west from Tallahassee, cross Apalachicola River and take Exit 158 West (5th 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 farm house residence at 650 Treeline Road. Specially priced for all 5 acres at only \$12,500 per acre = \$59,900, \$0.00 Down, \$649 per month.



8.33 Acres, Greenwood, FL

Two adjoining lots. Lot 8 is 4.20 acres and Lot 9 is 4.13 acres. Conveniently located at the SW corner of Green Road & Hussey Rd, Greenwood, FL. Less than an hour from Tallahassee via Interstate 10 and 45 minutes from Panama City Beach, minutes from the Chattahoochee River, Lake Seminole, Apalachee Wildlife Area, Florida Caverns State Park and the 950 acre Lake Compass in Alford. (Located in Jackson County, FL at SW corner of Green Road & Hussey Road, Greenwood, FL, $\frac{3}{4}$ 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. (Just Google Map “Two Egg Florida”). “Two Egg” is $\frac{3}{4}$ mile to the west on Green Road. Located in Jackson County, FL at SW corner of Green Road & Hussey Road, Greenwood, FL, $\frac{3}{4}$ 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.

AT \$13,900 per acre, Lot 8 (4.20 Acres) = \$57,900, \$0.00 Down, \$619 per month, Lot 9 (4.13 Acres) = \$56,900, \$0.00 Down, \$599 per month. SAVE \$4,800 and get all 8.33 Acres for only \$109,999, NO DOWN PAYMENT, Only \$1,250 per month! (that comes out to **only \$12,500 per acre!**)



8.33 acres on County
Maintained Green Road,
Greenwood, Florida

Your own Mini-Farm with NO MONEY DOWN required

GREEN ROAD

SOLD

Lot 10 **Lot 9**
4.07 **4.13**
Acres **Acres**

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

SOLD

Lot 1 **3.71 Acres**

HUSSEY ROAD

Before me this day the subscriber personally appeared the Party
seems to be the individual in and who executed the foregoing
instrument and who acknowledges that they executed the same for
uses and purposes herein declared.

Given under my hand and seal this 25th day of October 2023
Paula Spiggs
Notary Public



CERTIFICATE OF APPROVAL BY FLORIDA COMMISSION
This plan conforms to the preliminary plan and final plat filed with the
Jackson County Planning Commission on this 10-11-23 day of October 2023
to the satisfaction of the commission required for Jackson County, Florida
Michael J. ...



BEFORE ME, the undersigned authority, on this day personally appeared **Paula Spriggs**, known to me to be the individual whose name is subscribed to the foregoing instrument, and who acknowledged that they executed the same for the uses and purposes therein designated.

Given under my hand and seal this 25th day of October 2009.

Paula Spriggs
 Notary Public
 My Commission Expires 10-11-28

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

This plat conforms to the preliminary plat approved previously made by Jackson County Planning Commission on this 11th day of October 2009 and to the provisions of the sub-division regulations for Jackson County, Florida.

[Signature]
 Chairman

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

Approved by the Jackson County Board of County Commissioners on this 25th day of October 2009.

[Signature]
 Chairman

BEFORE ME, the undersigned authority, on this day personally appeared the party known to me to be the individual in and who executed the foregoing instrument, and who acknowledged that they executed the same for the uses and purposes therein designated.

Given under my hand and seal this 25th day of October 2009.

[Signature]
 Notary Public
 My Commission Expires 10-11-28

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

This plat conforms to the preliminary plat approved previously made by Jackson County Planning Commission on this 11th day of October 2009 and to the provisions of the sub-division regulations for Jackson County, Florida.

[Signature]
 Chairman

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

Approved by the Jackson County Board of County Commissioners on this 25th day of October 2009.

[Signature]
 Chairman



**This is what you can
make it look like!**



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 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.